

Lambeth Local Development Framework

Annual Monitoring Report
2010/11

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Section 1 – Introduction

1.1 Purpose of the AMR

- 1.1.1 This is the London Borough of Lambeth's seventh Annual Monitoring Report (AMR). It covers the period from 1 April 2010 to 31 March 2011, known as the 'reporting year'. This AMR has been prepared having regard to the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended), Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 1.1.2 The Localism Bill became the Localism Act on 15 November 2011 and implements stage 1 of the Government's reform of the planning system. The Localism Act 2011 made amendments to Section 35 of the Planning and Compulsory Purchase Act 2004, including the removal of the requirement for submission to the Secretary of State. The Act still requires local authorities to prepare Annual Monitoring Reports, now referred to as 'Authorities Monitoring Reports,' within a period no longer than 12 months and make them available to the public.
- 1.1.3 The purpose of the AMR is to assess the implementation of the Local Development Framework (LDF) and the extent to which policies in Local Development Documents are being achieved. The AMR provides an important part of the local evidence base to support Lambeth's LDF. For example, the analysis of development monitoring data collected through the residential and commercial pipelines have informed the approach taken to employment and housing in the Core Strategy.

1.2 The Development Plan in Lambeth

- 1.2.1 The Lambeth LDF Core Strategy was adopted in January 2011. This replaced various but not all of the policies in the Lambeth Unitary Development Plan (UDP). The remaining policies in the UDP have been saved until July 2013, pending their replacement by the remaining parts of the LDF.
- 1.2.2 The council has seven adopted SPDs relating to the saved policies in Lambeth's UDP as well as site specific and area guidance to support the development of sites and regeneration in the borough. These are: Housing Development and House Conversions; Residential Alterations and Extensions; S106 Planning Obligations; Safer Built Environments; Sustainable Design and Construction; Shopfronts and Signage and Waterloo Area. Some of these are currently being updated to come in line with the Core Strategy policies including the Waterloo Area SPD and the S106 Planning Obligations SPD.
- 1.2.3 The London Plan was replaced in July 2011 and therefore outside the reporting year. The policies and targets contained in the 2011 London Plan will therefore be reported on in next year's AMR.
- 1.2.4 On 25 July 2011, the Government published its draft National Planning Policy Framework (NPPF), which will eventually replace all existing national planning policy. The draft NPPF confirms the presumption in favour of sustainable development. It requires local authorities to approve development proposals that accord with statutory plans without delay, and grant permission where the

plan is absent, silent, indeterminate or where relevant policies are out of date, provided that the proposed scheme supports the principles of the NPPF.

1.3 Monitoring

1.3.1 This AMR presents the results of the monitoring of policies in the Lambeth development plan. With the adoption of the Core Strategy the monitoring indicators have been revised and these are contained within Section 6 of the Core Strategy. In March 2011 the Government withdrew the following guidance on local plan monitoring:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005);
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006); and
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008).

1.3.2 It is now a matter for local council's to decide what to include in their annual monitoring reports in line with relevant UK and EU legislation. While in the past the council has reported on a wider range of data the recent changes by the Government means that it is no longer necessary to report on such a large of amount information. The statistical and contextual information which has previously been reported about the borough as a whole in the AMR is therefore no longer included in this year's AMR. This information is still available in various council and other publications, including the Core Strategy itself, and these should therefore also be read alongside the AMR. Some of the publications which include this information are:

- State of the Borough Report (2011)
- Local Economic Assessment (2010)
- Lambeth Council corporate plan (2010-2013)
- Sustainable Communities Strategy (2008-2020)
- London Plan Annual Monitoring Report (annual)

1.3.3 Over the past five years this issue has been progressively addressed by improving the recording systems for the residential and commercial development pipelines. This includes monitoring systems which accurately tracks and records developments with planning permission and which are under construction as well as development completions, section 106 legal agreements and sites with development potential.

1.4 Summary of findings

1.4.1 The results of the monitoring of policies in the development plan including the Lambeth Core Strategy and saved UDP policies as well as appeals and planning obligations are contained under the following themes:

- Planning Performance
- Infrastructure
- Housing
- Economic Development

- Transport
- Environment
- Sustainable Waste Management
- Quality of the Built Environment
- Places and Neighbourhoods

1.4.2 Table 1A below lists the Core Strategy indicators and where they can be found in this document.

Table 1A: Quick Guide to AMR Indicators

CS Policy	Indicator	Table/ Figure	Page
S1	LOI 1 – Proportion of planning appeals allowed	Table 2E	15
S2	COI H1 – Plan period and housing target	Table 4A	25
	COI H2(a) – Net additional dwellings in previous years	Table 4B	26
	COI H2(b) – Net additional dwellings for the reporting year	Table 4C	26
	COI H2(c) – Net additional dwellings in future years	Table 4D & Table 4E	27 & 28
	COI H2(d) – Managed delivery target	Table 4F & Figure 4G	29 & 30
	COI H3 – New and converted dwellings on previously developed land	N/A	31
	COI H4 – Net additional gypsy and traveller pitches	N/A	31
	COI H5 – Gross affordable housing completions	Table 4H	32
	COI H6 – Housing quality building for life assessments	N/A	34
	LOI 2 – Proportion of homes with 3 or more bedrooms	Table 4J	35
	LOI 3 – Gross additional wheelchair accessible homes completed	N/A	N/A
	LOI 4 – Gross additional lifetime homes completed	N/A	N/A
	LOI 5 – New child play space created in completed residential developments	N/A	N/A
S3	COI BD1 – Total amount of additional employment floorspace, by type	Table 5A	42
	COI BD2 – Total amount of employment floorspace on previously developed land	Table 5C	44
	COI BD3 – Employment land available, by type (measures the amount and type of employment land in the borough)	Table 5E	46
	COI BD4 – Total amount of floorspace for 'town centre uses'	Table 5G	48
	LOI 6 – Net additional serviced bedrooms (visitor	Table 5K	57

CS Policy	Indicator	Table/ Figure	Page
	accommodation)		
S4	Annual update of infrastructure schedule	Appendix 4	111
	LOI 7 – Number of passengers using rail and underground stations	Table 6C & Table 6D	65 & 66
	LOI 8 – Public Transport Accessibility Levels	Figure 6A	63
S5	COI E2 – Change in areas of biodiversity importance	Table 7B	71
	LOI 9 – Unrestricted open space per 1000 persons	N/A	72
	LOI 10 (LAA stretch target) – Parks and Green Flag Awards	N/A	73
S6	Annual update of infrastructure schedule	Appendix 4	111
	COI E1 – Number of permissions granted contrary to Environment Agency advice on flooding and water quality grounds	N/A	75
S7	COI E3 – Renewable energy generation	Table 7D	75
	NI 186 – Per capita CO2 emissions in local authority area	Table 7F	78
S8	COI W1 – Capacity of new waste management facilities	N/A	N/A
	COI W2 – Amount of municipal arisings and managed, by management type	Table 8B	83
S9	LOI 11 – Number of listed buildings and structures on the ‘at risk’ register	Table 9A	87
	LOI 12 – Number of conservation areas with up to date appraisals	N/A	89
	LOI 13 – Percentage of planning approvals for ten or more residential units receiving Secure by Design accreditation	N/A	90
S10	LOI 14 – Level and type of planning obligations received	Table 3D	21
PN1-PN9	Annual progress update on each of the places and neighbourhoods	N/A	N/A

1.4.3 Of the 36 indicators set out above, 27 have targets.

1.4.4 Of these, five did not meet the target. These were LOI 1 (Proportion of appeals allowed), COI H2(a) (Net additional dwellings in previous years), LOI9 (Unrestricted open space), COI E3 (Renewable Energy Generation) and LOI 11 (Number of buildings and structures on ‘at risk’ register) and are set out in Table 1B below. None of the findings are of significant concern as they are not due to a trend or they are only non-compliant by a minor amount.

Table 1B: Indicators which did not meet target

Indicator	Target	Performance	Reasons
LOI 1 – Proportion of appeals allowed	34%	36%	Appeals allowed were only slightly above the target and therefore not of significant concern.
COI H2(a) – Net additional dwellings in previous years	1,100 (London Plan, 2008)	Previous years all met target except 2008/09 which was five homes below with 1,095 net completions.	In 2008/09 net completions fell only slightly below the annualised target by five dwellings.
LOI 9 – Unrestricted open space per 1,000 persons	No net loss of open space	Loss 0.1ha.	This loss was due to major road safety works at Herne Hill junction.
COI E3 – Renewable Energy Generation	20% on site reduction through renewables (London Plan, 2008)	21% of approval with more than 20%	Target is subject to viability and therefore not all approvals met the 20% target on this basis.
LOI 11 – Number of listed buildings and structures on 'at risk' register	Net decrease	30 buildings on register – net increase of nine	The increase was predominately due to changes in the way buildings and structures were classified.

1.4.5 The AMR sets out the following key findings for 2010/11:

- The London Plan target includes both conventional and non conventional housing. The target for Lambeth during the monitoring year was 1,100 additional homes. The total number of net additional homes delivered was 1,602, made up of 1,289 conventional housing completions and 313 non conventional homes (non-self contained and vacant housing brought back into use), exceeding the annualised London Plan target for the borough;
- There is currently a five year supply based on the annualised monitoring rate of 1,100 homes;
- 50% of gross residential completions and 54% of net residential completions were affordable;
- 3,015 square metres of gross new floorspace for 'town centre uses' was completed in town centres (net loss of 2,032);
- 19,051 square metres of gross new floorspace for 'town centre uses' completed in total in Lambeth (net loss of 5,187);
- The proportion of appeals allowed was 36%, just above the 34% target;
- The number of S106 agreements that were signed in 2010/11 was 48 and these had a total value of £8,506,808 in financial contributions;
- Overall passenger numbers increased on rail and underground stations;
- 1,565 net additional serviced rooms were completed since November 2006 and there are 1,288 additional rooms in the development pipeline;
- No net loss in of metropolitan or borough level nature conservation importance;

- 0.1 hectares of open space was lost in the borough. This was due to road realignment works being completed at Herne Hill Junction;
- There were eight parks with Green Flag awards, exceeding the LAA stretch target of six by 2010;
- No known loss of waste sites or capacity;
- 27.94% of municipal waste was recycled or composted in 2010/11;
- 30 buildings were on the 'At Risk' register which was a net increase of nine; and
- Ten completed developments received Secure By Design Accreditation (771 units).

1.4.6 A summary table containing a consolidated list of indicators, targets, results and methodology is also included in Appendix 3.

Section 2 – Planning Performance

2.1 Implementation of the Local Development Scheme

- 2.1.1 Lambeth's first three Local Development Schemes (LDS) were dated March 2005, December 2005 and February 2008. These were superseded by the most recent LDS which sets out the programme for the Local Development Framework. The GLA approved this on 12 March 2010 and it came into effect on 24 March 2010.
- 2.1.2 A position statement was also published in August 2011 and although outside the monitoring period this explains the current position with regard to the progression of the Local Development Framework (LDF) Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) identified in Lambeth's Local Development Scheme March 2010. This was published pending revision of the Local Development Scheme itself. In particular the position statement sets out that "in view of changing circumstances, the timetable for progression of the Development Management and Site Allocations DPDs are currently under review." A revised version of the Local Development Scheme is expected to be published once the review of these documents has been completed.
- 2.1.3 Work on the Core Strategy progressed broadly in line with the programme set out in the revised March 2010 LDS. The Core Strategy was submitted to the Secretary of State in March 2010 in accordance with the LDS but the timetabled examination hearing for July 2010 was delayed until September 2010, owing to the non availability of the Government appointed Planning Inspector. The Core Strategy was therefore adopted in January 2011 rather than December 2010 as set out in the LDS.
- 2.1.4 It is also important to highlight that the timing and progression of the LDF as set out in the existing LDS has been dependent on the timing and progression of the Core Strategy as it is essential for the work on the other documents in the LDF to be based on a sound Core Strategy. As stated above, the Core Strategy was submitted to the Secretary of State in accordance with the LDS on 26 March 2010. However, as the Inspectorate was not able to facilitate the holding of the Examination in Public (EIP) until September 2010 this resulted in an inevitable impact on the programme for the preparation of the remaining development plan documents proposed for the LDF (Development Management and Site Allocations).
- 2.1.5 Consultation on issues and options for the Site Allocations document was undertaken alongside that of the draft Core Strategy during April and May 2009, in accordance with the requirements of the statutory Statement of Community Involvement. For the reasons detailed above, the timetabled consultation of the drafts of the Development Management and Site Allocations DPDs in January/ February 2011 was not carried out. A revised LDS will be produced shortly to take account of the knock on impact of the delayed EIP for the Core Strategy and change in circumstances which has required further review of the two outstanding DPDs.
- 2.1.6 Progress against milestones in the March 2010 LDS is set in Table 2A below.

Table 2A: Schedule of Milestones of Local Development Framework Development Plan Documents

Development Plan Document	Stage	LDS Milestone	Milestone Reached	Commentary
Core Strategy	Issues and Options Preferred Options/Draft Pre-submission publication Submission Examination Adoption	Apr-Jun 2008 Apr-May 2009 Nov-Dec 2010 Mar 2010 Jul 2010 Dec 2010	✓ ✓ ✓ ✓ Sept 2010 Jan 2011	The Core Strategy progressed broadly in line with the timetable outlined in the LDS (March 2010). However, the examination hearings had to be rescheduled to September 2010 due to the non availability of the Government appointed Planning Inspector, delaying adoption to January 2011.
Development Management Policies	Issues and Options Preferred Options/Draft Pre-submission publication Submission Examination Adoption	N/A Jan-Feb 2011 Oct-Nov 2011 Feb 2012 Jun 2012 Nov 2012	- ✗ - - - -	The consultation on the draft Development Management Policies DPD was delayed and the document is currently under review in light of changing circumstances.
Site Allocations	Issues and Options Preferred Options/Draft Pre-submission publication Submission Examination Adoption	Jan-Feb 2009 Jan-Feb 2011 Oct-Nov 2011 Feb 2012 Jun 2012 Nov 2012	✓ ✗ - - -	Consultation on Site Allocations Issues and Options took place between June and August 2009. The consultation on the draft Development Management Policies DPD was delayed and the document is currently under review in light of changing circumstances.
Proposals Map	N/A	N/A	-	A revised Proposals Map was issued when the Core Strategy was adopted in January 2011.

2.2 Implementation of the Statement of Community Involvement

- 2.2.1 The Lambeth Statement of Community Involvement (SCI) was adopted on the 28 April 2008. The SCI sets out the council's approach to involving the community in the production of planning documents in the Local Development Framework and in the determination of planning applications in the Borough.

Local Development Framework

- 2.2.2 The methods set out in the SCI informed the approach taken for consultations on the Core Strategy and Site Allocations DPDs to date and will inform the approach to the further consultations on the drafts of the Development Management and Site Allocations DPDs.
- 2.2.3 The publication of the Planning Act November 2008 and the Town and Country Planning (Local Development) (England) Regulations 2008 means some changes are required to the adopted SCI. Under the old Regulations (2004), the plan making process for development plan documents included an 'Issues and Options' phase and a 'Preferred Options' phase. The changes introduced by the Planning Act and the Town and Country Planning (Local Development) (England) Regulations 2008 in June 2008 have sought to combine these two phases, giving the council flexibility in how it engages stakeholders and the local community in drafting a plan.
- 2.2.4 Due to the expected financial constraints there will need to be careful consideration about the nature and form of consultation to make the most effective use of what is expected to be more limited resources. This could involve the programming of consultation to carry out joint consultation on a number of planning documents or collectively with other council consultations.
- 2.2.5 Consultation on the Local Development Framework and other planning matters will therefore need to take this into account. The methods and approach used will however need to be informed by the effectiveness of the consultation measures used and the customer preferences for different forms of consultation as reflected through the applicant and consultation surveys as well as experience of the different consultations carried out both by the council and from elsewhere, and will focus on different ways of increasing effectiveness within any prevailing constraints. This may result in exploring opportunities of local groups and organisations playing a role in leading on consultation in their areas for example.
- 2.2.6 Due to the various delays and the need for further review of the Site Allocations and Development Management no consultation on LDF documents were carried out in the monitoring year.

Planning Applications

- 2.2.7 During 2010/11 Lambeth Planning received approximately 3,910 valid applications and consulted the community directly (letters to neighbours) on approximately 1,196 of those applications. These consultations involved sending around 151,015 consultation letters. The council also sent approximately 15,502 consultation letters (paper and electronic) to other statutory consultees, internal council departments, and amenity groups. 6,233 representations on planning applications were recorded in 2010/11, almost 30%

of which were online or email responses. Details of the consultation carried out on planning applications are set out below.

2.2.8 In response to a number of very significant planning applications, special public consultation newsletters were produced which included illustrative material setting out the development proposals together with the description of the proposal. These were distributed and made available more widely than the standard 'neighbour consultation' letters, and were received very favourably.


2.2.9 Table 2B below sets out the Statement of Community Involvement consultation measures for different types of planning applications.

Table 2B: Consultation on planning applications (Statement of Community Involvement)

Consultation measures	Type of application				
	Major	Minor	Listed Building (LB)	Conservation Areas (CA)	Development close to LB or CA
Details of planning applications on council website	✓	✓	✓	✓	✓
Display a Site Notice	✓	✓	✓	✓	✓
Neighbour notification letters.	✓	✓	✓	✓	✓
Notify relevant groups and organisations.	✓	✓	✓	✓	✓
Make drawings available at libraries and at TPAC	✓	✓	✓	✓	✓
Consultation newsletter/leaflet where appropriate	As appropriate, depending on proposal	n/a	As appropriate, depending on proposal	As appropriate, depending on proposal	As appropriate, depending on proposal
Consult Mayor, adjoining boroughs, other statutory consultees, utility providers, emergency services and other specific bodies	As appropriate, depending on proposal	n/a	As appropriate, depending on proposal	As appropriate, depending on proposal	As appropriate, depending on proposal
Advertise applications in local press	✓	n/a	✓	✓	✓
Issue a weekly list of applications to libraries and those who request one. Publish on the council's web site.	✓	✓	✓	✓	✓
Electronic consultation, provision to make comments online.	✓	✓	✓	✓	✓
Exhibition/display of proposals including at community and other appropriate events.	As appropriate, depending on proposal	n/a	n/a	n/a	n/a
Meetings/workshops including at community and other appropriate events.	As appropriate depending on proposal	n/a	n/a	n/a	n/a
Right to address the Planning Applications Committee subject to prior arrangement with democratic services and standing orders.	✓	✓	✓	✓	✓

NB. Consultation measures do not apply to applications for Lawful Development Certificates. Advertisements/site notices may be used for some minor applications which have a significant impact on their surroundings. For minor applications in a Conservation Area, or those affecting a Listed Building, a site notice will be used.

2.3 Planning Appeals Indicators

Planning Performance Indicator Summary			
Indicator Number	Target	Outcome	Target Met
LOI 1 – Proportion of appeals allowed	34%	36%	

2.4 Planning Applications and Appeals

2.4.1 Table 2C below shows the number of planning applications received by the council has increased in 2010/11 with 3,910 applications received in the reporting year. This is higher than the previous two reporting years when 3,628 (2008/09) and 3,655 (2009/10) applications were received. There had been a steady increase in application numbers from 2003/04 to 2007/08 however application numbers declined in 2008/09 and 2009/10. A total of 2,244 applications were decided in 2010/11 and this is shown in Table 2D.

Table 2C: Planning applications received by Lambeth per annum 2003/04-2010/11

Source: Lambeth Planning Division, 2011

	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Number of applications received	3,349	3,461	3,572	3,867	4,200	3,628	3,655	3,910

Table 2D: Decisions on major, minor and other planning applications (excluding withdrawals) 2003/04–2010/11

Source: Lambeth Planning Division, 2011

Application	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Major	114	77	80	102	53	78	62	76
Minor	887	778	746	838	1,054	835	766	785
Other*	1,340	1,402	1,315	1,565	1,686	1,474	1,229	1,383
Total of applications decided per annum	2,341	2,257	2,141	2,505	2,793	2,387	2,057	2,244

* 'Other applications' include changes of use, householder developments, advertisements, Listed Building consents, Conservation Area consents, Certificates of Lawfulness and notifications.

2.4.2 Only a relatively small number of all applications received are subject to appeal, just under 4%. Appeal decisions in relation to planning applications give a good indication in overall terms of the robustness of the council's planning policies and planning decisions when tested through the independent authority of the Planning Inspectorate. The proportion of appeals won has remained steady in the reporting year, with a similar number of appeals won. The overall outcome of the appeals is set out in Table 2E below. The Core Strategy sets out a target of 34% of appeals being allowed and therefore the percentage of appeals allowed in the reporting year fell just short of this target.

Table 2E: Appeal Results 2003/04 – 2010/11

Source: Lambeth Planning Division, 2010

	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Dismissed	50	68	71	60	72	81	93	92
Allowed	45	35	40	37	47	40	52	53
Withdrawn	6	7	6	4	36	8	9	3
Total	101	110	117	101	155	129	154	148
% allowed	47%	34%	36%	38%	39%	33%	34%	36%

2.4.3 There were a number of significant appeals in the reporting year and these are referred to throughout the report. Some specific appeals for which brief summaries are provided include development at 25 Langley Lane in Vauxhall for student accommodation in Chapter 4; non employment use in a KIBA at Thomas Glover House, 3 Weaver Walk in West Norwood in Chapter 5; and for a tall building at 69-71 Bondway in Vauxhall in Chapter 9.

Section 3 – Infrastructure

3.1 Objectives and Planning Policies

Lambeth LDF Core Strategy 2011
Strategic Objectives
Strategic Objective 7 – Provide essential physical, social and green infrastructure to support population and economic growth through the co-ordinated delivery of infrastructure programmes by Lambeth First partners and statutory undertakers.
Strategic Objective 8 – Work in partnership with government, Transport for London, Network Rail and major developers to increase public transport capacity and accessibility, reduce reliance on the private car, promote walking and cycling, and provide alternatives to road-based freight transport.
Strategic Objective 9 – Provide 5,460 additional school places, 650 additional nursery class places and 2,294 additional secondary school places through BSF Phase 2 (of which 322 additional year 7 places) of good quality to meet existing and future demand in Lambeth, by enabling a supply of land for new schools and seeking contributions to education from developers of family housing; and support the reconfiguration of further education premises.
Strategic Objective 10 – Contribute to improving health and well-being and reducing health inequalities by delivering a network of Neighbourhood Resource Centres for primary health care, supporting reconfiguration of hospital premises, and by encouraging healthy lifestyles in the design of the built environment.
Strategic Policies
Policy S1 – Delivering the Vision and Objectives
Policy S10 – Planning Obligations
Lambeth Unitary Development Plan 2007
Detailed Saved Policies
Policy 16 – Affordable Housing (partially saved)

3.1.1 A number of strategic objectives relate to the need to provide essential infrastructure and these all fall under key overarching issue D – Providing Essential Infrastructure. In particular strategic policies S1 and S10 of the Core Strategy relate to infrastructure and planning obligations as set out in Section 3.2 and 3.3 below. The places and neighbourhoods policies also make specific reference to infrastructure needs in the identified areas and this is discussed in more detail in Section 10.

3.2 Delivery of Infrastructure

3.1.2 Core Strategy S1(d) seeks to achieve the above objectives by safeguarding and improving essential physical, green and social infrastructure and working in partnership with service providers to ensure the delivery of the additional infrastructure required to meet community needs and support development. The policy also sets out a requirement for financial contributions will be sought towards the delivery of infrastructure required to service development and its future occupants as well as to address the impact of development proposals where necessary.

3.1.3 In some cases infrastructure provision is funded through the public sector and in others it is dependent on the private sector for delivery or a contribution to

delivery. Therefore, through the preparation of the Core Strategy the council engaged with a wide range of infrastructure providers including, Transport for London and Network Rail; statutory undertakers such as Thames Water; other parts of the public sector such as Lambeth College or the National Health Service (NHS Lambeth (Primary Care Trust) and Hospital Foundation Trusts); Council services such as Children and Young People or Cultural Services, and the private sector in the case of telecommunications and energy services. This informed the Infrastructure Schedule in Annex 2 of the Core Strategy.

3.1.4 The Core Strategy plays a key role in securing private sector involvement in infrastructure delivery, and in aligning the programmes of the various providers. The Infrastructure Schedule therefore provides a framework for the monitoring of progress with the delivery of key infrastructure programmes.

3.1.5 Review of this is being carried out and the current position is shown in Appendix 4. The key changes in the annual update include:

- Update of a number of documents in Section A Physical infrastructure.
- Inclusion of Northern Line Extension to Nine Elms and Battersea. The scheme will be led by Transport for London, in partnership with London borough of Wandsworth and Lambeth and the private sector with an approximate cost of £600 million based on private sector led delivery.
- Updated position for Vauxhall underground congestion relief and step free access station improvements. The scheme will be led by Transport for London and expected to be completed in 2015/16 at a cost of £45 million.
- Inclusion of Vauxhall gyratory and interchange improvements. The scheme will be led by Lambeth and funding and phasing are not known at present.
- Expansion of existing primary schools Phase 1 was completed in September 2009.
- Updated funding position for expansion of primary schools Phase 3.
- Inclusion of additional new primary school in Norwood to provide an additional 420 additional primary school places. Indicative phasing of this is for 2013-2015.

3.3 Planning Obligations Indicators

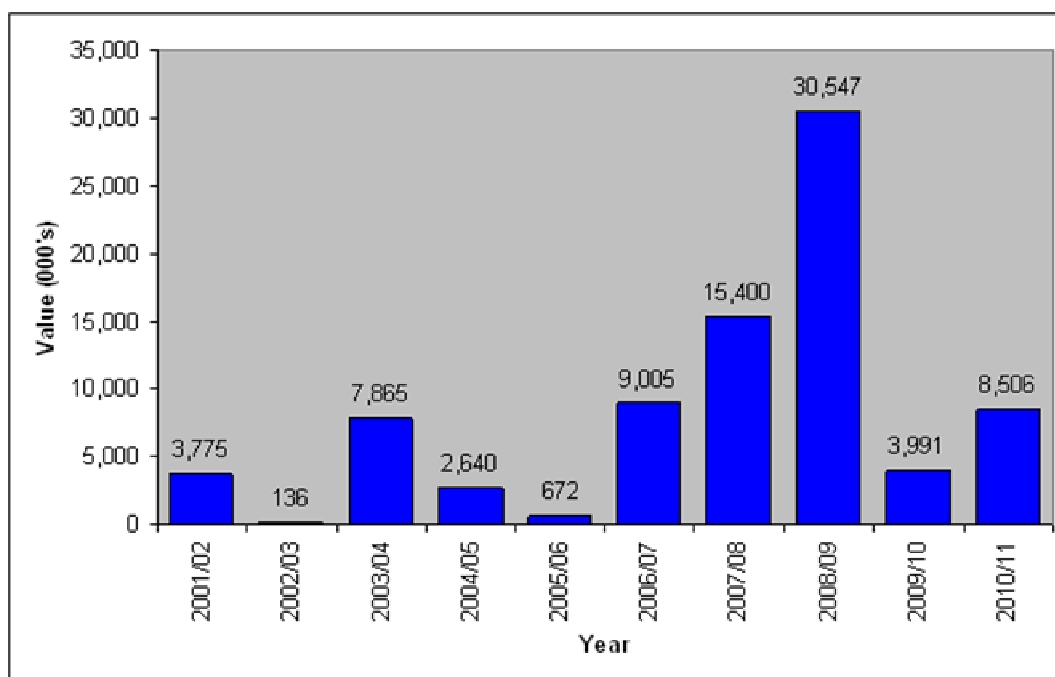
Planning Obligations Indicator Summary			
Indicator	Target	Outcome	Target Met
LOI 14 – Level and type of planning obligations received	Not applicable	48 S106 agreements signed with total value of £8,506,808 in financial contributions – See Tables 3B, 3C, 3D & 3E	N/A

3.4 Planning Obligations

- 3.4.1 Planning obligations are intended to make developments that would otherwise be unacceptable in planning terms acceptable. Core Strategy Policy S10 specifically relates to planning obligations and seeks to secure affordable housing and a wide range of other obligations to mitigate the direct impact of development, secure its implementation, control phasing where necessary and to secure and contribute to the delivery of infrastructure made necessary by the development.
- 3.4.2 In particular, Core Strategy policies S1 (Delivering and Vision and Objective); S2 (Housing); S3 (Economic Development); S4 (Transport); S5 (Open Space); S7 (Sustainable Design and Construction); as well as many of the places and neighbourhoods policies seek to secure specific contributions. Saved UDP policies relating to housing, transport, employment, community facilities, arts and culture, public realm, and open space and recreation also make specific references to securing obligations in connection with these.
- 3.4.3 In 2008 the council adopted an SPD on S106 planning obligations and this has strengthened the interpretation and application of the policy and resulted in record amounts of financial contributions being secured. The SPD is currently being updated to come in line with the Core Strategy policies and remaining saved UDP policies.
- 3.4.4 The SPD sets out the circumstances and the extent of planning obligations to be sought in a clear, consistent and transparent way. This has ensured the council is securing planning obligations across the board and not just in specific areas and assures that developer and the council that the planning obligations being secured are done so within a structured framework. The SPD is currently being updated in line with the Core Strategy policies and remaining saved UDP policies.
- 3.4.5 The number of S106 agreements that were signed in 2010/11 was 48. These had a total value of £8,506,808 in financial contributions. This is much higher than last year when thirty-five agreements were signed with a total value of £3,991,693. The financial contributions secured for the reporting year compares reasonably well with some of the previous years prior to financial downturn.
- 3.4.6 Figure 3A below shows the total value of S106 Agreements by Financial Year over the last ten years. This shows that there was a steady increase in financial contributions secured from 2006/07 to 2008/09. The last two years however overall financial contributions have been lower and last year there was a significant decline. It should also be noted that in 2008/09 a significantly high total was achieved largely due to financial contributions secured for a residential-led mixed use development at Doon Street (£20.6 million).

Figure 3A: Value of Section 106 agreements by financial year (in £000's)

Source: Lambeth Planning Division 2011



3.4.7 The 48 agreements involved 278 new planning obligations and 22 of the agreements involved financial contributions from developers. The largest amounts of the financial obligations secured were for Education with a value £2,244,173 through twelve obligations; Public Transport with a value of £1,999,350 through six obligations; and Parks and Open Spaces with a value of £1,066,299 through sixteen obligations. Sixteen obligations with a combined value of almost £226,238 were secured for Local Labour in Construction and six obligations with a value of £221,731 for Employment and Training. A full breakdown of the number of obligations secured and is outlined in Table 3D below.

3.4.8 There were six agreements in 2010/11 aiming to deliver at least 579 new units of affordable housing, which is significantly higher than last year. Table 3B lists the schemes with on-site affordable housing in 2010/11.

Table 3B: S106 Agreements with Affordable Housing 2010/11

Source: Lambeth Planning Division 2011

Legal Ref	Address	No of affordable units	No of market units	Total no of units	Affordable housing units %
596/L/S106	142-170 Streatham Hill & 2 Sternold Av	45	198	243	18.5%
589/L/S106	Plot Opposite 251-275 Milkwood Road	9	46	49	18.4%
554/L/S106A	143-161 Wandsworth Road	59	180	239	24.7%
598/L/S106A	Myatt's Field North Estate*	393	415	808	48.6%
579/L/S106A	187-191 Clapham Road	21	44	65	32.3%
452/L/S106A	368-372 Coldharbour Lane	52	89	141	36.9%
TOTAL		579	972	1545	29.9%

*The major part of the Affordable Housing Units for Myatts Field is re-provision of existing accommodation

3.4.9 Eleven agreements had planning obligations with financial contributions worth more than £100,000, accounting for 96% of total new financial contributions negotiated during the reporting year. Table 3C set out these schemes these agreements relate to.

Table 3C: Schemes with more than £100k in financial value 2010/11

Source: Lambeth Planning Division 2011

Legal Ref.	Scheme Address	No. of Obligations	Income Receivable
554/L/S106A	143-161 Wandsworth Road	24	3,180,510
596/L/S106	142-170 Streatham Hill & 2 Sternold Ave	23	1,741,588
598/L/S106	Myatt's Field North Estate	18	1,408,199
606/L/S106	111 Westminster Bridge Road	11	469,771
599/L/S106	170-188 Acre Lane	15	314,982
579/L/S106A	187-191 Clapham Road	14	289,576
589/L/S106	Plot Opposite 251-275 Milkwood Road	14	250,798
607/L/S106	63A Effra Road	12	182,196
605/L/S106	Barrington Lodge	11	119,150
613/L/S106	Rear of Brixton Bus Garage	15	114,497
600/L/S106	1 Langley La & 21-25 South Lambeth Rd	8	106,184
554/L/S106A	143-161 Wandsworth Road	24	3,180,510
596/L/S106	142-170 Streatham Hill & 2 Sternold Ave	23	1,741,588
598/L/S106	Myatt's Field North Estate	18	1,408,199
TOTAL		165	£8,177,451

Table 3D: Number and Value of Obligations by Obligation Type 2005/06-2010/11

Source: Lambeth Planning Division 2011

Obligation Type	No. of Obligations 2005/06	Income Receivable 2005/06 (£)	No. of Obligations 2006/07	Income Receivable 2006/07 (£)	No. of Obligations 2007/08	Income Receivable 2007/08 (£)	No. of Obligations 2008/09	Income Receivable 2008/09 (£)	No. of Obligations 2009/10	Income Receivable 2009/10 (£)	No. of Obligations 2010/11	Income Receivable 2010/11 (£)
Affordable Housing - Off Site Financial	N/M	0	N/M	0	1	3,000,000	2	4,000,000	1	10,000	1	0
Affordable Housing - On Site	11	0	20	0	13	0	4	0	6	0	9	0
Affordable Housing - RSL Schemes only	8	0	16	0	4	0	2	0	2	0	7	0
Car Club	5	8,500	11	30,104	10	35,400	9	39,248	8	58,930	9	46,000
Children and Young People Play Space	-	-	-	-	-	-	-	-	2	49,440	7	78,622
Community Safety	-	-	-	-	-	-	-	-	1	0	1	85,000
Employment and Training	1	0	9	289,820	12	243,149	18	776,119	7	128,887	6	221,731
Health	-	-	-	-	-	-	-	-	4	179,416	7	276,670
Libraries	-	-	-	-	-	-	-	-	7	62,796	8	87,150
Local Labour in Construction	-	-	-	-	-	-	-	-	12	307,978	16	226,238
Miscellaneous	25	150,000	107	234,000	105	512,380	89	20,835,865	36	2,000.00	41	50,000
Parking Restriction	64	0	67	0	63	0	31	0	18	0	24	0
Public Art	-	-	-	-	-	-	-	-	8	298,271	10	320,600
Public Realm - parks and open spaces	3	108,180	17	1,012,403	24	1,856,500	24	1,227,910	9	622,000	16	1,066,299
Public Realm - streetscape	5	39,550	5	257,000	14	3,525,922	8	863,760	8	164,840	6	605,750
Public Realm - on site improvement	N/M	0	1	75,000	0	0	1	0	0	0	11	274,162
Public Realm - revenue payment	N/M	0	N/M	0	0	0	2	26,149	6	45,076	6	1,999,350
Public Transport	4	199,330	6	1,390,490	12	1,630,506	8	1,546,118	4	360,000	3	0
Renewable Energy	-	-	-	-	-	-	-	-	9	0	9	319,306
Sustainable Design and Construction	-	-	-	-	-	-	-	-	5	0	2	0
Sport and Leisure	-	-	-	-	-	-	-	-	8	274,280	3	319,306
Traffic and Highway	25	419,250	32	800,000	33	2,447,750	19	148,653	22	856,052	20	281,460
Community Facilities	N/M	0	8	546,909	10	216,000	13	404,866	0	0	3	115,000
Education	N/M	0	18	4,337,647	15	1,753,958	8	559,526	3	488,327	12	2,244,173
Monitoring Charge	N/M	0	10	31,451	64	155,196	41	115,276	26	75,401	33	201,297
Travel Plan	N/M	0	11	0	11	0	9	4,000	11	8,000	11	8,000
TOTAL	151	£924,810	338	9,004,824	391	15,376,761	287	30,547,491	223	3,991,695	278	8,506,808

* N/M = Not measured

3.5 Conclusions

- 3.5.1 The council has continued to monitor and update the infrastructure provision and requirements in the borough and the current position is set out in Appendix 4. A close dialogue with infrastructure providers has been maintained and this ensures issues relating to infrastructure provision are addressed.
- 3.5.2 The council's policies on planning obligations are continuing to secure developer contributions in the borough. The number of agreements and total amounts of contributions receivable has increased this year and is reasonably comparable with many of the previous years prior to financial downturn.
- 3.5.3 The council's monitoring systems allow continuing analysis of the distribution of the funds secured in 2010/11. There has been an increase in the value of contributions over past years and the council's ability to secure planning obligations was strengthened by the Supplementary Planning Document on Planning Obligations in 2008 and in particular the associated toolkit for calculating obligations. This will continue to be the case and the council is currently updating the 2008 SPD to come in line with the adopted Core Strategy policies.

Section 4 – Housing

4.1 Objectives and Planning Policies

Lambeth LDF Core Strategy 2011
Strategic Objectives
Strategic Objective 1 – Increase the overall supply of housing by at least 16,500 additional dwellings [by 2024/25], and increase mix and quality of housing (including affordable, key worker and family housing) to meet demand identified through the Strategic Housing Market Assessment.
Strategic Policies
Policy S2 – Housing

Lambeth Unitary Development Plan 2007
Detailed Saved Policies
Policy 15 – Additional Housing (partially saved)
Policy 16 – Affordable Housing (partially saved)
Policy 17 – Flat Conversions (partially saved)
Policy 18 – Shared Housing and Supported Housing
Policy 33 – Building Scale and Design
Policy 36 – Alterations and Extensions
Policy 38 – Design in Existing Residential/Mixed-use Areas

- 4.1.1 Housing is addressed through Core Strategy Strategic Objective 1 which is grouped under key overarching issue A – Accommodating Population Growth. Core Strategy Policy S2 seeks to meet the borough’s housing needs to 2025 through the provision of additional dwellings in line with London Plan targets; preventing the loss of existing housing; provision of affordable housing across all tenures; seeking a mix of housing sizes and types; protecting family sized houses from conversion in stress areas; safeguarding existing sites and pitches for use by gypsies and travellers; seeking residential densities consistent with London Plan guidelines; and requiring high standards of residential amenity.
- 4.1.2 In relation to affordable housing, Core Strategy Policy S2(c) requires provision of affordable housing on sites of at least 0.1 hectares or capable of accommodating ten or more homes. The policy seeks the provision of 50 per cent affordable housing with grant and 40 per cent without grant, subject to viability. A 70:30 ratio of social rented to intermediate is also sought.
- 4.1.3 The Core Strategy also sets out greater restrictions on the conversion of family sized homes into flats than in the former UDP Policy. Core Strategy Policy S2(e) protects all family sized housing from conversion to flats in streets which are identified as being under conversion stress. On streets that are not on the main road network and not under conversion stress the conversion of family sized house is restricted to property of more than 150 square metres as originally constructed.
- 4.1.4 The saved and partially saved UDP policies 15, 17, 16 and 18 set out the detailed application of policies consistent with the Core Strategy including resisting the loss of existing residential accommodation through redevelopment; seeking provision of a range of unit sizes of affordable housing; ensuring conversions provide quality accommodation and a number and mix of flats; and

seeking shared and supported housing is suitably located. Saved UDP policies 33, 36 and 38 adopt a 'design led' approach to new residential development with the residential density achievable on a site to be largely determined having regard to a site's context, character, access to services and public transport.

4.2 Housing Indicators

Housing Indicator Summary			
Indicator	Target	Outcome	Target Met
COI H1 – Plan period and housing targets	2007/08 to 2016/17 – 11,000 (London Plan, 2008)	Projected completions will exceed the London Plan target over the life of the Plan – See Table 4A	✓
COI H2(a) – Net additional dwellings – in previous years	1,100 (London Plan, 2008)	Since 2005/06, net additional housing supply has exceeded the London Plan target of over 1,100 additional homes.	✓
COI H2(b) – Net additional dwellings – for the reporting year	1,100 (London Plan, 2008)	The total number of additional homes for 2010/11 was 1,602 – See Table 4C	✓
COI H2(c) – Net additional dwellings – in future years	1,100 (London Plan, 2008)	Shows projected completions would meet the London Plan target – See Table 4D and Table 4E.	✓
COI H2(d) – Managed delivery target	2007/08 to 2016/17 – 11,000 (London Plan, 2008)	See Table 4F and Figure 4G	✓
COI H3 – New and converted dwellings – on previously developed land	100%	100%	✓
COI H4 – Net additional pitches (Gypsy and Traveller)	7 between 2007-2012 3 between 2012-2017	None	✗
COI H5 – Gross affordable housing completions	50% of new build dwellings completed with grant 40% of new build dwellings completed without grant 70:30 ratio of social rented to intermediate in new build affordable dwellings completed	50% of gross residential completions and 54% of net residential completions were affordable – See Table 5G Total proportion of affordable housing completions, social rented 81% and intermediate 19%	✓
COI H6 – Housing quality – Building for Life Assessments.	None specified	Data not available	-
LOI 2 – Proportion of homes with 3 or more bedrooms	None specified	12% of completions with 3 or more bedrooms – See Table 4J	-
LOI 3 – Gross additional wheelchair accessible homes	10% (London Plan)	Full data not available	-

Housing Indicator Summary			
Indicator	Target	Outcome	Target Met
LOI 4 – Gross additional building for life assessments	100% (London Plan)	Data not available	-
LOI 5 – New child play spaces created in completed residential developments	None specified	None	-

4.3 Housing delivery

- 4.3.1 The London Plan 2008 housing target for Lambeth was 11,000 net additional homes for the period 2007/08–2016/17. The annual monitoring figure for the borough in this reporting year is therefore 1,100. The housing supply figure is made up of conventional supply which accounts for new build, change of use and conversions and non-conventional supply which is made up of non-self contained accommodation and vacancies brought back into use.
- 4.3.2 The London Plan 2008 was replaced on 22 July 2011 by the London Plan 2011 and therefore the next year's AMR will report a different housing target. The London Plan 2011 sets a housing target for Lambeth of 11,950 for the period 2011-2021, which results in an annual housing target of 1,195 net additional homes.
- 4.3.3 At the Examination in Public (EiP) into the draft Replacement London Plan, held between July and December 2010, the council objected to the housing targets set out in Table 3.1 and Annex 4 of the draft Replacement London Plan. Prior to the examination, the ten year housing target figure was reduced by the Mayor to 11,950. However, the council considered that this figure was still too great as it did not reflect the policy changes that the council had made in respect of house conversions, which had previously been a significant source of housing supply. This had declined substantially following the adoption of the UDP in 2007 and the Core Strategy had introduced on even more restrictive policy. The council made representations at the EiP that even the revised housing figure was considered to be too high, but was not successful in reducing the housing target further.
- 4.3.4 The plan period housing targets for the reporting year are outlined in below Table 4A.

Table 4A: Housing targets

Indicator	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
COI H1	2007/08	2016/17	11,000	London Plan, Consolidated with Alterations since 2004 (February 2008)
	2011/12	2021/22	11,195	London Plan, July 2011

Recent housing delivery

- 4.3.5 An assessment of the current targets considered in relation to Lambeth's past and projected housing delivery performance are outlined in Table 4B, Table 4C and Table 4D below. In 2010/11 a total of 1,289 dwellings were completed. In addition there were 313 vacant dwellings returned to use and this made for a total of 1,602 homes for monitoring purposes against the London Plan target of 1,100.

Table 4B: Recent housing delivery

Source: Lambeth Planning Division 2011

Indicator	Year	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
COI H2(a)	Net Completions	1,005	850	1,152	1,127	1,207	1,095	1,152	1,289
	Non-self contained	13	-30	-4	-36	30	8	-7	0
	Vacancies returned to use	136	162	192	197	222	309	344	313
	Total	1,154	982	1,340	1,288	1,459	1,412	1,489	1,602

- 4.3.6 The council produces an annual Housing Development Pipeline Report which provides data on Lambeth's housing supply during the relevant financial year. It provides a detailed summary and lists sites individually at different stages of the development pipeline, covering completions, developments under construction, unimplemented planning permissions and sites that have not yet come forward into the development process. The 2010/11 Housing Development Pipeline Report is published and available on the council's website at www.lambeth.gov.uk/planning.
- 4.3.7 In 2010/11 1,289 dwellings were completed (net) in the borough. Of the total number of completions, 1,185 dwellings were derived from new build developments, 19 from change of use to residential and 85 from conversions of single dwellings (predominately houses) into flats. There were also 313 additional dwellings of non-conventional supply from vacant properties brought back into use. There were no additions or losses in non self contained accommodation in 2010/11. Table 4C sets out a summary of this information.

Table 4C: Net additional dwellings for the reporting year 2010/11

Source: Lambeth Planning Division 2011

Indicator	Type/Source	Number of dwellings
COI H2(b)	New build (completions)	1,185
	Change of use (completions)	19
	Conversions (completions)	85
	Sub-total	1,289
	Non-self contained	0
	Vacancies returned to use	313
	Total	1,602

- 4.3.8 Core Strategy Indicator COI H2(c) reports on housing supply that is anticipated to come forward over the next fifteen years. The first year of the fifteen year monitoring period (2010/11) is the monitoring year. Table 4D shows the anticipated levels of housing delivery and illustrates the level of net additional housing expected to come forward over the fifteen year period. The housing supply position as at 1 April 2011 is explained below. The forward looking five year supply (2012/13-2026/17) is highlighted by way of shading to the relevant columns in Table 4E. This discounts additional homes currently under construction.
- 4.3.9 The housing development pipeline report demonstrates a five year supply by calculating the number of units under construction plus unimplemented permissions and pending permissions subject to signing a s106 agreement. The five year supply at 1 April 2011 is set out in Table 4D below.

Table 4D: Five year supply at 1 April 2011

Source: Lambeth Planning Division, 2011

Source	Number of dwellings
Sites under construction	2,920
Sites with unimplemented planning permission	2,625
Sites approved awaiting completion of S106 agreement	0
Total	5,545

- 4.3.10 In addition to the sites mentioned above, there are a further 22 sites identified in the GLA Housing Capacity Study 2005, which are estimated to have a capacity for an additional 2,167 dwellings. These have yet to come forward into the planning system. All of these sites are individually listed in the 2010/11 Housing Development Pipeline Report. They have also been rolled forward into the Mayor's Strategic Housing Land Availability Assessment 2009, which underpins the housing targets in the London Plan 2011. These and other relevant sites will be included in next year's housing development pipeline report.
- 4.3.11 The five year supply in Table 4E is prepared by cross referencing the information from the pipeline with large known sites to make assessments about the years the units will come forward. For large sites this information is sought from developers to ensure they are as accurate as possible. The assumptions and phasing of individual sites are set out in Appendix 5 and form the basis for the figures in Table 4F and the housing trajectory in Figure 4G.
- 4.3.12 It is estimated that 880 homes will be completed by 31 March 2012. This is based on known completions in the first six months of this financial year combined with expected completions from units currently under construction. The methodology for calculating the supply from the following five years is set out in Appendix 5 (the forward looking five year supply 2011/12-2016/17).
- 4.3.13 The London Plan target includes conventional and non conventional housing. Last financial year non conventional supply provided some 313 net additional homes as set out in Table 4C.
- 4.3.14 The total supply estimated for the years 2011/12 to 2016/17 is 4,893 which falls below the 2008 London Plan target of 5,500 homes for this period (five year supply). This only relates however to conventional housing supply and unlike

the London Plan target does not include the additional contribution likely to come forward from additional non self-contained accommodation and vacant dwellings brought back into use.

- 4.3.15 The forward looking five year supply in Table 4E reflects the phasing of sites expected to be implemented in the period 2012/13-2016/17. Unlike the supply position set out in paragraph 4.3.9, this excludes some dwellings which are programmed to be implemented at a later date even though they have already received planning permission as part of the phased large scale developments, and this accounts for the differences in the two sets of figures.

Table 4E: Net additional dwellings for plan period

Source: Lambeth Planning Division, 2011

Indicator	Year	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
COI H2(c)	Net additions	1289	880	654	634	1174	1292	1139	1391
	Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
	Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
	Net additions	1179	1180	1215	1215	1215	1215	1215	1215
	Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100

Notes: (1) Forward looking five year supply shaded (2012/13-2016/17). (2) The table reflects the phasing of sites expected to be implemented in the five year period 2011/12-2015/16. This excludes some dwellings which are programmed to be implemented at a later date even though they have already received planning permission as part of phased large scale developments. (3) For further details of the methodology and breakdown of future housing supply please see Appendix 5.

- 4.3.16 Table 4E demonstrates that based on current developments under construction and unimplemented planning permissions five year supply is just short of the annual monitoring rate for Lambeth in the London Plan (2008), based on 1,100 homes per year. While the current five year supply for 2012/13-2016/17 falls below of the 5,500 target by 607 dwellings the longer term projections include some dwellings which are under construction and/or have planning permission but are programmed to be implemented at a later date as part of phased large scale developments. The longer term projections show that, overall, housing supply targets are likely to be achieved.
- 4.3.17 The deliverability of sites has also been taken into account and it is considered that sites under construction, those with outstanding planning permission and any with planning approval subject to Section 106 Agreements accord with Government criteria for the assessment of deliverability.
- 4.3.18 The deliverability of sites under construction is reflected in the fact that they are being implemented. Historically there has been a very high implementation level of housing planning permissions in Lambeth. Applying and obtaining planning permission also involves considerable cost and effort and is unlikely to be undertaken without realistic prospect of implementation. The planning application process itself also highlights issues to do with the availability, suitability and whether a development can be achieved and is a high level form of assessment of the deliverability of sites.
- 4.3.19 In addition to the above, it is worth emphasising that the deliverability of the remaining identified sites referred to earlier have not been included in the five year housing supply figure. The decision to not include these was carefully considered as part of their initial identification through the GLA Housing

Capacity Study that was undertaken with boroughs and this took into account issues of deliverability.

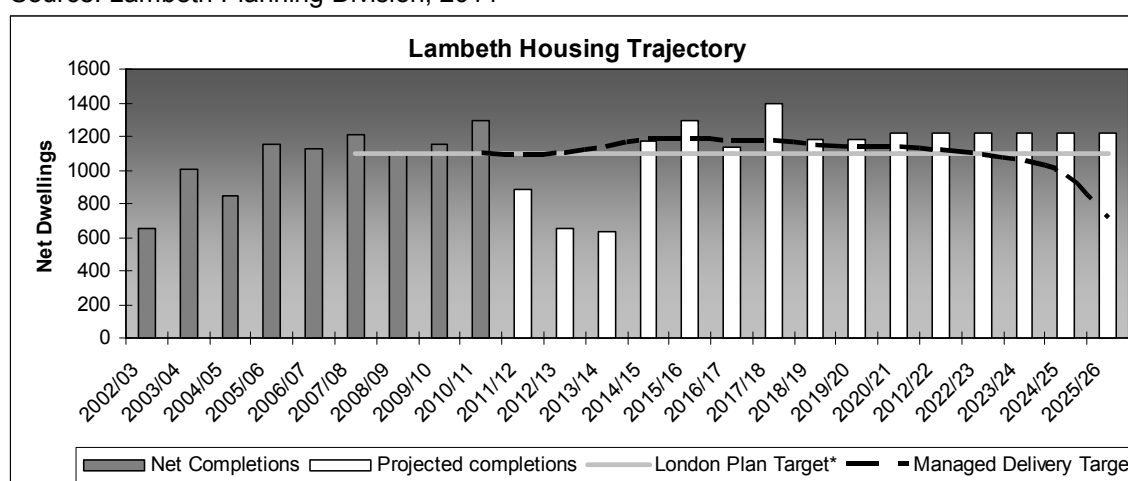
Future housing delivery

4.3.20 Figure 4G below shows the likely future level of housing expected to come forward taking into account the previous year's performance based on the figures shown in Table 4E. This housing trajectory represents an estimate of the net additional dwellings expected to come forward each year over the remaining plan period to meet the overall housing requirement. It also takes into account the previous delivery of net additional dwellings since the start of the plan period.

4.3.21 The first year of the forward looking fifteen year period is known as the current year. Local Authorities are required to estimate the shortfall in housing provision, that is the gap between the housing provision target and projected completions. This is shown as the 'managed delivery target'. The managed delivery line in Figure 4G shows the total number of dwellings required rising modestly at 2014/15-2015/16 and then falling away at 2023/24.

Figure 4G: Future housing based on past performance

Source: Lambeth Planning Division, 2011



4.3.22 The managed delivery line is not presented as an annualised average but as an estimation of how housing is expected to come forward over the remaining plan period taking into account past and projected completions. It shows the number of completions needed each year to achieve the overall London Plan target, taking into account any shortfalls or surpluses from previous and future years.

4.3.23 Table 4F below shows the basis upon which the managed delivery line has been calculated.

4.3.24 As stated above, Lambeth's housing target in the 2011 London Plan is higher, annualised at 1,195 homes. Therefore, in next year's AMR the London Plan target will be shown as 1,195 and the managed delivery target will be adjusted to take account of this.

Table 4F: Future housing performance figures

Source: Lambeth Planning Division, 2011

Indicator	Year	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
COI H2(d)	Net completions	1289							
	Projected completions		880	654	634	1174	1292	1139	1391
	London Plan 2008 target	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
	Managed delivery target		1087	1102	1137	1179	1179	1168	1171
	Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
	Projected completions	1179	1180	1215	1215	1215	1215	1215	1215
	London Plan 2008 target	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
	Managed delivery target	1143	1138	1131	1115	1090	1048	964	713

4.3.25 In summary, the past year has seen planning permission granted for a range of development schemes on 281 sites, amounting to a gross total of 3,245 units and a net total of 2,625 units. These figures are higher than for the past two years: in 2009/10 2,288 net additional homes were granted permissions and in 2008/09 the figure was 2,338. If all of these permissions are implemented, projected completions over the next fifteen years will be in line with the London Plan 2008 target.

Supply from house conversions

4.3.26 Lambeth commissioned a study of the issue of house conversions as part of its evidence base for the Core Strategy. Amongst other things, it identified that only 26% of the borough's housing stock is made up of unconverted houses. This reinforced concern regarding the importance of safeguarding a stock of family sized accommodation to ensure that there is housing choice and that the variety of housing needs of the borough are met. It also highlights the need to continue to provide policy framework that supports mixed and balanced communities in line with Government, London and local objectives.

4.3.27 The Core Strategy therefore sets out a much more restrictive position with respect to house conversions. Core Strategy Policy S2(e) seeks to address issues with maintaining a stock of family housing to support mixed and balanced communities by limiting conversions of single family dwellings on streets conversions identified as being under conversion stress however it still allows for conversions of properties with the minimum floorspace of 150 square metres outside identified streets and properties of any size on the main road network. This differs from the former UDP Policy 17(a) requirement which contained a minimum threshold of 120 square metres for properties to be eligible for conversion.

4.3.28 In the past, a large proportion of housing supply in the borough has come from house conversions; however, housing from this source has reduced as a result of policy changes restricting house conversions through the UDP 2007 and Core Strategy 2011.

- 4.3.29 Since the Core Strategy was adopted there have been a number of appeals lodged for conversion developments within streets under conversion stress. The council's strong policy position in relation to house conversions in streets under conversion stress has generally been upheld by Inspectors.

4.4 Use of previously developed land

- 4.4.1 Planning Policy Statement 3 outlines a priority for development on previously developed land and in doing so also provides an emphasis on vacant and derelict sites and buildings. The promotion of development on previously developed land is in the interests of achieving sustainable development and this is also set out in Core Strategy Policy S1(a) which seeks to ensure that sustainable development and regeneration opportunities are fully explored, including maximising the use of previously development land and vacant buildings.
- 4.4.2 Information on whether development is on previously development land is collected as part of the monitoring of development proposals and is a key consideration in determining planning applications. Lambeth is a dense and highly built up area of inner London and as such Greenfield land is strongly protected from development. All housing developments in the borough were on previously developed land in the reporting year and the council's target of 100% was therefore met. This shows that the Core Strategy and saved UDP policies have been effective in providing new homes in sustainable locations while still protecting Greenfield sites in the borough for sports, leisure, nature conservation and amenity value.

4.5 Gypsies and Travellers

- 4.5.1 The 2008 London Plan stated that boroughs, in co-ordination with neighbouring boroughs and districts, should assess the accommodation needs of gypsies and travellers and review the pitch capacity of each borough. London Plan 2008 Policy 3A.14 also required DPD policies to protect existing sites; identify the number of additional pitches to be provided; and set out criteria for identifying the suitability of new sites. Core Strategy Policy S2(f) therefore safeguards existing sites for pitches for use by gypsies and travellers and travelling show people, and identifies the need, set out in the London Plan 2008, for ten additional pitches for gypsies and travellers. The Core Strategy states in paragraph 4.13 that sites for gypsies and travellers will be sought through the preparation of the Site Allocations DPD and other means as appropriate.
- 4.5.2 This involves provision of seven additional pitches between 2007 and 2012 and a further three pitches by 2017. No new gypsy and traveller pitches were delivered in the reporting year.
- 4.5.3 The policy position and local authority requirements relating to gypsies and travellers are changing both at a national and regional level. Unlike the 2008 Plan, the London Plan 2011 does not include detailed policies regarding provision for gypsies and travellers and travelling show people. Policy 3.8 in the 2011 Plan requires boroughs to identify and address the accommodation requirements of gypsies and travellers (including travelling show-people) in line with national policy, in co-ordination with neighbouring boroughs as appropriate. Paragraph 3.56 expands on this and states that "in London as in the rest of the country, the impact of provision to meet these needs is essentially local and, as

government now proposes nationally, should properly be addressed by local planning authorities in DPDs”.

- 4.5.4 National policy is currently under review and a consultation document has been published that, once adopted, would replace existing government circulars on gypsies and travellers. The proposed new policy would enable local planning authorities to make their own assessments and set their own pitch/plot targets. In this context, Lambeth would now be expected to undertake its own assessment of the requirement for pitches and would not necessarily be required to identify ten additional pitches based on the GLA's 2008 London-wide assessment. The future position on gypsies and travellers will be reported in next year's AMR.

4.6 Affordable housing completions

- 4.6.1 Core Strategy Policy S2(c) requires provision of affordable housing on sites of at least 0.1 hectares or capable of accommodating ten or more homes. The policy seeks the provision of 50 per cent affordable housing with grant and 40 per cent without grant and a 70:30 ratio of social rented to intermediate, subject to viability. Partially saved UDP Policy 16 also requires a range of unit sizes of affordable housing to be provided and this should have regard to local circumstances, site constraints, and the aims of the boroughs annual housing strategy.
- 4.6.2 The former UDP policy required affordable housing to be calculated on the basis of habitable rooms. The Core Strategy sets a requirements based on the number of units. Affordable housing completions, gross and net, since 2005/06 are set out in Table 4H. This shows that in the reporting year there were 694 net affordable housing completions in Lambeth out of the total 1,289 net completions. This equates to 54 per cent of net completions, and 50 per cent of gross completions, being affordable. A map showing the distributions of affordable housing completions in 2010/11 in shown in Figure 4I.
- 4.6.3 The figures in Table 4H demonstrates that the affordable housing requirement set out in Core Strategy Policy S2 is being met. Many smaller housing developments do not require affordable housing as the minimum threshold is not met or a reduced provision is accepted based on viability. In relation to tenure split, 561 of the affordable housing completed in the reporting year were social rented and 133 houses were intermediate. This equates to a ratio of 81:19 and therefore a greater proportion of affordable housing overall was social rented, above the 70 per cent threshold in the Core Strategy.

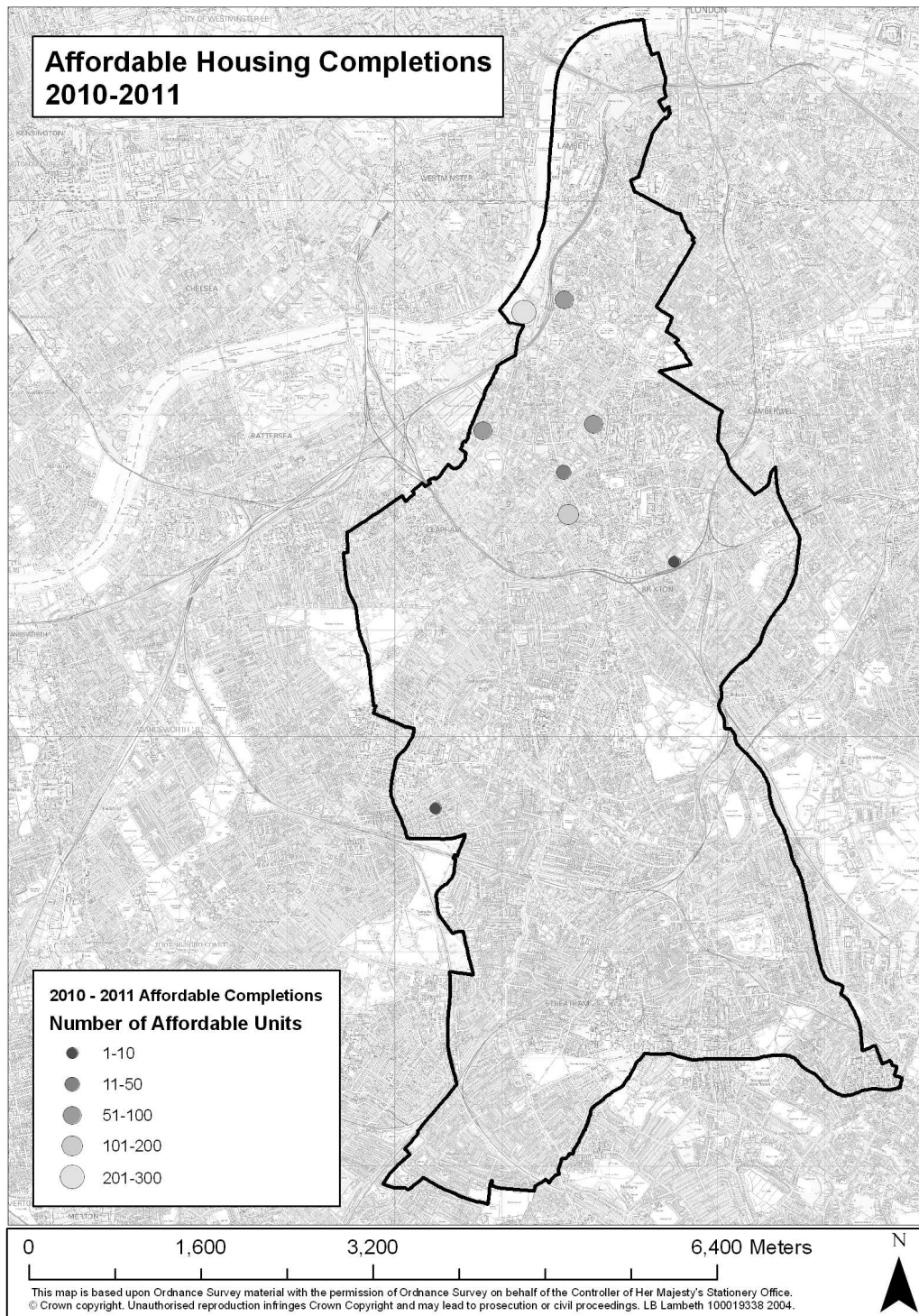
Table 4H: Affordable units as proportion of total completions

Source: Lambeth Planning Division, 2011

Indicator COI H5	Affordable Housing Units			
	Gross		Net	
	No.	%	No.	%
2005/6	620	37	328	29
2006/7	223	16	209	19
2007/8	404	26	346	29
2008/9	567	44	567	52
2009/10	490	33	420	36
2010/11	694	50	694	54
Total	2,998	41%	2,564	45%

- 4.6.4 There has been a variation in the provision of affordable housing in recent monitoring years. The net proportion has varied being relatively low in 2005/06, 2006/07 and 2007/08 ranging from 19 per cent to 29 per cent and then much higher in 2007/08 and 2008/09 with 52 per cent and 36 per cent respectively. This reporting year also had a high proportion of housing being affordable with 54%.
- 4.6.5 Through the adoption of the UDP in 2007, which set out the requirement for affordable housing, the proportion and amount of affordable housing, was expected to increase. However, this was dependant on the size of sites coming forward and the operation of the housing market particularly in respect of funding for affordable housing.
- 4.6.6 As part of the preparation of the Core Strategy, BNP Paribas Real Estate was commissioned to undertake an Affordable Housing Policy Viability Study which was completed in October 2009. The study tested the ability of a range of sites throughout the borough to provide varying levels of affordable housing, with and without grant and with various tenure mixes. The study provided evidence that, over the plan period, 50 per cent affordable housing is deliverable in a wide range of circumstances and provides a strong evidential base for a target based affordable housing policy that has in-built viability testing to ensure that it can be applied flexibly in different market conditions. The Core Strategy policies are also intended to be flexible enough to enable private sector development at all stages of the economic cycle.
- 4.6.7 The strength of the former UDP and adopted Core Strategy policies have therefore resulted in a relatively steady increase in total affordable housing provision. Again, this will continue to be subject to viability and market conditions in the future; however, the trends at present show that the higher proportions of affordable housing have been secured through the strong affordable housing policies in the development plan.

Figure 4I: Map showing distribution of affordable housing completions in 2010/11



4.7 Housing Quality

- 4.7.1 Core Strategy Policy S2 seeks a mix of housing sizes and types to meet the needs of different sections of the community including through applying Lifetime Homes and Building for Life standards and providing wheelchair accessible homes.

- 4.7.2 Figure 4J illustrates the housing choice available from dwellings completed in the reporting year. This shows that 162 new homes or 12% were family sized homes (3 bed+) and the majority of all new housing was one or two bedrooms (88%). This analysis highlights the importance and need for policies within the Core Strategy for housing development to provide a mix of housing sizes and types and to increase the proportions of family sized dwellings.
- 4.7.3 This also reinforces the council's position about the importance of improving safeguards for the stock of family sized accommodation, for example, through restrictions on conversions of single family dwellings. This has resulted in the change in policy for house conversions as discussed in paragraphs 4.3.26-4.3.29. This approach will ensure that there continues to be housing choice to meet the needs of the borough and to support mixed and balanced communities in line with Government, London and local objectives.

Figure 4J: Proportion of completions by unit size in 2010/11 (gross)

Source: Lambeth Planning Division, 2011

Indicator LOI 2	Market	%	Affordable	%	Total	%
1 bed	365	53%	243	35%	608	44%
2 bed	283	41%	335	48%	618	45%
3 bed	41	6%	95	14%	136	10%
4+ bed	5	1%	21	3%	26	2%

- 4.7.4 The council's Housing Needs Study Update (2007) has highlighted that the greatest unmet need, particularly in the affordable sector, is for three and four bedroom family accommodation. Most new housing supply in the borough in recent years and in the housing development pipeline comprises of one and two bedroom units and a higher proportion of affordable housing has come been larger accommodation (ie. three or more bedrooms). This has been the case again this year with 17% of affordable housing completed being three or more bedrooms while market housing was only 7%.
- 4.7.5 The affordable housing requirement in Core Strategy Policy S2(c) is broadly the same as that of the superseded UDP Policy 16. UDP Policy 16 however required affordable housing provision based on number of habitable rooms rather than the number of homes subject to housing priority which is the approach in the Core Strategy. Completions data will need to be monitored in the future to see how this change in policy direction affects size and mix of affordable housing.
- 4.7.6 The purpose of indicator COI H6 is to show the total number of new build housing completions on housing sites assessed against Building for Life criteria. The Building for Life criteria is the national standard for well designed homes. The council does not presently have any monitoring framework for Building for Life standards for completed development in the borough. It is intended to put a monitoring framework in place in the future to enable monitoring of this indicator. It is hoped that this will be progressed so this can be monitored in next years AMR.
- 4.7.7 Core Strategy indicator LOI 4 is intended to demonstrate the gross additional homes completed to Lifetime Homes standard. The Lifetime Homes Standard is a set of principles that should be implicit in good housing design and therefore considered to be design that maximizes utility, independence and quality of life, while not compromising other design issues such as aesthetics or cost

effectiveness. As with the Building for Life assessments the council does not presently have a monitoring framework in place for this indicator. It is intended to put a framework in place to monitor this in future AMRs. It is hoped that this will be progressed so this can be monitored in next years AMR.

- 4.7.8 Indicator LOI 5 sets out a monitoring requirement for new child play space created in completed residential developments. In the reporting year there were no development completed with new child play space.

4.8 Student Accommodation

- 4.8.1 The Core Strategy states that the council will meet the borough's housing needs to 2025 by supporting proposals for specific types of accommodation including student housing and identifies Waterloo and Vauxhall as locations where student accommodation may be acceptable in principle. It will be necessary to develop a specific policy dealing with student accommodation in the LDF Development Management document.
- 4.8.2 Policy 3A.25 in the 2008 London Plan directed boroughs to work with the LDA and the higher and further education sectors to ensure that the needs of the education sectors were addressed in development plan documents, including by supporting the provision of student accommodation. Although adopted outside the monitoring year the 2011 London Plan recognises the need for student housing in London and expresses support for its provision. In doing so however, it makes clear that addressing the demand for student accommodation should not compromise capacity to meet the need for conventional dwellings, especially affordable family homes, or undermine policy to secure mixed and balanced communities.
- 4.8.3 In recognising that student accommodation meets distinct needs, the 2011 London Plan advises that this should be monitored separately from other housing provision. The London Plan Interim Housing SPG 2010 advises that where, in conjunction with neighbouring authorities, a requirement for student housing provision is identified, a separate target for student provision may be set, either in proportionate or numerical terms, in addition to the overall affordable housing target.
- 4.8.4 As outlined Section 4.3 the 2011 London Plan sets a monitoring target for overall housing provision for the period 2011-2021; Lambeth's target is 11,950 (an annual target of 1,195). The housing targets are derived from the London Strategic Housing Land Availability Assessment 2009 (SHLAA). There is no strategic target for the number of student accommodation bedspaces to be provided. However, total housing capacity includes a component from non self-contained units which is calculated using the development trend of residential units which do not fall within the C3 planning use class.
- 4.8.5 The SHLAA estimates individual borough capacities from non self-contained units. The figure for non-self contained capacity in Lambeth for the period 2011-2021 is 680. If 90% of this capacity is expected to comprise student accommodation, this translates to an indicative capacity in Lambeth of 612 units over this period.
- 4.8.6 There has been an increasing number of applications and pre application submissions for purpose built student accommodation in Lambeth over the last two years. Existing purpose-built student accommodation in the borough

provides 760 bedspaces at four locations (all in the northern part of the borough). A breakdown on the existing student accommodation is set out in Table 4K below.

Table 4K: Existing purpose built student accommodation in Lambeth

Source: Savills 2009

Institution	Hall	Bed spaces	Address
Kings College London	Brian Creamer House and The Rectory	69	Lambeth Road, London SE1 7JY
	Stamford Street Apartments	552	127 Stamford Street, London SE1 9NQ
University of Westminster	International House	72	1-5 Lambeth Road, London SE1 7DQ
Liberty Living	Liberty Fields	67 studio units	10 Halsmere Road, London SE5 9LN
Total		760	

- 4.8.7 Table 4L below shows the break down of student accommodation bed spaces by existing accommodation, under construction or with planning permission, pending decision and pre-application enquiries.

Table 4L: Analysis of purpose-built student accommodation in Lambeth

Source: Lambeth Planning 2011

	No. of bedspaces	Scheme details / location
Existing facilities	760	Four halls of residence located on Lambeth Road (x2), Stamford Street and Halsmere Road
Planning / construction pipeline	92	One scheme with planning permission (allowed on appeal) in Vauxhall (1 Langley Lane and 21-25 South Lambeth Road). See discussion in paragraphs 2.4.2-2.4.6 below.
Sub-total	852	
Planning applications with decisions pending	352	Two schemes, one of which would provide 24 bedspaces in Brixton (441-447 Brixton Road and 2-4 Electric Avenue) and the other providing 328 bedspaces in Stockwell (15 Stockwell Green, also known as 'The Bottle Store' site).
Pre-application	1,528 - 1,987	Eight schemes on six sites within Vauxhall, Waterloo, Brixton and Kennington, which, if built out, would provide a total of between 1,528 - 1,987 bedspaces. Only one of these schemes was stated as intended to be linked to a specific institution.
Total	2,732-3,191	

- 4.8.8 During the reporting year there was an appeal at 25 Langley Lane in Vauxhall. This appeal was significant as it tested the council's approach to student

accommodation. The scheme was for development to provide 92 purpose built student accommodation units. The council considered the proposal to be unacceptable on the basis that it did not provide a mix of dwelling types or an element of affordable housing and it was not located near to the institution it would serve.

- 4.8.9 The Inspector allowed the appeal on the basis that there were not convincing reasons why there should be a requirement for the proposed student accommodation to include affordable housing as part of the development. The Inspector also referred to a previous decision where the council had permitted student accommodation (12 self-contained units) and this did not have a requirement for the provision of affordable housing.
- 4.8.10 The Inspector also acknowledged that, notwithstanding that student accommodation is not a priority need in the borough, there is a recognised demand which the appeal proposal would help to meet. The Inspector also noted that students in new purpose built accommodation would not need to look for accommodation elsewhere, including private rented accommodation, which should reduce the pressure on such housing.
- 4.8.11 Consideration was also given to the 2008 London Plan policies on student accommodation which stated that where a proposal for development relates solely to student housing, it will not normally be appropriate to apply a planning obligation for an element of social rent or intermediate housing. Based on expert evidence presented at the Inquiry on behalf of the applicant, the Inspector concluded that the proposed development would not be sufficiently different from other student accommodation to require a planning obligation for an element of affordable housing under the London Plan. Limited weight was given to the then emerging replacement London Plan.
- 4.8.12 Based on the above, the Inspector was not satisfied that there should be any requirement for the proposed student accommodation to include affordable housing. The saved UDP policies are silent on student accommodation and the Core Strategy only makes overarching references to this and defers detailed policies to the Development Management DPD. Student accommodation has become an increasingly common form of development being proposed in recent years and the Development Management DPD will need to provide more clarity on this issue particularly with respect to the student accommodation displacing opportunities for permanent housing including affordable housing.

4.9 Conclusions

- 4.9.1 At present the current and future housing supply position is positive and the council's housing policies and these have been effective with respect to this. Moving forward the new increased housing target for Lambeth in the 2011 London Plan will be presented in next years AMR. This will need to be closely monitored as the council remains concerned about the revised housing target.
- 4.9.2 A good proportion of housing completions have been affordable and this indicates that the policies on affordable housing provision have been effective in securing appropriate levels of affordable accommodation. The analysis of the size of housing being completed also highlighted the importance and need for policies within the Core Strategy to continue to require a mix of housing sizes and types. It also reinforces the policy approach for protecting existing larger family sized accommodation in certain circumstances. Completions data will

need to be monitored in the future to see how this change in policy direction affects size and mix of affordable housing.

- 4.9.3 This is the first year the council has reported on student accommodation provision in the borough and the data outlined will continue to be used as a baseline to monitor future provision.

Section 5 – Employment

5.1 Objectives and Planning Policies

Lambeth LDF Core Strategy 2011
Strategic Objectives
Strategic Objective 2 – Support the growth of key economic sectors through the development of new shops, offices, visitor accommodation, by maintaining a varied supply of business premises and through plans for town centre regeneration.
Strategic Objective 3 – Increase the number and variety of job opportunities for local people by protecting land for commercial premises and through plan for town centre regeneration.
Strategic Objective 18 – Maintain and develop Lambeth’s strengths in arts and culture and the role of the South Bank as one of London’s leading international cultural and tourist destinations reflecting its status as part of the South Bank/Bankside Strategic Cultural Area.
Strategic Policies
Policy S1 – Delivering the Vision and Objectives
Policy S3 – Economic Development

Lambeth Unitary Development Plan 2007
Detailed Saved Policies
Policy 4 - Town centres and community regeneration (partially saved)
Policy 19 – Active Frontage Uses
Policy 21 – Location and Loss of Offices
Policy 23 - Protection and location of other employment uses
Policy 24 – Use of Railway Arches
Policy 26 - Community facilities
Policy 27 – Loss of Public Houses
Policy 28 – Hotels and Tourism (partially saved)
Policy 29 – The Evening and Late Night Economy, Food and Drink and Amusement Centre Uses
Policy 30 – Arts and Culture

- 5.1.1 Economic Development is addressed through Strategic Objectives 2 and 3 which are grouped under key overarching issue B – Achieving economic prosperity and opportunity for all and Strategic Objective 18 which is grouped under key overarching issue F – Creating and maintaining attractive, distinct places in the Core Strategy.
- 5.1.2 The council’s economic development policies are key to a sustainable and prosperous community. Core Strategy Policy S3 covers a wide range of economic policies including employment land; town centres; visitor accommodation; and tourism, arts and culture. These are discussed in detail later in this chapter.

5.2 Economic Indicators

Economic Development Indicator Summary			
Indicator	Target	Outcome	Target Met
COI BD 1 – Total amount of additional employment floorspace, by type	None specified.	13,476 square metres of gross completed 'B Class' floorspace – See Table 5A	—
COI BD 2 – Total amount of employment floorspace on previously developed land, by type	100%	100% – See Table 5C	✓
COI BD 3 – Employment land available, by type (measures the amount and types of employment land in the borough)	No net loss of employment land in KIBAs	No net loss of employment land in KIBAs There is 308,163 square metres of 'B class' employment floorspace available in KIBAs – See Table 5E	✓
COI BD 4 – Total amount of floorspace for 'town centre uses'	None specified.	3,015 square metres of gross new floorspace for 'town centre uses' completed in town centres 30% of completed A1 floorspace was located in town centres 5% of completed B1(a) floorspace was located in town centres See Table 5G	—
LOI 6 – Net additional serviced bedrooms (visitor accommodation)	Indicative estimate up to 2,500 between 2007 and 2026.	1,565 net additional serviced rooms completed since November 2006 (1,288 additional rooms in the development pipeline) – See Table 5J	✓

5.3 Business Development

- 5.3.1 In order to tackle barriers to employment and enterprise and plan for sustainable economic growth, the Core Strategy protects employment land from change of use to non-employment uses. Employment land is given

strongest protection in Lambeth's Key Industrial and Business Areas (KIBAs) through Core Strategy Policy S3(a) and a supply of commercial land is also sought to be maintained through Core Strategy Policy S3(b) subject site suitability and location. Saved UDP policies 21 and 23 also apply in respect of loss of employment uses/land including large scale offices in specific circumstances.

5.3.2 The Commercial Development Pipeline Report provides data on changes in the supply of Lambeth's commercial floorspace for the financial year on which it is reporting. The report particularly focuses on B use classes. The 2010/11 The Commercial Development Pipeline Report is available on the council's website www.lambeth.gov.uk/planning.

5.3.3 Commercial development completions in 2010/2011 were in various respects at or near an all time low since 2005/2006 when monitoring started. Gross overall completions were at the second lowest total ever including B1a (offices) and B8 (warehousing) with no B1c (light industry) or B2 (general industry) completions. This is also shown in Table 5A below. A more comprehensive breakdown is shown in the Rolling Summary of Completed 'B' Class Floorspace 2005-2011 in Table 6 of the Lambeth Commercial Development Pipeline Report 2010/11.

Table 5A: Amount and type of completed employment floorspace 2010/11

Source: Lambeth Planning Division, 2011

Indicator COI BD1	B1a	B1b	B1c	B2	B8	Total
Gross floorspace (sqm)	11,498	0	0	0	1,978	13,476
Net floorspace (sqm)	-7,674	-100	-1,753	-1,071	-12,501	-23,099

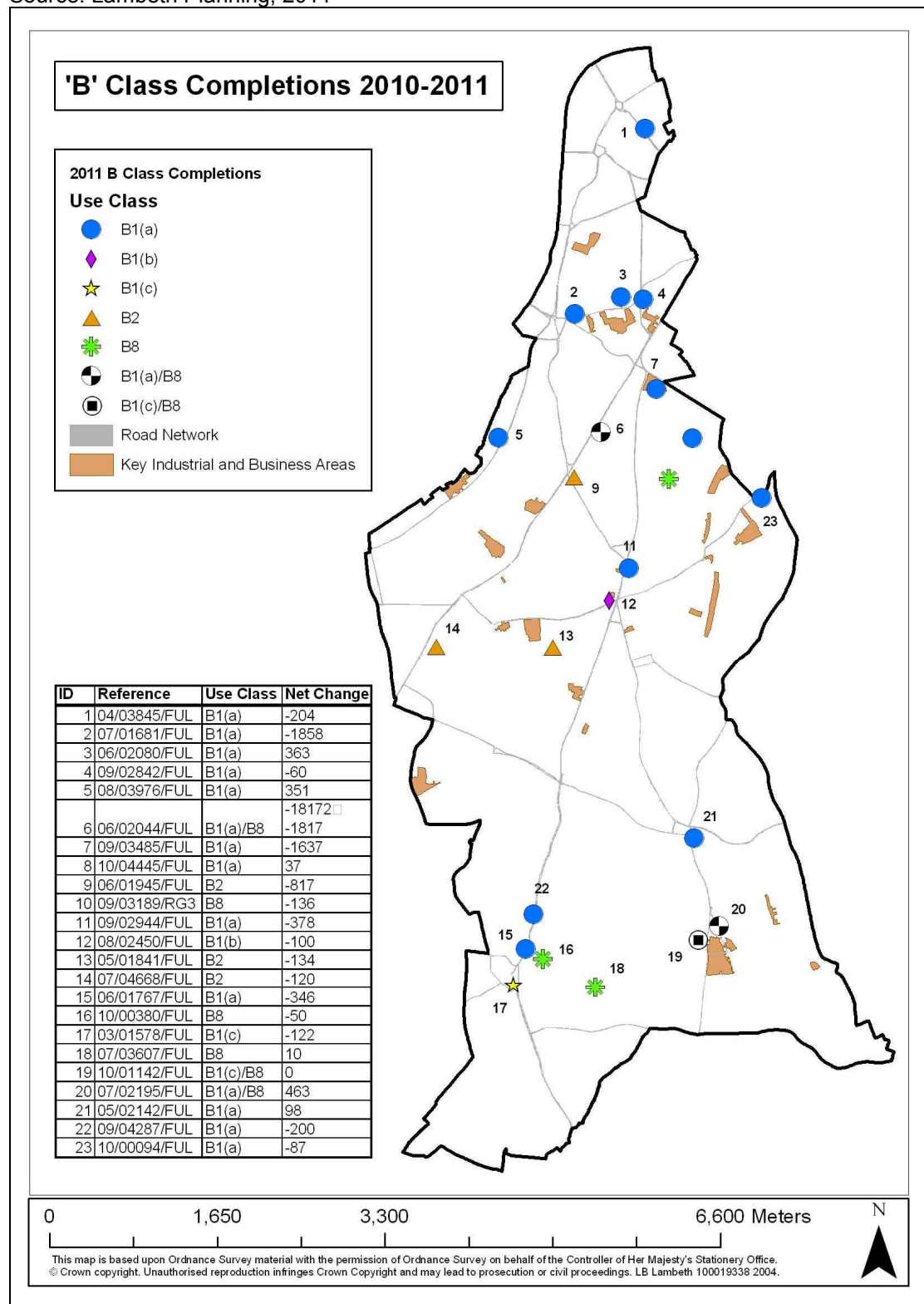
5.3.4 The declining trend in relation to B2 (general industry) that has been reported in past years AMRs continued and this reporting year was the third year running that there were zero completions. In the case of B1c (light industry) this was the second time in the last three years that there were no completions. The B1a (offices) gross floorspace pipeline was quite substantial at just under 160,000 square metres, but this was overwhelmingly (95%) located outside KIBAs. Similarly, there was no B2 (general industry) or B8 (warehousing) under construction. However, B1c (light industry) floorspace under construction was almost evenly split between KIBA and non-KIBA locations.

5.3.5 This position is reinforced by the level of planning permissions granted in 2010/2011 with the gross total being the lowest in the six years that monitoring has been carried out (ie 2005/2006) and totalling just under 13,000 square metres. Of this over 80% was for B1a (offices) and a further 14% was for B8 (warehousing). Only 242 square metres B1c (light industry) was approved.

5.3.6 These figures highlight the importance of non-KIBA areas in the borough for new business floorspace supply and the need to maintain strong policies for protecting employment land and floorspace outside as well as within KIBAs. The continuing reduction in employment floorspace will need to continue to be closely monitored.

Figure 5B: Location of completed B class floorspace in Lambeth in 2010/11

Source: Lambeth Planning, 2011



5.4 Employment floorspace on previously developed land

- 5.4.1 Core Strategy Strategic Policy S1(a) which seeks to maximise the use of previously developed land and vacant buildings. Table 5C shows that all developments with employment floorspace were on previously developed land. This is the same as reported in previous AMR's. All development being on previously developed land is in accordance with the Core Strategy target.

Table 5C: Amount of employment floorspace on previously developed land 2010/11

Source: Lambeth Planning Division, 2011

Indicator COI BD2	B1a	B1b	B1c	B2	B8	Total
Gross floorspace (sqm)	11,498	0	0	0	1,978	13,476
% on Previously Developed Land	100%	-	-	-	100%	100%

5.5 Employment land available

- 5.5.1 There are no strategic industrial locations in Lambeth and the borough's industrial areas are made up of Locally Significant Industrial Sites which are identified as Key Industrial Business Areas (KIBAs). Core Strategy Policy S3(a) safeguards KIBAs for business, industrial, storage and waste management uses, including green industries, and other compatible uses, excluding large scale retail. The supporting text to Policy S3 in paragraph 4.15 advises that KIBAs represent the boroughs strategic reservoirs of land for business use and are Lambeth's Locally Significant Industrial Sites as defined in the London Plan. The protection of KIBAs has been strengthened in the Core Strategy through the removal of the 'mixed use employment area' designations that were identified in the 2007 UDP. KIBAs are therefore given the highest level of protection from other uses.
- 5.5.2 Through the adoption of the Core Strategy the KIBAs boundaries were reassessed and changes were identified to a number of UDP KIBA boundaries. Bondway KIBA in Vauxhall and Somerleyton Road KIBA in Brixton were both de-designated and parts of the West Norwood Commercial Area and Clapham North Industrial Estate KIBA (Annie McCall hospital) in Clapham were removed. Other KIBAs boundaries were also adjusted to remove land not in employment use (ie. residential, retail and community uses).
- 5.5.3 The total area of KIBAs in the borough is 49.14 hectares and these range in size significantly with the smallest KIBA being Brighton House which covers 0.13 hectares and the largest West Norwood Commercial Area which covers 7.29 hectares. The site areas of each KIBA are set out in Table 5D below.

Table 5D: Employment land available 2010/11

Source: Lambeth Planning Division, 2011

Name	KIBA site area (hectares)
Bon Marche	0.22
Brighton House	0.17
Camberwell Trading Estate	2.50
Clapham North Ind. Estate	1.91

Name	KIBA site area (hectares)
Clapham Park Hill	0.70
Coldharbour Lane Ind. Estate & Bengewort	3.61
Durham Street/Oval Way	0.64
Ellerslie Industrial Estate	2.92
Eurolink Business Centre	0.34
Freemans	0.38
Hamilton Road	0.48
Kennington Business Park	2.49
Lion Yard	0.10
Loughborough Road	0.90
Milkwood Road Estates	3.18
Montford Place	3.80
Park Hall Road Trading Estate	0.96
Shakespeare Road Buisness Centre	0.30
Shakespeare Road Depot	1.99
Somers Place	0.39
South Bank House and Newport Street	2.37
Stannary Street	1.38
Timber Mill Way	2.85
Wandsworth Road	2.57
Waterworks Road	1.25
West Norwood KIBA	7.29
Zennor Road Estate & Adjoining Sites	3.45
Total area	49.14

- 5.5.4 Consultants WS Atkins appointed by the council undertook a survey of KIBA sites in 2004 and this provided a baseline figure for employment floorspace in KIBAs. An update KIBA survey was carried out by the council in November 2008 of all 29 KIBAs designated in the Lambeth UDP and this built on various surveys of Lambeth's KIBA to date. The KIBA Survey was updated again by the council in May 2010. The purpose of the update surveys was to bring together previous information from surveys and studies (principally Lambeth Employment Study 2004 (WS Atkins) and Business Premises Study March 2007 (DTZ)) and to establish a clear and consistent basis to inform and monitor policies and policy development in the future and uses and vacancies in KIBAs.
- 5.5.5 As stated in paragraph 5.5.2 through the adoption of the Core Strategy some changes were made to some of the UDP KIBA boundaries and some were completely de-designated. This baseline for this reporting year has therefore been readjusted to take account of the boundary changes which occurred through the adoption of the Core Strategy. This has meant that the data contained in this years AMR is not directly comparable to previous years.
- 5.5.6 The data reported this year can however be used as the baseline in future AMRs.
- 5.5.7 The KIBA Update Survey (May 2010) showed that the KIBAs within the borough were performing well and that there had been an overall decrease in

vacancy rates in terms of both floorspace and premises since the previous survey undertaken in 2008 and this was despite the recession. Some of the key findings of the 2010 KIBA Survey were:

- 31,013sqm of vacant 'B' class floorspace, which equates to 6.5% of the total floorspace and 7.7% of the total 'B' class floorspace;
- Montford Place KIBA has the largest amount of vacant 'B' floorspace due to one large building having 7,440 square metres of 'B1a' floorspace currently unoccupied; and
- Seven KIBAs (Hamilton Road, Shakespeare Road Business Centre, Shakespeare Road Depot, Somers Place, Stannery Street, Timber Mill Way and Waterworks Road KIBAs) had no vacant 'B' class floorspace.

5.5.8 It is important to note that the KIBA Surveys undertaken by the council related to the UDP KIBA boundaries and future surveys will need to take account of the revised Core Strategy boundaries. The impact of the changes to the KIBA boundaries and removal of the 'Mixed Use Employment Area' designations in KIBAs will be monitored and reported in future years AMRs.

5.5.9 To date, the council has monitored the proportion of employment use classes by floorspace rather than site area. It has not been possible to split the borough's employment areas by use class and then represent this in hectares. This is because the KIBA all incorporate various different activities falling into the use classes. The KIBAs are not therefore specifically comprised of separate areas defined by use class. Table 5E provides a breakdown of total employment floorspace, not 'land available'. The majority of employment floorspace available in the borough is in B1a use class (34%).

Table 5E: Employment floorspace available 2010/11

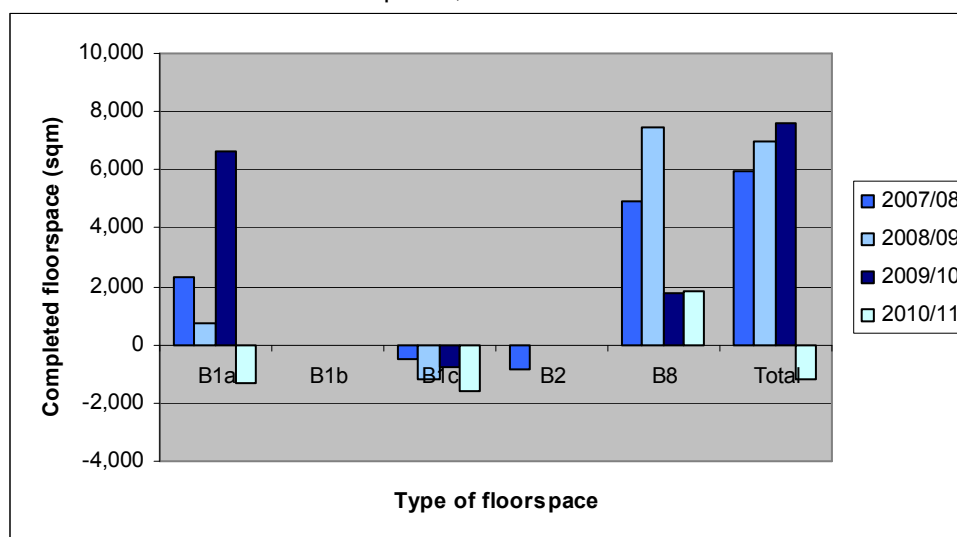
Source: Lambeth Planning, 2011

Indicator COI BD3	B1a	B1b	B1c	B2	B8	Total
Employment floorspace available within KIBAs (sqm) (baseline)	103,780	18,072	51,189	56,138	80,160	309,339
Net change in floorspace (sqm) in 2010/11	-1,346	0	-1,631	0	1,803	-1,174
Total floorspace available within KIBAs (sqm) in 2010/11	102,434	18,072	49,558	56,138	801,963	308,163

5.5.10 The Commercial Development Pipeline identifies one scheme involving loss of employment floorspace in a KIBA in the reporting year. This was within the Freemans KIBA and involved the loss of 18,172 square metres floorspace. Through the Core Strategy this KIBA boundary was realigned and therefore the loss of employment floorspace within the revised KIBA boundary was limited. Therefore, the losses identified in the Commercial Pipeline for the Freemans KIBA are not represented in Table 5E and Figure 5F. Table 5E and Figure 5F show losses of 'B class' floorspace in KIBAs but not employment floorspace. The loss of 'B class' floorspace is only being measured and therefore the loss of 'B class' floorspace to other employment uses outside this use class is still represented as a loss.

Figure 5F: Net completed floorspace in KIBAs (sqm) 2007/08-2010/11

Source: Lambeth Commercial Pipeline, 2011



5.5.11 The comparative data shown in Table 5F continues to show a trend of reductions in B1c and B2 floorspace in KIBAs. The reporting year was the first year to show a significant reduction in completions overall and loss of 'B class' floorspace in KIBAs, although these all involved change of use to other employment uses which do not fall within that B use class umbrella. As discussed in Section 5.3 the overall reduction in new completed employment floorspace in the borough highlights the importance of ensuring existing employment floorspace is protected and maintained. Where employment floorspace is in KIBAs the highest level of protection from non employment uses needs to continue.

5.6 Town centres uses

5.6.1 Lambeth has a hierarchy of major, district and local centres, including the Vauxhall and Waterloo London Opportunity Areas. The two major town centres are Brixton and Streatham and three largest district town centres are Clapham, West Norwood and Stockwell. The Waterloo Opportunity Area has a defined CAZ Frontage (Lower Marsh/The Cut) and the London Plan and Core Strategy set out an aspiration for a CAZ Frontage/ district centre in Vauxhall which is part of the Vauxhall, Nine Elms and Battersea Opportunity Area.

5.6.2 Core Strategy Policy S3(d) supports the vitality and viability of Lambeth's town centre hierarchy for a range of town centre uses. This policy is still supported by a number of saved UDP policies including Policy 4 parts (c) and (e) and Policy 19. Both these policies seek active frontage uses, particularly on the ground floors in opportunity areas and in town and local centres. Saved UDP Policy 29 also seeks to minimise the environmental impacts of over concentrations of food and drink uses in centres.

5.6.3 In order to reduce the need to travel to local services and create a sustainable network of town centres the council's policies focus on directing retail and leisure development within town centre locations first in accordance with national policy. In exceptional circumstances where retail and leisure development, for which there is a demonstrable demand, cannot be located

in a centre national policy requires the application of the sequential assessment and in some cases an impact assessment in line with Planning Policy Statement 4 (December 2009).

- 5.6.4 Table 5G below shows that a total of 3,015 square metres of gross new floorspace was completed for 'town centre uses' in the reporting year. Overall, however, there was a net decrease of 2,032 square metres of floorspace and this was attributed solely to loss of office floorspace in town centres. Of the floorspace completed in town centres only 14% was A1 retail use class and a significant proportion was A2 financial and professional services (36%) and D2 leisure floorspace (32%). Only 18% accounted for B1a office floorspace.

Table 5G: Floorspace completed for 'town centre uses' 2009/10

Source: Lambeth Planning Division, 2011

Indicator BD4	A1	A2	B1(a)	D2	Total
In Town Centres Gross (m²)	431	1084	541	959	3015
In Town Centres Net (m²)	18	984	-3993	959	-2032
Lambeth (total) Gross (m²)	1444	1864	11860	3883	19051
Lambeth (total) Net (m²)	878	1764	-9285	1456	-5187

- 5.6.5 A number of A1 retail schemes were completed outside of town centres during the reporting year, which together take the percentage of completions for A1 floorspace (gross) outside town centres to approximately 70%. This appears to be a very high percentage figure however, the majority of the floorspace related to the replacement of existing floorspace. There was only a modest net increase of 878 square metres of A1 retail floorspace outside centres. There were no completed developments for new major retail developments (over 2,500 sqm) outside town centres. A key focus of PPS4 and Core Strategy Policy S3 is to ensure that large scale retail development is located within town centres. Therefore, the retail development outlined in Table 5F is small scale retail development generally associated with mixed used schemes.
- 5.6.6 Although the completions data in Table 5G shows that the total amount of development for 'town centre uses' was predominately outside town centres, approximately 84%, this is heavily skewed by the high proportion of B1a office development being completed in the reporting year. 95% of gross completed B1a office floorspace was B1(a) floorspace. Core Strategy Policy S3 and saved UDP Policy 21 allow some office development to occur outside town centre locations in certain circumstances.
- 5.6.7 In recent years the council has established a retail and leisure floorspace baseline for the five largest town centres in the borough, including the Lower Marsh/The Cut CAZ Frontage in the Waterloo Opportunity Area. This has been established using data from Experian/GOAD dating back to 2002. Comparable data has also been available for Stockwell district town centre since 2008. The data in Table 5H sets out this information. It should be noted that with the adoption of the Core Strategy some minor boundary changes were made to the town centre boundaries. The data for this reporting year therefore shows information for the adjusted town centre boundaries.

- 5.6.8 The percentage change figures for the individual A3 (restaurant/café), A4 (drinking establishment) and A5 (hot food take-away) use classes are not shown in Table 5H between 2002 and 2004 because of the change to the Use Classes Order introduced in April 2005. Prior to this date, the A4 and A5 use classes did not exist and drinking establishments and hot food takeaways were included within the A3 use class. As a result, percentage change figures are given at the end of each table for the combined A3/A4/A5 use classes.
- 5.6.9 In terms of monitoring Waterloo Opportunity Area and Vauxhall, as part of the Vauxhall, Nine Elms and Battersea Opportunity Area, both form part of the town centre network. At present the council does not have information on town centre uses across these areas as a whole and therefore these are not monitored. The council will work to establish a monitoring baseline for these areas in the future. Lower Marsh/The Cut CAZ Frontage will continue to be monitored this year in line with previous years when this area was identified as Lower Marsh (Waterloo) district town centre.

Table 5H: Floorspace by use class in town centres 2002-2011

Source: Experian/GOAD 2011

(i) Streatham Major Town Centre

Use Class	Floorspace (m ²)							Floorspace change 2010-11 (m ²)	% change 2010-2011	Floorspace change 2002-11 (m ²)	% change 2002-2011
	2002	2004	2006	2008	2009	2010	2011				
A1	47,210	45,000	45,370	44,759	44,071	43,473	48,163	4,690	10.8%	953	2.0%
A2	7,680	7,510	7,670	8,227	7,566	7,910	8,293	383	4.8%	613	8.0%
A3	14,710	14,810	7,220	7,313	7,081	7,298	6,570	-728	-10.0%	n/a	n/a
A4	n/a	n/a	4,680	4,204	4,487	5,060	4,776	-284	-5.6%	n/a	n/a
A5	n/a	n/a	2,680	2,405	2,255	2,398	2,779	381	15.9%	n/a	n/a
D2	11,070	9,400	8,090	7,731	7,911	7,047	9,337	2,290	32.5%	-1,733	-15.7%
Total	80,670	76,720	75,710	74,639	73,371	73,186	79,918	6,732	9.2%	-752	-0.9%
A3/A4/A5	14,710	14,810	14,580	13,922	13,823	14,756	14,125	-631	-4.3%	-585	-4.0%

(ii) Brixton Major Town Centre

Use Class	Floorspace (m ²)							Floorspace change 2010-11 (m ²)	% change 2010-2011	Floorspace change 2002-11 (m ²)	% change 2002-2011
	2002	2004	2006	2008	2009	2010	2011				
A1	40,150	44,720	45,730	45,582	45,057	45,768	46,293	525	1.1%	6,143	15.3%
A2	4,170	3,760	4,040	4,019	4,372	4,103	4,166	63	1.5%	-4	-0.1%
A3	9,160	9,750	2,520	2,376	2,698	2,488	3,630	1,142	45.9%	n/a	n/a
A4	n/a	n/a	5,260	5,519	5,274	5,040	3,518	-1,522	-30.2%	n/a	n/a
A5	n/a	n/a	1,910	1,888	2,055	2,072	1,782	-290	-14.0%	n/a	n/a
D2	9,850	9,810	10,820	10,825	10,825	10,825	9,027	-1,798	-16.6%	-823	-8.4%
Total	63,330	68,040	70,280	70,209	70,281	70,296	68,416	-1,880	-2.7%	5,086	8.0%
A3/A4/A5	9,160	9,750	9,690	9,783	10,027	9,600	8,930	-670	-7.0%	-230	-2.5%

(iii) **Clapham High Street District Town Centre**

Use Class	Floorspace (m2)							Floorspace change 2010-11 (m ²)	% change 2010-2011	Floorspace change 2002-11 (m ²)	% change 2002-2011
	2002	2004	2006	2008	2009	2010	2011				
A1	21,970	20,190	21,170	21,080	22,079	22,707	20,544	-2,163	-9.5%	-1,426	-6.5%
A2	4,750	4,680	4,710	4,959	4,961	4,865	4,747	-118	-2.4%	-3	-0.1%
A3	12,200	12,140	5,610	5,819	5,164	5,312	5,294	-18	-0.3%	n/a	n/a
A4	n/a	n/a	5,640	5,882	6,446	6,389	5,266	-1,123	-17.6%	n/a	n/a
A5	n/a	n/a	1,640	1,627	1,885	2,054	1,706	-348	-16.9%	n/a	n/a
D2	2,190	3,750	2,540	2,529	2,573	2,573	1,563	-1,010	-39.2%	-627	-28.6%
Total	41,110	40,760	41,310	41,896	43,108	43,899	39,120	-4,779	-10.9%	-1,990	-4.8%
A3/A4/A5	12,200	12,140	12,890	13,328	13,495	13,754	12,266	-1,488	-10.8%	66	0.5%

(iv) **West Norwood District Town Centre**

Use Class	Floorspace (m2)							Floorspace change 2010-11 (m ²)	% change 2010-2011	Floorspace change 2002-11 (m ²)	% change 2002-2011
	2002	2004	2006	2008	2009	2010	2011				
A1	18,260	17,330	16,870	16,927	18,748	18,634	18,916	282	1.5%	656	2.0%
A2	3,470	3,620	3,410	3,427	3,622	3,659	3,477	-182	-5.0%	7	5.4%
A3	4,870	5,300	1,570	1,559	1,694	1,812	1,543	-269	-14.9%	n/a	n/a
A4	n/a	n/a	1,790	1,797	1,271	1,271	1,142	-129	-10.2%	n/a	n/a
A5	n/a	n/a	1,770	1,787	1,578	1,488	1,712	224	15.1%	n/a	n/a
D2	780	1,710	1,610	1,624	1,624	1,623	1,623	0	0.0%	843	5.4%
Total	27,380	27,960	27,020	26,504	28,537	28,487	28,413	-74	-0.3%	1,033	5.4%
A3/A4/A5	4,870	5,300	5,130	5,143	4,543	4,571	4,397	-174	-3.8%	-473	5.4%

(v) Stockwell District Town Centre

Use Class	Floorspace (m2)							Floorspace change 2010-11 (m ²)	% change 2010-2011	Floorspace change 2008-11 (m ²)	% change 2008-2011
	2002	2004	2006	2008	2009	2010	2011				
A1	n/a	n/a	n/a	4,716	4,891	4,775	4230	-545	-11.4%	-486	-10.3%
A2	n/a	n/a	n/a	1,251	1,085	1,085	1080	-5	-0.5%	-171	-13.7%
A3	n/a	n/a	n/a	234	234	162	690	528	326.5%	456	194.9%
A4	n/a	n/a	n/a	1,175	1,175	1,175	1180	5	0.4%	5	0.4%
A5	n/a	n/a	n/a	141	141	213	300	87	40.7%	159	112.8%
D2	n/a	n/a	n/a	0	0	0	0	0	0.0%	0	0.0%
Total	n/a	n/a	n/a	7,517	7,526	7,410	7480	70	0.9%	-37	-0.5%
A3/A4/A5	n/a	n/a	n/a	1,550	1,550	1,550	2170	620	40.0%	620	40.0%

(vi) Lower Marsh/The Cut CAZ Frontage (within Waterloo Opportunity Area)

Use Class	Floorspace (m2)							Floorspace change 2010-11 (m ²)	% change 2010-2011	Floorspace change 2002-11 (m ²)	% change 2002-2011
	2002	2004	2006	2008	2009	2010	2011				
A1	8480	9570	9200	8967	7724	7411	7230	-181	-2.4%	-1250	-14.7%
A2	790	970	970	976	808	808	800	-8	-1.0%	10	1.3%
A3	3830	4260	1570	1560	1880	1886	2270	384	20.4%	n/a	n/a
A4	n/a	n/a	1900	1709	2476	2531	2230	-301	-11.9%	n/a	n/a
A5	n/a	n/a	230	153	153	242	270	28	11.4%	n/a	n/a
D2	3600	3580	4450	4447	3679	3719	2020	-1699	-45.7%	-1580	-43.9%
Total	16700	18380	18320	17812	16720	16598	14820	-1778	-10.7%	-1880	-11.3%
A3/A4/A5	3830	4260	3700	3422	4509	4659	4770	111	2.4%	940	24.5%

- 5.6.10 In terms of overall retail and leisure floorspace, Streatham is the largest town centre in the borough with almost 80,000 square metres of retail and leisure floorspace. There has not been a significant decline in overall floorspace in the town centre since 2002 however there has been a 15% decline in D2 (leisure) uses during this period. In past years the AMR has reported a decline in overall town centre floorspace in Streatham, this is partly to do with the realignment of the town centre boundary in which the whole of the Streatham hub site in the south of Streatham now being included in the town centre. This has resulted in total floorspace in the town centre back to similar levels seen in 2002.
- 5.6.11 Brixton is the borough's second largest centre and the only other major town centre. There has been an increase in the total amount of town centre floorspace between 2002 and 2011 of 8%. The amount of A1 floorspace in particular has increased by almost 15% during this period. The GOAD survey boundary for Brixton for the reporting year has also been adjusted to represent the entire area of the town centre but has also excluded some parts which were previously surveyed but fell outside the town centre boundary. This has resulted in the total amount of floorspace in the town centre being represented as a reduction between 2010 and 2011 however there were not significant losses of town centre floorspace in the reporting year.
- 5.6.12 Like Brixton, the previous GOAD surveys for Clapham High Street district town centre extended to areas on the periphery of the town centre boundary. Similarly, the full extent of Clapham Old Town has not been captured in the baseline survey data since 2002 and this remains the case for the 2011 data. While, recent surveys have not been able to capture the full extent Clapham Old Town the council will be in a position to accurately report this data in next years AMR.
- 5.6.13 Clapham District Centre remained broadly constant during the period 2002 to 2011. The floorspace change data for both 2002-2011 and 2010-2011 show overall reductions in town centre floorspace of 4.8% and 10.9% respectively as 6.5% and 9.5% for A1 uses. This variation is due to the boundary realignment carried out on the baseline data rather than any substantial loss of town centre floorspace. There has also been an increase of 5.4% in A3/A4/A5 uses in the centre over the period 2002 to 2011. In 2008, 2009, 2010 and 2011, however, there was not any significant increase in this type of floorspace. The growth of A4 and A5 uses also appears to largely be at the expense of A3 floorspace rather than A1 floorspace. This shows that the specific policies affecting Clapham for food and drink uses have been effective.
- 5.6.14 The overall amount of town centre floorspace in West Norwood district town centre has increased by 5.4% since 2002. In the period from 2002 to 2011 floorspace for all town centre uses has increased. Between 2010 and 2011 there was a slight overall reduction in floorspace for town centres uses by 74 square metres or 0.3%.
- 5.6.15 The smallest of all the district centres is Stockwell and comparable data is only available for the period 2008 to 2011. The centre has experienced little change during this period with only some transfer of floorspace from A1 to A3.
- 5.6.16 As stated above, Waterloo Opportunity Area forms part of the Lambeth town centre hierarchy. Lower Marsh/The Cut CAZ Frontage (previously identified

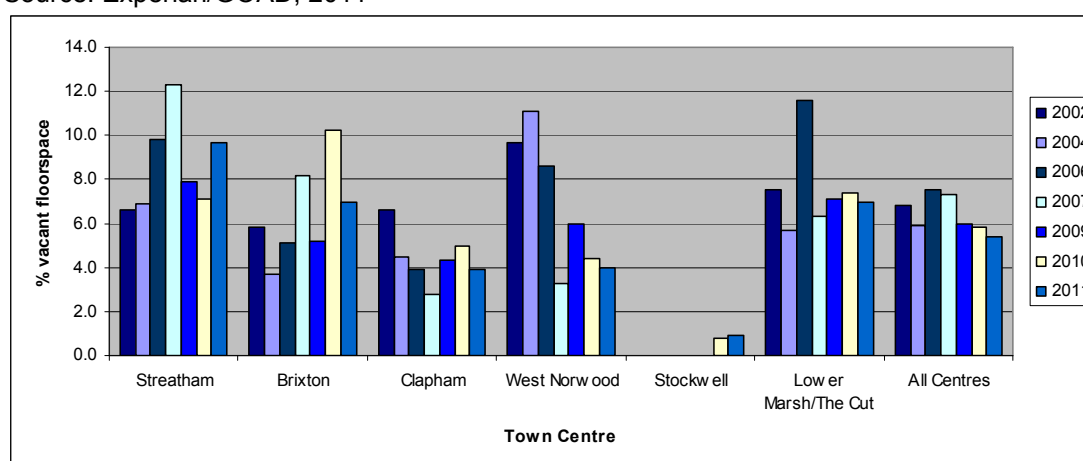
as Lower Marsh district town centre) has been reported in this years AMR. In the past the GOAD data available has extended beyond the former Lower Marsh district centre boundary and therefore the data reported in this years AMR is not directly comparable to the data for 2002-2010. In future years it is hoped that a more comprehensive data set will be available and that data for the CAZ Frontage as well as the whole opportunity area can be reported.

5.6.17 Lower Marsh/The Cut CAZ Frontage has remained broadly constant during the period 2002 to 2011. The floorspace change data for both 2002-2011 and 2010-2011 show overall reductions in town centre floorspace of 11.3% and 10.7% respectively as 14.7 and 2.4% for A1 uses. This variation is due to the boundary realignment work carried out on the baseline data rather than any substantial loss of town centre floorspace. Overall, the data shows that Lower Marsh/The Cut CAZ Frontage has a good balance of town centre uses.

5.6.18 A good measure of the health of town centres is the percentage of vacant floorspace. The council has now established a baseline for the rate of for the largest town centre areas in the borough since 2002 and data for Stockwell since 2008. This information is set out in Table 5I below.

Figure 5I: Vacancy rates in primary shopping area of town centres 2002-2011

Source: Experian/GOAD, 2011



5.6.19 For all centres the vacancy rate in the primary shopping areas has varied between 5% and 8% since 2002. Streatham had the highest vacancy rate with 9.7% of the floorspace in the primary shopping area of the town centre being vacant. This was largely due to large premises being vacant rather than significant numbers of smaller premises. The vacancy rate in Brixton reduced in 2011 with a vacancy rate of 7% compared to 10.2% in 2010. Since 2002 West Norwood has consistently seen a reduction in the amount of vacant floorspace, reducing from a peak of 11.1% in 2004 to 4% in 2011. Clapham has been performing well and again had one of the lowest vacancy rates of all the centres in the borough with 3.9%, along with Stockwell which only had 0.9% vacancy.

5.7 Hotel/Visitor Accommodation

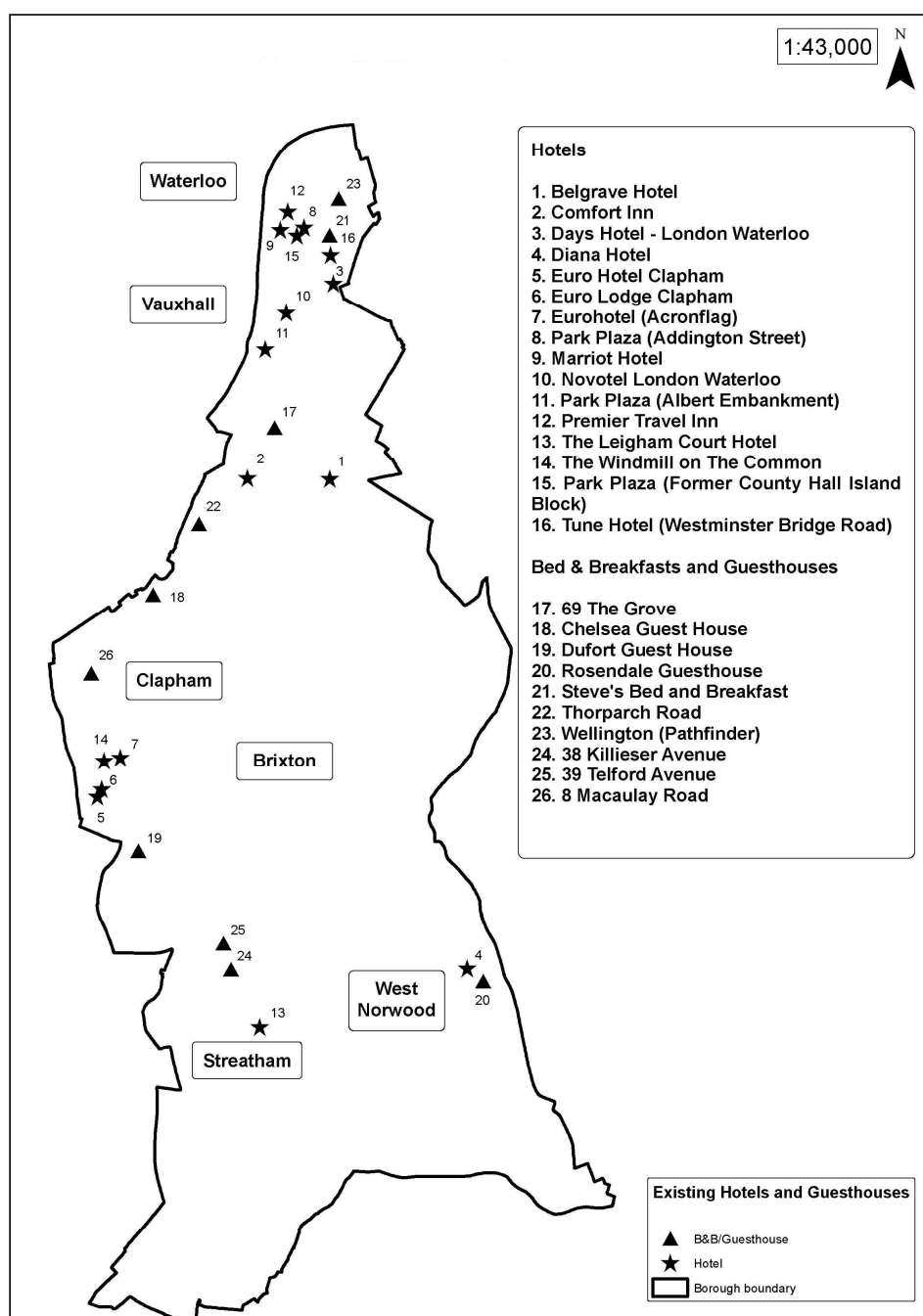
5.7.1 Core Strategy Policy S3(f) supports the location of hotels and apart hotels in the Central Activities Zone, Vauxhall and Waterloo Opportunity Areas and Brixton and Streatham town centres. The policy also supports visitor

accommodation elsewhere in the borough where public transport accessibility levels are good or above.

- 5.7.2 Policy 3D.7 (Visitor accommodation and facilities) of the 2008 London Plan seeks to achieve 40,000 net additional hotel bedrooms by 2026. The target has been carried forward into the 2011 London Plan in Policy 4.5. The target in the London Plan is based on evidence in the GLA's Hotel Demand Study (June 2006). The study breaks the London wide target down to indicative estimates at borough level. The indicative estimate for Lambeth is 2,500 net additional serviced rooms between 2007 and 2026 (GLA Hotel Demand Study 2006, table 8.2). This indicative estimate is included as target in the Core Strategy.
- 5.7.3 The council has also published two evidence base documents entitled Hotels and Other Visitor Accommodation in Lambeth, the first published in November 2009 and second in September 2011. These are available on the council's website www.lambeth.gov.uk/planning.
- 5.7.4 The most up to date information on visitor accommodation in the borough is contained in the Hotels and Other Visitor Accommodation in Lambeth document published in September 2011. Although this was published outside the monitoring year this most appropriately relates to the period to 31 March 2011 and therefore has been used as the baseline for monitoring of hotel and visitor accommodation rooms. The location of existing visitor accommodation in the borough is show in Figure 5J below.

Figure 5J: Existing Hotels and Guesthouses in Lambeth

Source: Hotels and Other Visitor Accommodation in Lambeth, 2011



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- 5.7.5 The figures are shown in Table 5K below show the breakdown of serviced room provision in the borough. The council will be able to continue to monitor net addition rooms from this baseline in the AMR in future years.

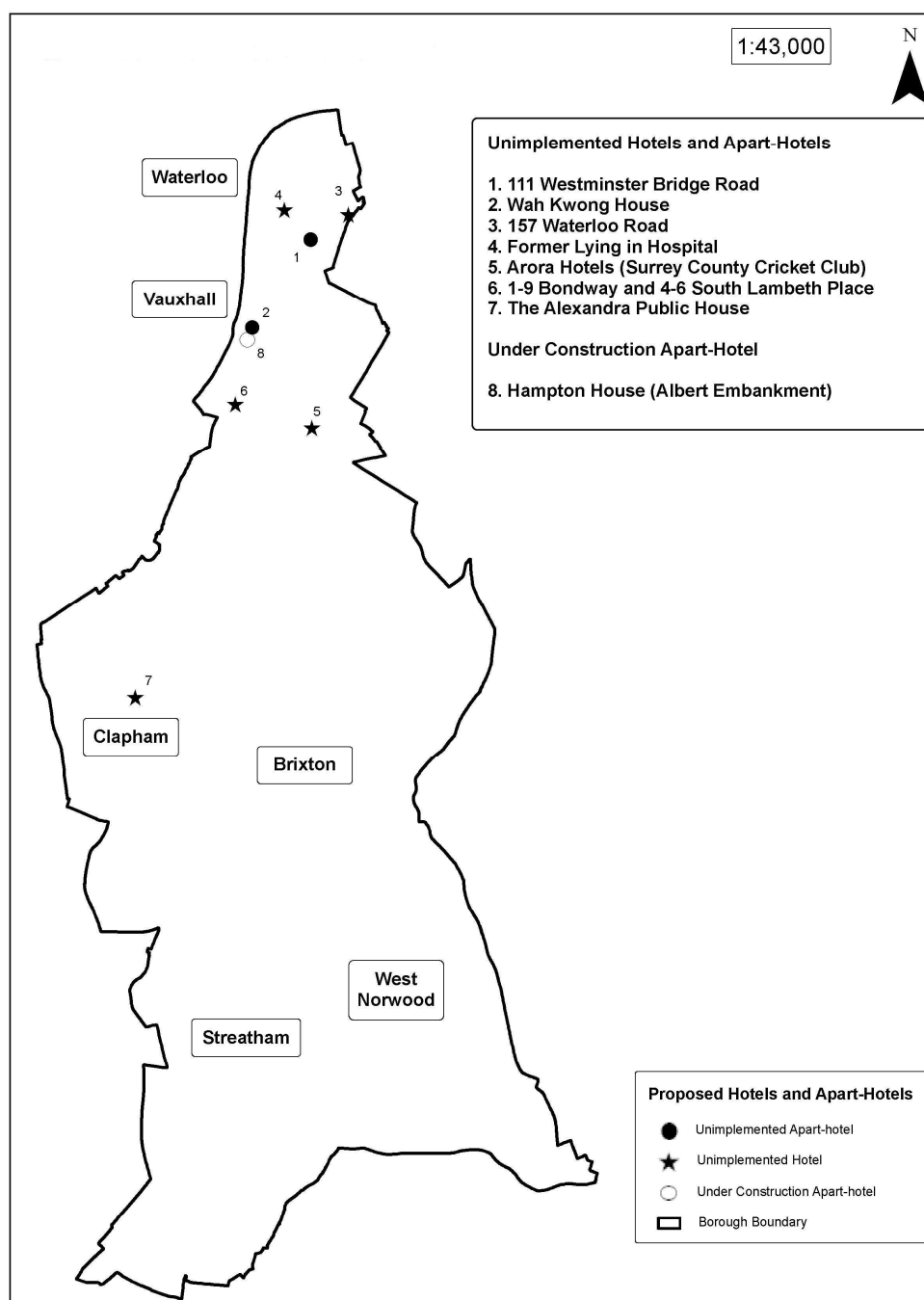
Table 5K: Serviced room provision in Lambeth

Source: Hotels and Other Visitor Accommodation in Lambeth, 2011

Indicator	Serviced room provision	No. Rooms
LOI 6	Monitoring baseline 2006	1,762
	Total no. serviced rooms September 2011	3,337
	Gross additional service rooms 2006-2011	1,575
	Net additional service rooms 2006-2011	1,565
	Net additional serviced rooms in the development pipeline	1,288
	No. of net additional serviced rooms completed or in the development pipeline 2006-2011	2,853
	Core Strategy target (2007 to 2026)	2,500
	No. of net additional serviced rooms completed or in the development pipeline in excess of the indicative target for net additional serviced rooms 2007-2026	+ 353

- 5.7.6 Table 5K shows that 1,565 net additional serviced rooms have been achieved since November 2006. A further 1,288 additional rooms are currently in the development pipeline (ie. either under construction, unimplemented permissions and/or permissions with pending S106 agreement). These are shown in Figure 5L below. If all these permissions were to be implemented, this would bring the total number of net additional serviced rooms in the borough to 333 more than the London Plan's indicative target for the whole period 2007 to 2026.
- 5.7.7 The council's policies are allowing hotel schemes to be located in the borough. The position with the implementation of existing permissions and future development proposals for hotels need to continue to be monitored through the annual commercial development pipeline and reported in future Annual Monitoring Reports.

Figure 5L: Hotels and Guesthouses in the development pipeline in Lambeth
Source: Hotels and Other Visitor Accommodation in Lambeth, 2011



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5.8 Conclusions

- 5.8.1 Tackling worklessness is the key focus of the Sustainable Community Strategy. The way in which this agenda can be taken forward and delivered through spatial planning is through increasing the number and variety of job opportunities available to local people. The Core Strategy and saved UDP policies have been effective in protecting employment land in KIBAs. Outside KIBAs the policies do allow the loss of employment land in exceptional circumstances and this is reflective of the results presented for the reporting year.

- 5.8.2 Commercial development in 2010/2011 was in various respects at or near an all time low since 2005/2006 when monitoring started and will need to be considered in line with policy and also the current economic climate. Key concerns also remain with respect to the declining trend in relation to new B2 (general industry), B8 (warehouse) B1c (light industry) floorspace. It does however highlight the importance of non-KIBA areas in the borough for new business floorspace supply.
- 5.8.3 The continuing reduction in employment floorspace will need to be closely monitored. With the projected future demand for B class floorspace, any release of employment land should continue to be carefully managed in line with the exceptions and evidence requirements set out in saved UDP Policy 23 and future policies contained Development Management and Site Allocations DPDs.
- 5.8.4 The council's policy objective to direct the majority of retail development to town centres has been successful, and this is reflected in the completions during 2010/11. 30% of A1 completed floorspace was located within town centres in the reporting year and no major retail or leisure development was completed outside town centres. Vacancy rates on the whole remained low in the town centres at 5.4% which is the lowest recorded since 2002. None of this information suggests the need to review council policy on retail, leisure and town centres at this stage. However, other measures to address varying town centre performance may be required, such as improvements to physical layout and pedestrian access, and to the effectiveness of town centre management arrangements in some cases.
- 5.8.5 This is the first year that hotels and visitor accommodation has been reported in the AMR and the data outlined will continue to be used as a baseline to monitor future provision.

Section 6 – Transport

6.1 Objectives and Planning Policies

Lambeth LDF Core Strategy
Strategic Objectives
Strategic Objective 7 – Provide essential physical, social and green infrastructure to support population and economic growth through the co-ordinated delivery of infrastructure programmes by Lambeth First partners and statutory undertakers.
Strategic Objective 8 – Work in partnership with government, Transport for London, Network Rail and major developers to increase public transport capacity and accessibility, reduce reliance on the private car, promote walking and cycling, and provide alternatives to road-based freight transport.
Strategic Objective 13 – Develop and sustain stable neighbourhoods with a high quality, liveable environment, respect for local amenity, good access to local services and transport, and mixed populations (including different ethnic groups, faith and sexual orientations, the young, the elderly and people with disabilities).
Strategic Policies
Policy S1 – Delivering the Vision and Objectives
Policy S4 – Transport

Lambeth Unitary Development Plan 2007
Detailed Saved Policies
Policy 9 – Transport Impact
Policy 12 – Strategic Transport Hubs and Transport Development Areas
Policy 14 – Parking and Traffic Restraint

- 6.1.1 There are a number of strategic objectives contained in the Core Strategy which identify the important role transport plays in achieving sustainable communities. The Core Strategy objectives and policies set out a positive framework for providing increases in public transport capacity and accessibility and reducing reliance on the private car, while also promoting walking and cycling and alternatives to road based freight transport.
- 6.1.2 Core Strategy Policy S1 seeks to safeguard and improve essential physical, green and social infrastructure and therefore transport infrastructure. The policy states that the Council will working in partnership with service providers to ensure the delivery of the additional infrastructure required to meet community needs and support development. These are set out in Annex 2 of the Core Strategy. The annual update of the Infrastructure Schedule is provided in Appendix 4.
- 6.1.3 Core Strategy Policy S4 seeks to ensure that sustainable patterns of development are achieved in the borough by minimising the need to travel and reducing dependence on the private car; requiring development in sustainable locations and to contribute to increasing capacity where necessary; by requiring maximum parking standards in developments; and by promoting walking and cycling and promoting the River Thames as a strategic transport route.

- 6.1.4 Core Strategy Policy 4 also seeks to improve connectivity, quality and capacity through various infrastructure programmes and ensure that the council continues to work in partnership with Transport for London, Network Rail and other public transport providers and supporting the plans and programmes for improvements to public transport infrastructure and services in the borough.
- 6.1.5 The Places and Neighbourhoods policies in the Core Strategy, which focuses on areas identified as being subject to significant future growth or change, will play an increasing role in ensuring that public transport and public realm improvements are secured and transport impacts from new development are appropriately mitigated against as these areas develop over the plan period. In particular, Core Strategy policies PN1 and PN2 recognise that transport improvement are essential to support the growth in the London Plan Opportunity Areas Waterloo and Vauxhall. This is discussed in Section 10.

6.2 Transport Indicators

Transport Indicator Summary			
Indicator Number	Target	Outcome	Target Met
Annual Update of infrastructure schedule	Not applicable	Updated Infrastructure Schedule contained in Appendix 4	N/A
LOI 7 – Number of passengers using rail and underground stations	Increase in the number of persons using rail and underground stations	Overall increase in passenger numbers – See Table 6C and Table 6D	✓
LOI8 – Public Transport Accessibility Levels	No change or an improvement	No change – See Map 6A	✓

6.3 Public Transport

- 6.3.1 Lambeth is very well serviced by a wide range of public transport modes including rail, underground and bus services and has excellent connections to both central London and out of London areas. Public Transport Accessibility Levels (PTAL) throughout the borough, particularly town centres, are generally very good, making shops and services accessible to residents. The only parts of the borough with low PTALs are Streatham Common, Clapham Park, Camberwell and parts of the boroughs which border Tooting Bec Common.
- 6.3.2 A map showing the PTALs across the borough is outlined in Figure 6A and a map showing the location of services and key transport routes is set out in Figure 6B. Public transport accessibility can also be calculated on specific sites in the borough on the Transport for London website: <http://webpid.elgin.gov.uk/>.
- 6.3.3 There were no significant recorded changes in PTAL ratings in the borough for the reporting year, however, PTAL ratings have improved in some parts of the borough in recent years. It is anticipated that PTALs will continue to improve over time, particularly as schemes for public transport improvements

are implemented through S106 contributions and other means. Although the council is not responsible for providing public transport services, partnership working will continue with Transport for London and rail providers to improve existing service provision and facilitate new transport facilities.

6.3.4 A number of transport infrastructure projects are outlined in the Infrastructure Schedule in Annex 2 of the Core Strategy. These include the East London extensions and a number of tube upgrades. Key changes in the infrastructure schedule update include:

- Inclusion of Northern Line Extension to Nine Elms and Battersea. The scheme will be lead by Transport for London, in partnership with London borough of Wandsworth and Lambeth and the private sector with an approximate cost of £600 million based on private sector led delivery.
- Updated position for Vauxhall underground congestion relief and step free access station improvements. The scheme will be lead by Transport for London and expected to be completed in 2015/16 at a cost of £45 million.
- Inclusion of Vauxhall gyratory and interchange improvements. The scheme will be lead by Lambeth and funding and phasing are not known at present.

6.3.5 A full update of the infrastructure schedule is being carried out and the current position is shown in Appendix 4.

Figure 6A: Public Transport Accessibility Levels in Lambeth
Source: Transport for London, 2010

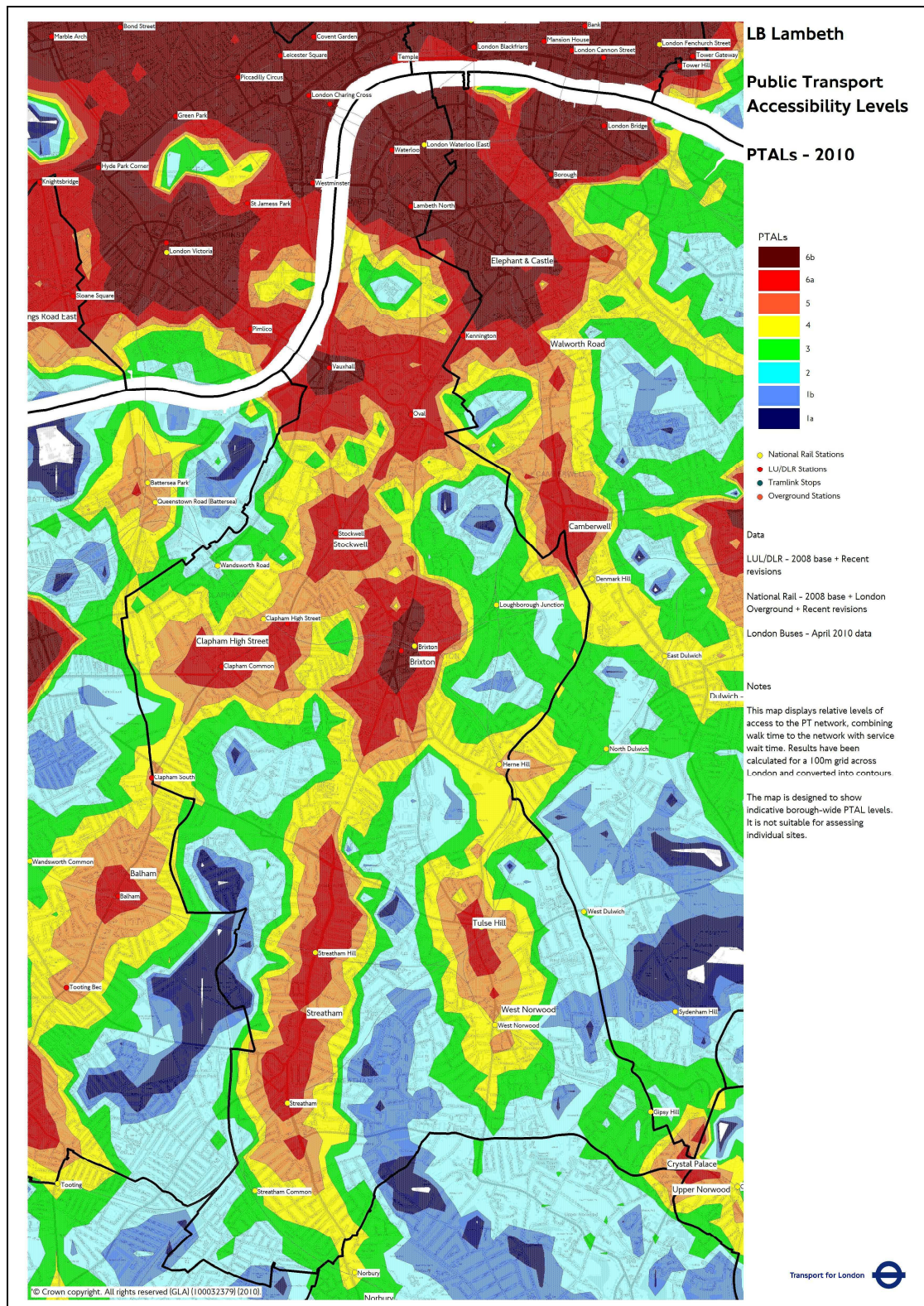
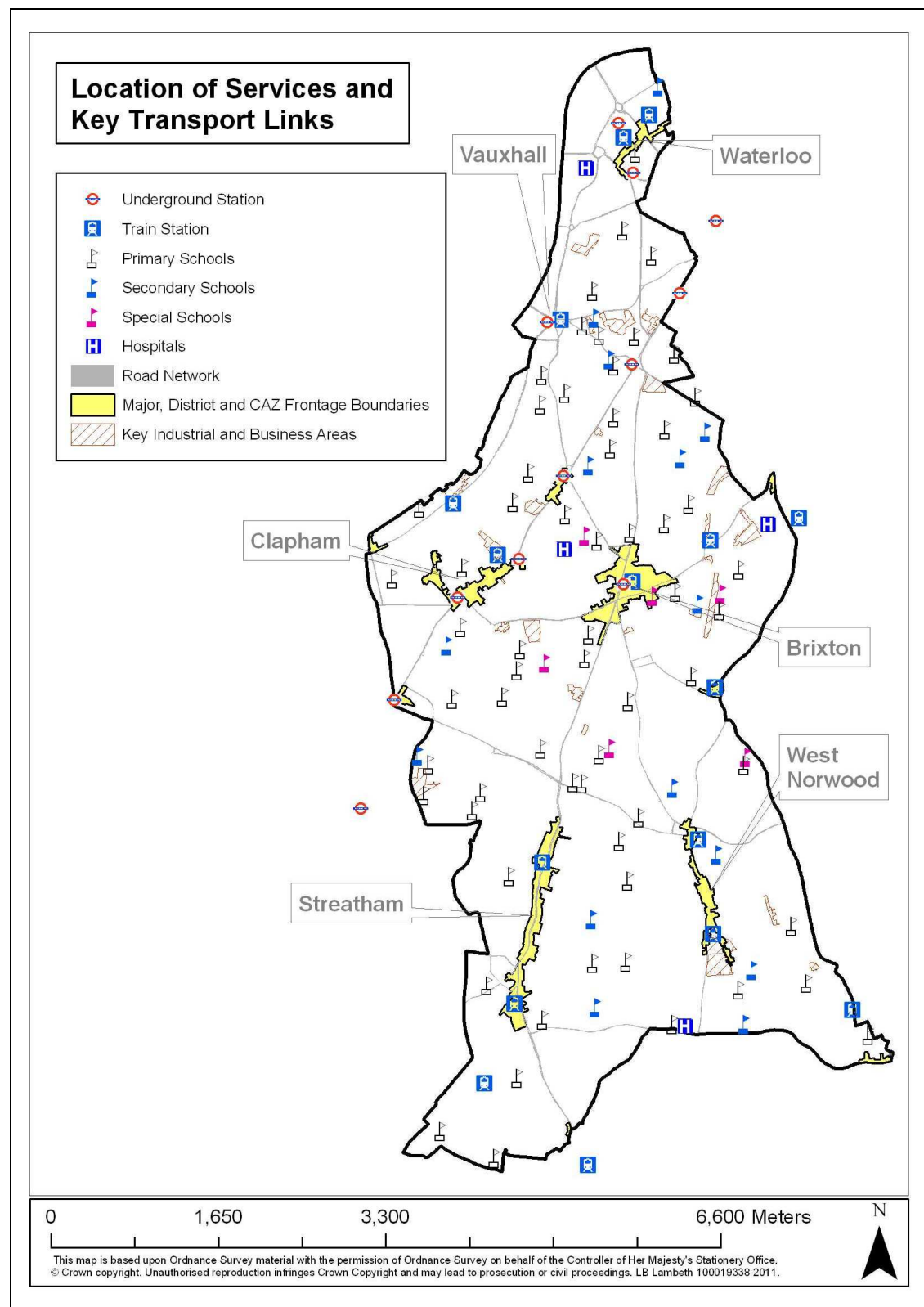


Figure 6B: Location of services and key transport routes
Source: Lambeth Planning, 2011



6.3.6 Changes in public transport use are a good indicator of whether residents are becoming less reliant on the private car and therefore achieving some of the key strategic objectives of the Core Strategy for creating sustainable neighbourhoods. Table 6C below shows the entry and exit figures for all underground stations in Lambeth over the period 2004-2010.

Table 6C: Underground Station Entry and Exit Figures (million persons)

Source: Transport for London, 2011

Station	2004	2005	2006	2007	2008	2009	2010	% change 2004-2010
Brixton	18.113	18.597	19.702	20.577	20.93	20.88	21.28	17%
Clapham Common	7.798	7.482	8.357	8.77	9.05	8.974	8.97	15%
Clapham North	4.803	5.022	5.542	5.711	5.85	5.571	5.65	18%
Kennington*	3.278	3.196	3.592	4.155	4.18	4.125	4.32	32%
Lambeth North	2.702	2.546	2.849	2.94	3.2	3.31	3.55	31%
Oval	4.998	4.58	5.179	5.922	5.92	5.792	5.63	13%
Stockwell	7.151	6.924	7.689	7.995	8.36	7.867	8.04	12%
Vauxhall	14.7	16.74	18.249	18.822	18.56	18.302	19.3	31%
Waterloo	68.427	67.396	72.874	74.844	77.2	75.957	81.57	19%
Total	131.97	132.48	144.03	149.74	153.25	150.78	158.31	20%

*Underground station located just outside borough boundary

6.3.7 Overall there has been a 20% increase in usage of underground stations in Lambeth since 2004. The total number of station entries and exits to Lambeth's underground stations increased in 2010, compared to the previous year (ie. 2009). There was 7.53 million more people using the tube in 2010 compared to 2009. All tube stations in the borough, with the exception of Oval, saw an increase in passenger numbers from last year.

6.3.8 Kennington underground station has experienced the largest single increase since 2004 with 32% more passengers using the station in 2010. Vauxhall and Lambeth North have also seen large increases in passenger numbers since 2004 both with 31% increases respectively. All these underground stations are located in the north of the borough and Vauxhall and Lambeth North are both located within the Central Activities Zone.

6.3.9 This is the first year that the AMR has reported passenger numbers for rail stations in the borough. Passenger numbers for this monitoring year have not yet been released and therefore cannot be reported on. Set out below in Table 6D are the entry and exit passenger numbers into all rail stations located in the borough for the periods 2008/09 and 2009/10.

Table 6D: Rail Station Entry and Exit Figures (million persons)

Source: Office of Rail Regulation, 2011

Station Name	2008/09	2009/10	% change 08/09-09/10
Brixton	0.687	0.656	-4.5%
Clapham High Street	0.238	0.224	-5.9%
Gipsy Hill	1.561	1.706	9.3%
Herne Hill	2.564	2.686	4.8%
Loughborough Junction	0.931	1.034	11.0%
Streatham	2.016	2.193	8.8%
Streatham Common	2.978	2.943	-1.2%
Streatham Hill	1.997	2.137	7.0%
Tulse Hill	1.672	1.801	7.7%
Vauxhall	14.807	14.582	-1.5%
Wandsworth Road	0.181	0.166	-8.3%
Waterloo	86.398	87.930	1.8%
Waterloo (East)	6.498	6.707	3.2%
West Norwood	1.735	1.706	-1.7%
Total	124.263	126.471	1.78%

6.3.10 The busiest rail station in the borough is Waterloo and this is in fact the busiest rail station in London as a whole with almost 88 million passengers recorded in 2009/10. Vauxhall Station also had significant passengers numbers with almost 14.6 million passengers recorded in 2009/10. Many of the other stations in the borough have seen increases in passenger numbers from 2008/09 to 2009/10 including Gipsy Hill (+9.3%), Herne Hill (+4.8%), Streatham (+8.8%), Streatham Hill (+7%) and Tulse Hill (+7.7%). Some stations where there were reductions in passenger numbers include Brixton (-4.5%) and Wandsworth Road (-8%). In total there was a 1.78% increase in passengers using the rail stations in the borough.

6.3.11 Overall, the number of tube and rail passengers increased for stations in the borough. With continuing public transport investment and appropriately located development within areas where accessibility is good increases in passenger numbers on tube and rail services should continue.

6.4 Mayor's Transport Strategy 2010 and Lambeth's Transport Plan 2011

6.4.1 The Mayor's Transport Strategy for London was published in May 2010. This sets out the Mayor's transport vision for London and details how Transport for London and partners will deliver the plan over the next 20 years.

6.4.2 Lambeth's Transport Plan (LTP) 2011 was approved by the Mayor of London on 14 December. This sets out how the council will deliver the Mayor's Transport Strategy until 2031 and forms the basis for future funding bids for projects until 2031.

6.4.3 The LTP includes specific delivery proposals for the 3 year period 2011/12 – 2013/14. In the past Lambeth has successfully delivered a number of Major Schemes (large, area-based schemes that have a minimum value of £1 million that make a transformational improvement and assist in delivering the Mayor's

Better Streets Agenda), such as the Herne Hill regeneration scheme and The Cut. The 2010 LTP identifies five Major Schemes to be delivered in the next 3 years. These are: Clapham Gateway (public realm project); Norwood Road (general refurbishment and improvement works); Lower Marsh (public realm improvements); Jubilee Gardens (open space improvements) and; Streatham High Road (new footway paving, tree planting, guard rail removal, improved crossing points, improved vehicle loading access and bus stop improvements).

6.4.4 The LTP is available to view on the council's website.

6.5 Conclusions

6.5.1 Lambeth is a relatively small, compact and highly accessible area, very close to Central London and with very good public transport links out of London. For spatial planning purposes, the location of high trip generating developments and encouraging high density development in appropriate areas are important concepts enshrined in development plan policies that is promoted through the Core Strategy and detailed saved UDP policies.

6.5.2 There is considerable demand for and pressure on the transport network in Lambeth and this is likely to increase in future years. Although most of Lambeth is highly accessible by public transport (with the main exceptions being Streatham Common, Clapham Park and the part of the borough that borders Tooting Bec Common, which have lower PTAL levels), more development will inevitably add to pressures on the existing public transport network, with the potential for more people turning to the car as public transport gets more congested.

6.5.3 It is therefore important to encourage and support improvements in public transport and to secure contributions for this from schemes that make a significant impact on transport. Implementing Core Strategy policies seeking to reduce the need to travel by safeguarding and promoting employment, service and other uses locally can play an important role in this objective.

6.5.4 The development plan policies will continue to play an increasingly important role in ensuring that new development does not have an unacceptable impact upon network capacity. Core Strategy Policy S4 and also area based policies for Waterloo, Vauxhall and Brixton in particular will also play an increasingly important role in ensuring that public transport improvements are secured to mitigate the impacts of the new development coming forward. This is discussed further detail in Section 10.

Section 7 – Environment

7.1 Objectives and Planning Policies

Lambeth LDF Core Strategy 2011
Strategic Objectives
Strategic Objective 4 – Reduce carbon emissions by minimising the need to travel and maximising energy efficiency and renewable energy generation in buildings and area regeneration schemes.
Strategic Objective 5 – Safeguard and increase biodiversity through coordinated implementation of the Lambeth Biodiversity Action Plan.
Strategic Objective 6 – Enable Lambeth to adapt to the effects of climate change, including drought and flood risk, through the design of the built environment, retention of existing trees, urban greening, and sustainable urban drainage and protection of the supply of water.
Strategic Objective 7 – Provide essential physical, social and green infrastructure to support population and economic growth through the co-ordinated delivery of infrastructure programmes by Lambeth First partners and statutory undertakers.
Strategic Objective 11 – Increase the quality of open space in Lambeth by safeguarding, linking and upgrading existing open space, improving access and retaining existing trees (through the delivery of the Lambeth Open Space Strategy), and seek new open space where-ever possible including through an extension to Jubilee Gardens.
Strategic Policies
Policy S5 – Open Space
Policy S6 – Flood Risk
Policy S7 – Sustainable Design and Construction

Lambeth Unitary Development Plan 2007
Detailed Saved Policies
Policy 35 – Sustainable Design and Construction
Policy 50 – Open Space and Sports Facilities

- 7.1.1 There are a number of strategic objectives contained in the Core Strategy which identify the importance of the environment including the need to tackle and adapt to climate change. Key policies in the Core Strategy which address this are Policy S5 (Open Space), Policy S6 (Flood Risk) and Policy S7 (Sustainable Design and Construction).
- 7.1.2 The importance of open space is recognised in Core Strategy Policy S5 which seeks to protect and maintain existing areas of open space in the borough. The policy also recognises the need to take opportunities to increase the quantity of open space as well as improve the quality of and access to open space.
- 7.1.3 Core Strategy Policy S6 states that the Council will work in partnership with the Environment Agency in order to manage and mitigate flood risk. This policy provides appropriate protection of water resources in the borough and Flood Risk Assessments are required to be submitted with planning applications dependant on the development scale and its defined flood risk zoning.
- 7.1.4 Core Strategy Policy S7 promotes the highest standards of sustainable design and construction. The policy requires all major development to achieve an on

site reduction of carbon dioxide emissions in line with London Plan targets. The relevant London Plan for the monitoring year was Policy 4A.7 which aimed to achieve a 20% reduction, and the Council encourages and supports this aim for all applications.

- 7.1.5 The replacement London Plan (Policy 5.2) requires a 25 percent improvement on the 2010 Building Regulations, which is equivalent to Code for Sustainable Homes Level 4 for residential buildings. While the London Plan policy for the monitoring period specifically required a 20% on site reduction through renewables this has been removed from the 2011 London Plan policy. Paragraph 5.42 of the 2011 London Plan does however states that there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20 per cent through the use of on-site renewable energy generation wherever feasible.
- 7.1.6 Saved UDP Policy 35 also requires all development proposals to show by means of a Sustainability Assessment how they incorporate sustainable design and construction principles. In July 2008 the council adopted the Sustainable Design and Construction Supplementary Planning Document (SPD). The SPD sets out standards to ensure new development achieves the highest possible standards of sustainability and provides detailed guidance in relation to energy efficiency measures and renewable energy technologies that are appropriate to Lambeth.

7.2 Environment Indicators

Environment Indicator Summary			
Indicator Number	Target	Outcome	Target Met
COI E2 – Change in areas of biodiversity importance	No net loss in of metropolitan or borough level nature conservation importance	No change – See Table 7B	✓
LOI 9 – Unrestricted open space per 1,000 persons	No net loss of open space	Loss 0.1ha	✗
LOI 10 (and LAA stretch target) – Parks and Green Flag awards	4 Green Flag awards by 2010; LAA stretch target of 6 by 2010	8 parks with Green Flag awards	✓
Annual Update of Infrastructure Schedule	Not applicable	Updated Infrastructure Schedule contained in Appendix 4	N/A
COI E1 – Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	None	None	–
COI E3 – Renewable Energy Generation	20% on site reduction through renewables (London Plan, 2008)	22% of approved applications with more than 20% – See 7D	✗
NI 186 – Per capita CO ₂ emissions in local authority area	10% reduction by 2010/11 against baseline (equivalent to 0.55 tonnes)	12% in 2009 – See Table 7F	✓

7.3 Open Space

- 7.3.1 Lambeth has sixty-four officially designated ‘parks and public greenspaces’ which are managed by the Lambeth Parks and Greenspaces Unit. These sites make up about 270 hectares of the total land area for Lambeth which amounts to about 9.9% of the area of the Borough. There are also a number of small sites which, although privately owned, are managed as parks for the public to use and enjoy. The location of the green spaces and local nature reserves are shown on the map below.

Figure 7A: Parks and greenspaces in Lambeth

Source: Lambeth Parks & Greenspaces Guide 2005, LB Lambeth



- 7.3.2 Annex 7 in the Core Strategy provides a list of Metropolitan Open Land, District and Local Open Space although this does not include every open space in the

borough and therefore, the definition of open space as outlined in the supporting text to saved UDP Policy 50 (paragraph 4.17.5) will be used to identify open space. All parks and greenspaces are protected from development or loss by Core Strategy S5 and saved UDP Policy 50. Both these recognise the importance of parks and greenspaces for nature conservation and biodiversity.

Nature Conservation and biodiversity importance

- 7.3.3 Many of Lambeth's parks and greenspaces are also within Conservation Areas, and this confers protection from inappropriate developments, both surrounding and within the open space, some of which could adversely affect their landscape and nature conservation value. Many parks and open spaces in Lambeth are also Sites of Importance for Nature Conservation (SINCs), which both recognises their importance for biodiversity and people's access to wildlife, and also confers protection to these sites from loss or inappropriate use or development through the Core Strategy and saved UDP policies.
- 7.3.4 Core Strategy Policy S5 and London Plan policies protect habitats and species of biodiversity significance across the borough and these policies work in conjunction with other legislation to protect biodiversity in the borough. There are no Sites of Specific Scientific Interest within Lambeth. The River Thames is identified as a site of Metropolitan Nature Conservation Importance. This, together with the sites of Borough and Local Nature Conservation Importance, are identified on the LDF Proposals Map.
- 7.3.1 Greenspace Information for Greater London (GiGL) provide annual updates on biodiversity habitats, defined as Sites of Special Scientific Interest, Sites of Importance for Nature Conservation (defined below as Sites of Metropolitan and Borough Importance) and other local sites. This year's data shows a total of 213.98ha of land (excluding the River Thames) is classed as having biodiversity importance as shown in Table 7B.

Table 7B: Areas of biodiversity importance

Source: GiGL 2011

Designation Type	Number of Sites	Area (ha)
Sites of Special Scientific Interest	-	-
Sites of Metropolitan Importance (River Thames and tidal tributaries – located in various boroughs)	-	2,304.92
Sites of Borough Importance – Grade 1	6	115.07
Sites of Borough Importance – Grade 2	11	70.93
Sites of Local Importance	17	27.98
Total	34	213.98

- 7.3.2 The GLA and Wildlife Trust undertake reviews of Site of Important Nature Conservation and the last review was in 2008. The GLA Survey data provides Lambeth with an extensive database as to which sites (public or private) are of wildlife importance, and which should be classified as Sites of Importance for Nature Conservation (SINCs) which confers them with protection from loss or

inappropriate development/ management. A list of proposed SINCs was provided to Lambeth Planning and changes included LDF Proposals Map.

- 7.3.3 The GLA Survey also identified numerous sites, not necessarily of SINC status, where there is biodiversity interest, or where there are deficiencies in existing wildlife complement. Developments on or close to these sites should look to use the survey data and related guidance to identify opportunities for improving local biodiversity, or provide features in the vicinity of the development to compensate for any loss of wildlife or deficiencies in habitat. SITA Trust¹ funding has also been secured for creating up to 0.5 ha of species-rich meadow grassland in Kennington Park for 2007 to 2010. In future years this will impact positively on CO8i and CO8ii.

Unrestricted open space

- 7.3.5 The total area of open space in Lambeth is 843.532ha, representing 31.07% of the borough. This figure provided by Greenspace Information for Greater London (GiGL) (2011) and is the same as was reported in 2009 and 2010 and therefore there has been no change.
- 7.3.6 The Lambeth Open Spaces Strategy 2004 identifies a deficiency in open space in the borough and there are limited opportunities to secure new large areas of open space in the borough. Current provision of unrestricted open space in the borough is approximately 1.49ha per 1,000 population. Unrestricted open spaces are areas that are available to the public at all times, and include local parks which may have restrictions between dusk and dawn. In 2010/11 there were no new areas of open space designated. Core Strategy Policy S5 seeks to protect and maintain existing open spaces and their function. The policy also stated that the council will also continue to explore opportunities to create new open spaces, particularly through regeneration and development proposals.
- 7.3.7 There have been no substantial losses of unrestricted open space since 2004. GiGL reported a loss of open space of 0.1 ha in the reporting year. This was due to a small loss of open space at Brockwell Park in September 2010 to allow the formation of a slip lane carriageway. The works also involved various other junction modifications, provision of improved street lighting at the park entrance, and the formation of new pedestrian islands, safety barrier and crossing facilities. These works were considered essential to transport safety and provided substantial benefits to all road users, and safer, more accessible and attractive streetscape.

Total quantity of open space

- 7.3.8 The total quantity of public open space in the borough has increased slightly in recent years through the recovery of approximately 100 square metres of open common land in Clapham Common; improvements to The Green Link at Kennington Park resulting in an additional 400 square metres of open space; completion of Windrush Square which consolidated two sites by the removal of a separating road; recovery of a strip of neglected and inaccessible land along the southern boundary of Streatham Vale Park increasing the open space by 120 square metres; and completion of the development at County Hall Island Block which resulted in hard and soft landscaping and general public realm

¹ The SITA Trust is an environmental body that operates under the Landfill Communities Fund distributing funds donated by the recycling and resource management company SITA UK.

improvements as part of the redevelopment of the site as a hotel. This has resulted in more than 620 square metres of additional open space being secured in the borough.

- 7.3.9 For new residential developments, where a potential future need is created for open space, the council requires developers to provide new open space or, if this is not possible due to site constraints, to provide a financial contribution to improve parks and open spaces elsewhere in the borough. In 2010/11, £1,066,299 was secured towards parks and open space improvements through sixteen obligations in Section 106 agreements. These funds will be incorporated into the rolling programme of improvements for public open spaces across the borough.

Green Flag Awards

7.3.10 The Green Flag Award is the national standard for the quality of parks and open spaces. The Green Flag award is a measure of excellence in the management and maintenance of green spaces. For an open space to be eligible it has to be freely accessible to the public. The Green Flag award assessment is based on whether an open space is welcoming, healthy, safe and secure, clean and well maintained; whether the space is managed in a sustainable manner, promotes conservation of wildlife and the built heritage, reflects community needs and promotes community involvement; and whether it is well marketed and has a clear management plan. These aspirations are supported and promoted through Core Strategy Policy S5 and saved UDP Policy 50.

- 7.3.11 Lambeth's Local Area Agreement included increasing the number of Green Flag Parks as a stretch target for 2007-10. The council aimed to achieve at least six Awards by the end of 2010. As of July 2010, eight Lambeth parks were awarded Green Flag Awards. St. John's Churchyard and Hillside Gardens Park were awarded Green Flags in 2010 and Vauxhall Park, Milkwood Community Park and St. Paul's Churchyard, Archbishop's Park, Myatt's Fields Park and Ruskin Park all retained their Green Flag status. This target has therefore been achieved.



Myatt's Field Park – Green Flag



St Paul's Churchyard – Green Flag

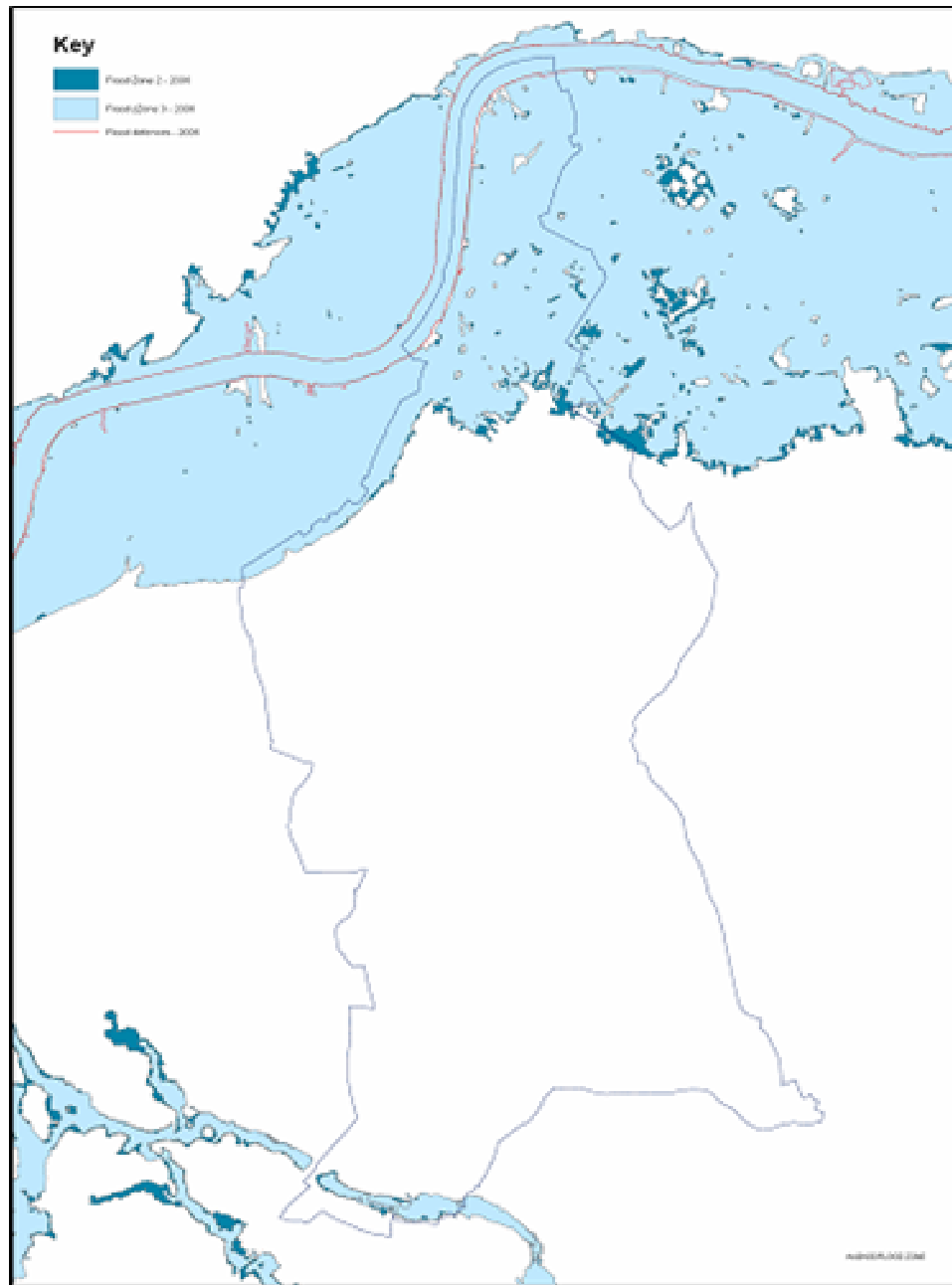
- 7.3.12 Two popular community gardens, Eden at St. Paul's and Brockwell Community Greenhouses, secured Green Pennant Awards in July 2009 recognising the efforts of local residents in managing and developing these open spaces for the benefit of the wider community.

7.4 Flood Risk

- 7.4.1 The flood risk zone in the borough is to the north, in closest proximity to the Thames (see Figure 7C). The flood defence there brings the overall risk down further inland. Additionally, at the bottom south west corner of the borough, the presence of the River Graveney creates an area of flood risk which has created problems during periods of intense rainfall.

Figure 7C: Flood Risk Areas in the London Borough of Lambeth

Source: Environment Agency 2009



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- 7.4.2 The council commissioned consultants to carry out a Strategic Flood Risk Assessment (SFRA) for Lambeth as part of the evidence base for the preparation of the Local Development Framework. The SFRA was completed in December 2008. The assessment identifies areas at risk from flooding.

- 7.4.3 The Environment Agency (EA) was consulted on 234 planning applications in Lambeth during 2010/11. The EA objected to two applications in the borough on flooding grounds and none on water quality grounds. Of these applications one is currently pending consideration and the other was granted permission. The application which was granted permission related to a condition of consent which was imposed at the request of the Environment Agency. The submitted details have been referred to the Environment Agency for comment. The Environment Agency confirmed that they “have reviewed the additional information and can now recommend the discharge of condition 46”. The objection was therefore withdrawn and no applications were permitted contrary to EA advice.

7.5 Sustainable Design and Construction

- 7.5.1 Recent government funding programmes aimed at micro-renewable technologies have helped drive forward the use of PV, solar thermal and micro-wind schemes in London amongst both commercial and residential users. As reported in the AMR in previous years a precise breakdown on the proportion of these schemes installed in London and at the borough level is not available at present.
- 7.5.2 A summary of the number of schemes which included renewable energy technologies as part of the development is set out in Table 7D below. Table 7D shows that there were seventeen major applications which were approved in the reporting year with on-site renewable generation. Of these three met or exceeded the 20% London Plan requirement for on-site renewable energy generation. This meant that fourteen developments were approved without meeting the London Plan target.

Table 7D: Renewable Energy Generation

Source: Lambeth Planning Division, 2011

Indicator COI E3		Number/ Percentage
	Number of major schemes	17
	Schemes with more than 20% from renewables	3
	Schemes with less than 20% from renewables	14
	% of schemes with more than 20%	18%
	Average percentage of CO2 reduced through renewables	13%

- 7.5.3 During the transitional period prior to the adoption of the Core Strategy schemes which were not referable to the Mayor were considered under the former UDP Policy 34 requirements and the adopted Sustainable Design and Construction SPD. The policy required only 10% on site renewable energy generation (calculated using CO₂ emissions). The number of approved schemes which achieved a minimum of 10% renewable energy generation in 2010/11 was eleven or 61%. A full breakdown of the schemes with on site renewable energy generation is set out in Table 7E below.

Table 7E: Completed applications with on site renewables 2010/11

Source: Lambeth Planning, 2011

Reference	Development Site	Technology	Renewables Saving (CO ₂)	Total CO ₂ Saving over Baseline
10/00507/FUL	142-170 Streatham Hill And Wentworth House, 10 Sternhold Avenue	Solar PV	7.60%	19.20%
09/03530/FUL	1-10 Lidcote Gardens And 1-26 Cumnor Close	Biomass Boiler	11.40%	N/A
09/04322/FUL	143-161 Wandsworth Road London SW8 2LY	Solar PV	2%	30.40%
10/01336/RG3	Norwood School Crown Dale	Biomass Boiler, Solar Thermal & Solar PV	16%	22%
10/02639/FUL	111 Westminster Bridge Road	Heat Pumps & Solar PV	12%	22.80%
10/01014/OUT	Myatts Field North Housing Estate	Solar PV (CHP results in significant carbon off set)	2.60%	79%
10/01543/FUL	170-174 And 176-188 Acre Lane	Solar PV & Ground Source Heat Pump	11.80%	N/A
10/02516/FUL	368 To 372 Coldharbour Lane	Solar Thermal	7%	N/A
10/00507/FUL	142-170 Streatham Hill And Wentworth House, 10 Sternhold Avenue	Solar PV, Biomass Boiler & CHP unit	7.60%	19.20%
10/02416/FUL	243 Brixton Road	Solar PV	4.50%	10.6
10/03516/FUL	187-191 Clapham Road	Solar PV & Ground Source Heat Pump	11%	N/A
10/00695/FUL	Plot Bounded By Railway Line And Opposite 251 To 275 Milkwood Road	Solar Thermal	13%	N/A
10/03840/FUL	Site Of 28 To 34 St Agnes Place	Solar Thermal	10.30%	N/A
10/02517/FUL	63A Effra Road	Solar Thermal	10%	N/A
10/01969/OUT	Surrey County Cricket Club Kennington Oval	Solar PV and CHP	30%	N/A
10/02040/FUL	Royal National Theatre South Bank	Ground Source Heat Pumps and Solar Thermal	24%	N/A
10/01524/FUL	Plot Rear Of Brixton Garage With Access From Daysbrook Road	Solar PV	20%	N/A

7.5.4 The overall average percentage reduction of CO₂ through on-site renewables was 13% suggesting that on average the former 10% renewable target was being met. It is expected that with the formal adoption of the Core Strategy that

the proportion of developments achieving the minimum standards in the London Plan will increase.

7.5.5 It should be highlighted that with the adoption of the replacement London Plan in July 2011 the policies relating to on site renewable energy generation have changed and no longer include a target requirement of 20%. New London Plan Policy 5.2 requires a 25 percent improvement on the 2010 Building Regulations. While the previous London Plan requirement for a 20% on site reduction through renewables is no longer in policy paragraph 5.42 of the 2011 London Plan does state that there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20 per cent through the use of on-site renewable energy generation wherever feasible.

7.5.7 It is likely that renewable energy generation in the borough is actually greater than recorded in planning applications. This is because existing monitoring systems do not capture all planning permissions that incorporate renewable energy technology and permitted development rights allow the introduction of renewable energy technologies without the need to apply for planning permission. A positive example of a recently completed retrofitting scheme was the works refurbishment works of the Ethelred Estate in Vauxhall. The project received EU funding and is part of Lambeth Council's Concerto Initiative.



The refurbishment has resulted in 80% CO₂ reduction overall (landlords energy use). The refurbishment included:

- green sedum roofs to improve biodiversity,
- solar PV panels to generate clean electricity,
- external insulation to increase energy efficiency,
- new communal boilers with a combined heat and power engine to provide low carbon heating and hot water to the flats.

The contractors have also recycled 92-97% of kitchens, bathroom and other construction waste.

7.5.8 On 15 September 2011 the Department of Energy and Climate Change published estimates of emissions of carbon dioxide for Local Authority (NUTS4) and Regional (NUTS1) areas for the years 2005-2009. The figures published previously for 2005-08 have been revised so that they are directly comparable to the 2009 figures. Also published was a subset of the main Local Authority CO₂ dataset that represents the emissions which are deemed to be within the scope of influence of Local Authorities. The data in this subset exclude emissions in the main dataset which are considered to fall outside the scope of influence of Local Authorities (e.g. emissions from motorways and emissions

from some installations in the EU Emissions Trading Scheme). The figures shown for per capita emissions are based on population estimates published by the Office for National Statistics at the Local Authority level. Since these statistics are a subset of the main dataset, revised figures for 2005-2008 have again been published alongside the new 2009 figures.

- 7.5.9 Until recently, this dataset has generally been used to monitor their progress against National Indicator NI186, "Per capita reduction of CO₂ emissions in the Local Authority area", under the Department for Communities and Local Government's (CLG's) Local Area Agreements (LAAs). In October 2010, CLG announced that it was decentralising LAAs and replacing the National Indicator Set with a single comprehensive data list from April 2011. This data list was drawn up by CLG in consultation with other Government Departments and Local Authorities, and there is now no formal obligation for Local Authorities to report on their progress against this measure. This indicator is listed in the Core Strategy and therefore continues to be monitored until it is reviewed.
- 7.5.10 The target for Core Strategy Indicator NI 186 which measures per capita CO₂ emissions in a local authority area is a 10% reduction by 2010/11 against 2005 baseline (equivalent to 0.55 tonnes). The Department of Energy and Climate Change data published shows a 12% reduction against the 2005 baseline in 2009. This is shown in Table 7F below. The council has therefore exceeded this target.

Table 7F: Per capita CO₂ emissions in Local Authority Area

Source: Department of Energy and Climate Change, September 2011

Year	Grand Total	Population ('000s, mid-year estimate)	Per Capita Emissions (t)	% per capita reduction 2005-2009
2005	1418.4	274.4	5.2	12.0%
2006	1430.0	277.1	5.2	
2007	1391.2	279.3	5.0	
2008	1391.0	281.4	4.9	
2009	1290.4	283.3	4.6	

7.6 Conclusions

- 7.6.1 There continues to be pressures on the development of open space as well as demand for increased provision. The policies in the Core Strategy and UDP safeguard open space and require open space to be re-provided elsewhere or compensated by improvements in quality, should circumstances mean that development should be allowed. The policies have continued to be effective in maintaining and improving both the quality and quantity of public open space in the borough. Although a minor reduction in open space was reported this year this was essential to transport safety and provided substantial benefits to all road users, and safer, more accessible and attractive streetscape.
- 7.6.2 There has been no recorded detrimental change in the habitats and environmental value of the habitats.
- 7.6.3 The council continued to increase the total number of Lambeth parks with Green Flag awards with a further two parks being awarded Green Flag status in the reporting year bringing the total number to eight. This reflects a steady improvement in the quality of open spaces in the borough, with one open space having received the Green Flag award in 2005/06, one in 2006/07, and one in

2007/08. The council has met and exceeded its LAA stretch target to achieve six awards by the end of 2010.

- 7.6.4 The multi million pound improvement of Jubilee Gardens is well underway for completion by May 2012, with most of the funding coming from S106 financial contributions. The Council is also continuing to support the installation of green roofs and walls in the borough, including through guidance in the Sustainable Design and Construction SPD (2008).
- 7.6.5 The 2008 London Plan sets out a regional target to achieve a 20% reduction in CO2 emissions Core Strategy Policy S7 is set in this context. Although not all approvals achieved this target, the requirement is set in the context of viability.

Section 8 – Sustainable Waste Management

8.1 Objectives and Planning Policies

Lambeth LDF Core Strategy 2011
Strategic Objectives
Strategic Objective 12 - Contribute to the delivery of Lambeth's Sustainable Waste Management Strategy by maintaining an appropriate supply of land for waste management and operational use and seeking the most effective waste management facilities within new developments.
Strategic Policies
Policy S8 – Sustainable Waste Management

- 8.1.1 Sustainable Waste Management is addressed through Strategic Objective 12 which is grouped under key overarching issue D – Providing essential Infrastructure in the Core Strategy.
- 8.1.2 Core Strategy Policy S8 seeks to ensure that Lambeth contributes to the sustainable management of waste in the borough by supporting waste up the waste hierarchy; supporting the delivery of the Western Riverside Waste Authority's statutory Waste Management Strategy and Lambeth Sustainable Waste Management Strategy; safeguarding existing waste management and transfer sites unless compensatory provision is made; supporting waste management uses in Key Industrial Business Areas and other appropriate locations; and supporting provision of an adequate supply of land for the operational delivery of waste collection service including depots and waste transfer sites.

8.2 Sustainable Waste Management Indicators

Sustainable Waste Management Indicator Summary			
Indicator Number	Target	Outcome	Target Met
COI W1 – Capacity of new waste management facilities	Progress in meeting London Plan waste apportionment (tonnes per annum): 222,000 by 2010 294,000 by 2015 346,000 by 2020 (London Plan, 2008)	No known loss of waste sites or capacity. Current existing capacity: 11,658 tonnes per annum Current maximum licensed capacity: 13,933 tonnes per annum	✓
COI W2 – Amount of municipal waste arising and managed, by management type	Exceed recycling or composting levels in municipal waste of: 35% by 2010 45% by 2015 (London Plan, 2008)	27.94% of municipal waste recycled or composted in 2010/11	✓

8.3 Capacity of waste management facilities

8.3.1 The availability of sites and facilities for separation and treatment of waste is imperative in ensuring the ability to manage waste near its source, known as the proximity principle. Provision and protection of sites and facilities is the most significant role that the LDF can play in planning for waste management.

8.3.2 Core Strategy Policy S8 states that the council will contribute to the sustainable management of waste in Lambeth by:

“ ...

(c) Safeguarding existing waste transfer and management sites for waste management use, unless appropriate compensatory provision is made in appropriate locations elsewhere in the borough.

(d) Supporting additional sites for waste management in Key Industrial and Business Areas and other appropriate locations to provide the capacity to meet, over the plan period, the borough's waste apportionment set out in the London Plan, subject to London Plan targets to 2025.

(e) Supporting the provision of an adequate supply of land for the operational delivery of the waste collection service, including depots and waste transfer sites.”

8.3.3 Paragraph 4.39 of the Core Strategy supporting text states that the council will consider the appropriate sites to address this requirement through the preparation of the Site Allocations DPD, in consultation with landowners and commercial operators. Existing waste management and transfer sites for operational use will also be allocated in the Site Allocations DPD.

8.3.4 Paragraph 4.40 sets out the requirements for waste sites and areas and states that new waste sites will be considered against the criteria for location set out in Annex E of Planning Policy Statement 10 – Sustainable Waste Management (PPS10) and London Plan policy. It makes clear that account will be taken of the distribution of sites across the borough. Finally it sets out the broad area of search for sites as follows:

- i. Sites currently in waste management use but not listed in Annex 4 of the Core Strategy;
- ii. Existing waste transfer sites with potential for reorientation towards waste management use;
- iii. Land within Key Industrial and Business Areas;
- iv. Other appropriate sites.

8.3.5 Annex 6 of the Core Strategy does however identify five waste management and transfer sites in the borough:

- Lambeth Reuse and Recycling Centre, Vale Street
- 4-16 Belinda Road
- Shakespeare Wharf, Shakespeare Road
- 26 Wanless Road

- 44 Clapham Common Southside (ancillary use)

These are also identified on the LDF Proposals Map as 'Safeguarded Waste Sites'. The four sites at Belinda Road, Shakespeare Wharf, Wanless Road and Clapham Common Southside are currently in waste transfer use and not presently used for waste management.

8.3.6 The Core Strategy Waste Evidence Base (March 2010) identifies further sites within the borough which are in waste management or transfer use. These are:

- Block F, Offley Works, 25-27 Clapham Road (furniture reuse)
- Beadman Street (furniture reuse)
- 61 Lilford Street (food waste)
- Scrapyard, Windsor Grove (scrap metal)
- Railway Arch 439, Wickwood Street (scrap metal)

8.3.7 These sites are protected by Core Strategy Policy S8(c) and consideration will be given to whether these sites should be allocated for waste once the Site Allocations DPD has progressed. The Core Strategy Waste Evidence Base (March 2010) states that the existing capacity of the six waste management sites is 11,658 per annum. The estimated maximum licensed capacity of the six waste management sites is 13,933 tonnes per annum.

8.3.8 The 2008 London Plan includes projections for London's combined municipal and commercial / industrial waste arisings until 2020, and breaks these down by borough. The London Plan then apportions the proportion of waste to be managed by London to the individual boroughs, taking account of their location, density and land availability. Lambeth's projected waste arisings by 2020 are 486,000 tonnes per annum. Lambeth's apportionment of waste to be managed in London by 2020 is 346,000 tonnes per annum. Based on an assumed average waste management ratio of 80,000 tonnes per hectare, the additional capacity required equates to 4.2 hectares of additional land by 2020.

8.3.9 The difference between the current capacity of Lambeth's waste management sites (not including existing sites used for waste transfer) and what is required by the London Plan is currently being addressed through a combination of increasing capacity on the existing sites, identifying new sites through the Site Allocations DPD and incorporating on-site waste management facilities in major developments.

8.3.10 The 2011 London Plan is outside this monitoring period but includes revised waste apportionment figure for the borough of 281,000 tonnes per annum by 2026. This equates to 3.4 hectares being required for waste management by 2026. These are the figures which will be reported in the AMR from 2011/12.

8.4 Municipal waste arisings

8.4.1 Core Strategy Policy S8(a) supports the approach to drive waste management up the waste hierarchy in accordance with national and regional policy and targets. The London Plan target for this monitoring period is contained in the 2008 London Plan and is for 35% of municipal waste recycled or composted by 2010 and 45% by 2015.

- 8.4.2 Lambeth is a Waste Planning Authority and a Waste Collection Authority. The Western Riverside Waste Authority (WRWA) is the Waste Disposal Authority for Lambeth, Wandsworth, Hammersmith and Fulham, and Kensington and Chelsea. Lambeth has strong goals for the reduction of the amount of waste arisings in the borough, and particularly the amount of municipal waste being disposed of through landfill and other non-sustainable methods. These goals must be achieved in conjunction with the WRWA and other constituent boroughs.
- 8.4.3 Lambeth's Sustainable Waste Management service has also developed a Municipal Waste Management Strategy 2011-2031 which was adopted in November 2010. The Strategy details how the borough's waste and recycling will be managed from 2011-2031 and covers rubbish and recyclable material collected from domestic properties; recyclables deposited at local recycling points; waste delivered to Lambeth's Reuse and Recycling Centre; commercial waste collected under contract to the Council; waste from markets and parks; litter and street cleansing wastes; waste from gully pots; bulky waste and healthcare wastes. As Lambeth is a Waste Collection Authority only the Strategy does not cover waste disposal. However, it does include treatment of waste streams collected by Lambeth where they are not sent to Western Riverside Waste Authority for disposal.
- 8.4.4 The tables below set out the quantity of municipal waste and the way in which it was managed, by management type, in 2010/11.

Table 8A: Amount of Municipal Waste Arising and Managed

Source: Lambeth Waste Division, 2011

COI W2	Landfill	Incineration with EfW*	Incineration without EfW*	Recycled /Composted	Other (reused)	Total Waste Arisings
Amount of waste arisings in tonnes	101,862.20	48.10	0	25,353.71	193.77	127,457.77

*Energy from Waste

Table 8B: London Borough of Lambeth Municipal Waste Management by Type

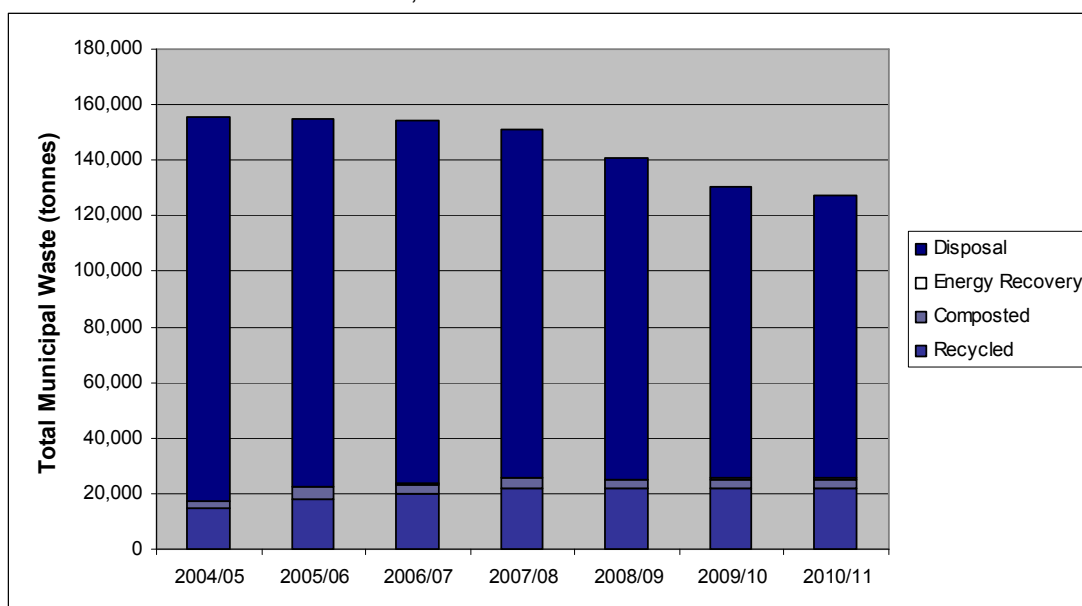
Source: Lambeth Waste Division, 2011

Total Municipal Waste	Management	Tonnes	%	Total Tonnes
2004/05	Recycling	14,564.04	9.36	155,653.99
	Composting	2,846.36	1.83	
	Energy Recovery	93.27	0.06	
	Disposal	138,150.3	88.75	
2005/06	Recycling	18,031.41	11.64	154,866.8
	Composting	4,418.34	2.85	
	Energy Recovery	92.89	0.06	
	Disposal	132,324.2	85.44	
2006/07	Recycling	19,694.03	12.77	154,237.51
	Composting	3,630.3	2.35	
	Energy Recovery	219.78	0.14	
	Disposal	13,0693.4	84.74	
2007/08	Recycling	22,026.41	15	151,224.03
	Composting	3,835.88	3	
	Energy Recovery	151.33	0.10	

Total Municipal Waste	Management	Tonnes	%	Total Tonnes
2008/09	Disposal	125,210.41	82.80	141,061.64
	Recycling	21,884.51	15.51	
	Composting	3,282.17	2.33	
	Energy Recovery	90.42	0.06	
	Disposal	115,623.99	81.97	
2009/10	Recycling	21,608.87	16.52	130,815.97
	Composting	3,756.23	2.87	
	Energy Recovery	75.40	0.06	
	Disposal	105,218.98	80.43	
	Recycling	21,845.07	17.14	
2010/11	Composting	3,508.64	2.75	127,457.77
	Energy Recovery	48.10	0.04	
	Disposal	101,862.20	79.92	
	Disposal			

Figure 8C: London Borough of Lambeth Municipal Waste Management by Type 2004/05 – 2010/11

Source: Lambeth Waste Division, 2011



8.4.5 The total amount of waste arising in Lambeth has continued to decrease periodically despite population numbers increasing. Table 10B shows that there has been a reduction of total waste arising of more than 18% since 2004/5. In 2010/11 Lambeth produced 3,358 tonnes less waste than in 2009/10, and 28,196 tonnes less waste than in 2004/05. Table 10B also shows a general trend towards increased levels of recycling and composting and a reduction in disposal (i.e. landfill). The council's recycling initiatives have been successful in seeing an increase in the total amount of recycling from 9.36% of municipal waste in 2004/05 to 17.14% in 2009/10.

8.4.6 The proportion of household waste that was recycled or composted has also increased year on year. In 2010/11 27.9% of household waste was recycled or composted an increase of a further 2.2% on 2009/10 which saw 25.7%.

8.5 Conclusions

- 8.5.1 There has been no loss of waste management capacity in the borough this monitoring year. The council will continue to address the shortfalls between the London Plan apportionment for the borough and existing capacity through increasing capacity on the existing sites and by identifying new sites for waste management in the Site Allocations DPD. Major development proposals will also be required to incorporate waste management facilities on site and detailed policies will be formulated to address this in detail in the Development Management DPD.
- 8.5.2 Municipal waste arisings have continued to decrease year on year and council's recycling initiatives have been successful in seeing increases in the total amount of recycling and composting. This will continue to improve following the implementation of many of the initiatives in the Municipal Waste Management Strategy 2011-2031. Many initiatives such as making recycling compulsory and improvements to the council's reuse and recycling centre came into effect in the monitoring period 2011/12 and this will hopefully see significant improvements next reporting year.
- 8.5.3 Work will continue to need to be in collaboration with the council's Waste Management team to ensure that all types of development are considered from a waste management perspective. This includes updating of the guidance note prepared by the Council's Street Care team on waste and recycling storage and collection requirements to ensure practical arrangements for waste management are designed into developments.

Section 9 – Quality of the Built Environment



9.1 Objectives and Planning Policies

Lambeth LDF Core Strategy
Strategic Objectives
Strategic Objective 13 – Develop and sustain stable neighbourhoods with a high quality, liveable residential environment, respect for local amenity, good access to local services and transport, and mixed populations (including different ethnic groups, faiths and sexual orientations, the young, the elderly and people with disabilities).
Strategic Objective 14 – Increase community safety and resilience to terrorism by designing out crime and fear of crime in the built environment and through joint working within the Safer Lambeth Partnership.
Strategic Objective 15 – Create and sustain distinctive local places through excellent design of buildings and the public realm, valuing heritage, identity, cultural assets, the River Thames and the natural environment.
Strategic Objective 16 – Protect and enhance the historic built environment, the setting of the Palace of Westminster World Heritage site and strategic views by working in partnership with English Heritage, neighbouring boroughs and community groups.
Strategic Objective 17 – Support the regeneration and renewal of the London Plan Opportunity Areas at Waterloo and Vauxhall/Nine Elms/Battersea to reflect their role in central London, working in close partnership with the neighbouring boroughs of Southwark and Wandsworth and all key stakeholders.
Strategic Objective 18 – Maintain and develop Lambeth’s strength in arts and culture and the role of the South Bank as one of London’s leading international cultural and tourist destinations reflecting its status as part of the South Bank/Bankside Strategic Cultural Area.
Strategic Policies
Policy S9 – Quality of the Built Environment

Lambeth Unitary Development Plan 2007
Detailed Saved Policies
Policy 7 – Protection of Residential Amenity
Policy 31 – Streets, Character and Layout
Policy 32 – Community Safety/Designing Out Crime
Policy 33 – Building Scale and Design
Policy 38 – Design in Existing Residential/Mixed Use Areas
Policy 39 – Streetscape, Landscape and Public Realm Design
Policy 40 – Tall Buildings
Policy 45 – Listed Buildings
Policy 47 – Conservation Areas

- 9.1.1 There are a number of key strategic objectives which relate to quality of the built environment falling under over-arching issue E – Promoting community cohesion and safe, liveable neighbourhoods and F – Creating and maintaining attractive, distinct places. The Core Strategy and detailed saved UDP policies play an important role in influencing the urban character of the borough.

9.2 Quality of the Built Environment Indicators

Quality of the Built Environment Indicator Summary			
Indicator Number	Target	Outcome	Target Met
LOI 11 – Number of listed buildings and structures on 'at Risk' register	Net decrease	30 buildings on register – net increase of nine	
LOI 12 – Number of conservation areas with up to date character appraisal	100%	Twelve approved and six draft	
LOI 13 – Percentage of planning approvals for ten or more residential units receiving Secure by Design accreditation	100%	10 developments (771 units)	N/A

9.3 Listed Buildings

9.3.1 Lambeth is also home to a large number of listed buildings. Core Strategy Policy S9(b) safeguards and promotes improvements to the borough's heritage assets including, amongst other things, appropriate uses and improvements to listed buildings, maintaining a list of heritage assets and making appropriate provision for assets of archaeological value. Saved UDP Policy 45 encourages improvements to listed buildings, particularly those identified as being at risk through neglect or decay, to bring them into sustainable use and good repair.

9.3.2 Figure 8A sets out the council's performance against listed building indicators.

Table 9A: Listed buildings indicators

Source: Lambeth Planning Division, 2011

Approximate number of listed buildings note: this is not an exact figure as the number of list entries does not reflect the number of buildings listed, for example one list entry can cover a terrace of buildings	Over 2,500
Number of statutory listed buildings added in 2010/11	Two buildings/structures added: 1. Lamp Post on E Side of Railway Viaduct, Lambeth Road 2. Former Annie McCall Hospital, Jeffreys Road
Number of statutory listed buildings removed from the list in 2010/11	None
Added to English Heritage at Risk Register of Buildings in 2010/11	13 buildings/structures added
Removed from English Heritage at Risk Register in 2010/11	4 buildings/structures removed
Total number of buildings on Heritage at Risk Register in 2010/11	30 buildings/structures listed

- 9.3.3 Two listed buildings or structures were added to the statutory list in 2010/11. These were Lamp Post on E Side of Railway Viaduct, Lambeth Road and Former Annie McCall Hospital, Jeffreys Road.
- 9.3.4 The number of 'at Risk' buildings in the borough has been falling since 2000 with 29 buildings in this category in 2000. This year four buildings were delisted, these include:
- Forecourt walls, piers and railings to Roman Catholic Church of Corpus Christi, 70 Brixton Hill SW2
 - Stockwell Green Muslim centre (former United Reformed Church), 35 Stockwell Green, Stockwell SW9
 - 36 Stockwell Park Road SW9
 - Folly at St Michael's Convent (Park Hill), Streatham Common North SW16
- 9.3.5 The total number of buildings 'at Risk' this reporting year is 30. This is quite a significant increase from the number reported in 2010/11 although the high number of buildings/structures listed is predominately due to listings being more specific this year. The council carried a more thorough inspection of many of the tombs and monuments in the borough and therefore has a better understanding of the condition of these. It was decided to list specific monuments and tombs which has not been done previously, for example, in the past West Norwood Memorial Park has been included as one listing, this year however, there are five separate listings for the park with four individual tombs being included on the list. Similarly, St Leonards Churchyard in Streatham has three listed monuments. In addition to these, new listings this year include:
- 118 Camberwell New Road, Camberwell
 - 124 and 143 Camberwell New Road
 - Office license attached to the Old Red Lion PH, 44 Kennington Park Road, Kennington
 - Walls of former graveyard on perimeter of recreation ground, Lambeth High Street, Vauxhall
 - Walls on southside of St John with All Saints' churchyard, Waterloo Road, Waterloo
 - Christ Church, Christ Church Road, Brixton
- 9.3.6 Although this reporting year saw an increase in the number of buildings on the register it is important to highlight that a large proportion was by virtue of a change in the way the buildings and structures were registered. The council will need continue to work to reduce the number of buildings and structures on the 'at Risk' register.
- 9.3.7 In addition to listed buildings the council has been updating the locally listed buildings register as well. A locally listed building is a building or other structure which is deemed to be of local architectural or historic interest and is included on the Local List drawn up by the council. Although locally listed buildings are not given a grade like statutory listed buildings these are buildings which are of value to the local scene, character or history and are therefore given recognition through the local list. There are currently 240 Locally Listed buildings in the borough.

9.4 Conservation Areas

- 9.4.1 There are 62 conservation areas in Lambeth, covering more than 25% of the borough, designated as areas of special architectural or historic interest. Saved UDP Policy 47 states that the council will prepare and adopt character appraisals for its conservation areas. Character appraisals draw out the key elements of townscape quality and evaluate the positive and negative characteristics of a conservation area.
- 9.4.2 Twelve conservation areas in Lambeth have up to date character appraisals. Character appraisals were completed for Lower Marsh, Mitre Road and Ufford Street, Renfrew Road, Roupell Street, South Bank, Waterloo, Albert Square, Lansdowne Gardens, Clapham High Street, Rectory Grove, Hackford Road and Stockwell Park prior to this reporting year. Six more draft character appraisals went to consultation in 2009/10, these include, Brixton, Herne Hill, Kennington, Larkhall, Clapham Road and South Lambeth Road. Although outside the monitoring year these were adopted in November 2011. Once adopted there will be eighteen conservation areas with up to date character appraisals.
- 9.4.3 The council will continue to progress the remaining 44 conservation area character appraisals. It is intended that five appraisals will be completed each year.

9.5 Design Awards

- 9.5.1 The Planning Division works hard to encourage and promote high quality design through the Core Strategy and saved UDP policies and also through the pre-application process. A number of developments won design awards in 2011 including, The Mulberry Centre and Public Toilets achieved Community Recognition Award at Civic Trust Awards; Clapham One won the Best Housing Project Award (The Daily Telegraph British Homes Awards); and Evelyn Grace Academy, Loughborough Park won the Stirling Prize in 2011.



Clapham One - Best Housing Project Award 2011

- 9.5.2 Trinity Hospice won a commendation and Clapham Manor Primary School an award at the Civic Trust Awards in March 2010. Clapham Manor School also won the Best Built Project – Community Scale Scheme plus a special commendation in the London Mayors award in 2010. White Hart Dock, Albert Embankment was shortlisted for Best Built Project – Community Scale Scheme at the London Planning Awards in 2010.

9.6 Secure by Design

- 9.6.1 Successful crime prevention depends on a wide range of factors. The contribution that can be made by planning in ‘designing out’ crime is important. Design can reduce the fear of crime by creating places where people feel safe to live or travel through. The promotion of safe, secure and accessible developments is a key part of the planning process. Consideration of crime issues early in the design phase of new developments and urban spaces can significantly reduce opportunities to perpetrate crime in the future.
- 9.6.2 Core Strategy Policy S9(f) seeks to create safe and secure environments that reduce scope for crime, fear of crime, anti-social behaviour and fire, having regard to Secured by Design standards, and by addressing resilience to terrorism in major developments. Saved Policy 32 also requires developers to take into account ‘Secured by Design’ principles.
- 9.6.3 In March 2008 the council adopted its Safer Built Environments Supplementary Planning Document (SPD), which was produced in consultation with police crime prevention design advisors. The SPD sets out the principles of achieving new developments that improve community safety and reduce both the incidence and fear of crime, based upon well established government and other guidance as well as practical experience.
- 9.6.4 The basis of Indicator LOI 13 is to measure the proportion of planning approvals for ten or more residential units receiving Secure by Design accreditation. It is not possible to report on the percentage of approvals achieving Secure by Design accreditation as this is a post completion accreditation. Lambeth’s Crime Safety Team have information on the number of completed developments with the reporting year achieving accreditation. In 2010/11 a total of ten developments, yielding 771 units, received Secure by Design Accreditation during this period.
- 9.6.5 In addition to new build developments above, a number of other developments falling outside the monitoring criteria, due to them numbering less than ten units or were education related, received Secure by Design Accreditation or a letter of compliance as well. The significance of the letter of compliance is that as they are refurbishments they are constrained by their existing design and layout and therefore part compliant. Where possible the scheme has addressed the main crime risks and complied with as much of Secured by Design as possible regarding windows and doors and lighting etc but has not been eligible for certification as it is not a new build. A total of eight developments which fell outside the monitoring threshold also received Secured by Design Accreditation (five developments) or a letter of compliance (three developments).

9.7 Tall Buildings

- 9.7.1 Core Strategy Policy S9(d) identifies Waterloo, Vauxhall and Brixton as locations appropriate for tall buildings. Each of these three locations are key

regeneration opportunities but with very different characteristics. The council commissioned consultants to carry out urban design capacity studies for Vauxhall and Waterloo, looking in particular at the issue of tall buildings. This work, alongside a number of landmark appeals, has informed the preparation of Area Supplementary Planning Documents for these areas.

- 9.7.2 A masterplan was also commissioned and prepared for Brixton. Opportunities for higher density development, in Norwood and Streatham are also promoted to support regeneration of the town centres as set out in the relevant places and neighbourhoods policies of the Core Strategy.
- 9.7.3 The preparation of area guidance in Waterloo and Vauxhall has particularly been affected by recent decisions by the Secretary of State on tall building proposals in Lambeth and elsewhere in London. Key schemes which have affected the strategic approach for tall buildings include Doon Street and Elizabeth House in Waterloo and Vauxhall Tower, Sky Gardens and 81 Black Prince Road in Vauxhall. Another significant appeal decision for tall buildings was for the erection of a 42 storey (plus 2 basements) residentially led building at 69 Bondway in Vauxhall. An appeal was lodged against non-determination of application within its statutory period in March 2010 and in July/August 2010 the public inquiry was held.
- 9.7.4 It was resolved at Planning Applications Committee that the application would have been refused on five grounds relating to detrimental impact on heritage assets; height, scale, bulk massing, orientation would be over-dominant and overbearing on setting of Vauxhall Park; failure to provide any communal open amenity space or children's play space; failure to provide at least one third of overall floorspace for employment use; and the scheme therefore represented over development of site.
- 9.7.5 The appeal was dismissed and the Inspector's report recommendations from 6 December 2010 were fully endorsed by Secretary of State on 9 February 2011.
- 9.7.6 The aspects of the scheme considered to satisfy policy were:
- The appeal site being suitable for housing development;
 - The proportion of affordable housing being acceptable;
 - The gain in employment numbers, despite a loss of floor-space, satisfies the requirements of policy 23(b)(iii);
 - The impacts on local employment are acceptable;
 - Overall the settings of listed buildings and registered parks would be preserved;
 - The effect on the character and special interest of the World Heritage Site would be acceptable;
 - In principle, this is an acceptable location for a tall building;
 - Acceptable in transport terms;
 - It would deliver sustainable development;
 - The proposals make efficient and effective use of previously developed land; and
 - Access needs were satisfactorily addressed.

9.7.7 The aspects of the scheme considered to be contrary to policy were:

- The intensity of use to which Vauxhall Park would be subject to would erode its recreational function and the character of its open spaces – contrary to policy;
- There was a lack of well planned open spaces; the absence of complementary public space is unacceptable and proposed s106 contributions do not overcome this;
- There was a failure to provide sufficient opportunities for pedestrian movement linked to the wider public realm; and
- The design failed to address the relationship of the building to its immediate surroundings
- The visual mass of the building would be over-bearing in relation to its local surroundings.

9.7.8 Principally, there was no objection to a tall building in this location or to the general architectural treatment of the building. The key issues in terms of urban design were concerns the relationship of the building to its immediate surroundings, that the planned public spaces that bring people together were absent and there was a failure to provide sufficient opportunities for pedestrian movement linked to the wider public realm for it to succeed. The density and site coverage of the development was not considered to have an adequate provision of complementary public space. In conclusion in Inspector and SOS, that provision of public space is necessary to act as a civic gathering space relieving the intensity of activity that would be generated by the proposals, and encouraging the development of linkage routes through the area. In turn, this would reduce pressure on Vauxhall Park, “the only real oasis of calm and tranquillity available for public use in the vicinity”.

9.7.9 The Core Strategy strategic and places and neighbourhood policies as well as the London Plan policies place great emphasis on the need to secure high quality public realm and public spaces. The Bondway appeal highlights this importance when considering large scale developments for tall buildings. Principally, public open space provision as part of a network of public realm provision is crucially important.

9.8 Conclusions

9.8.1 In general, policies to protect and improve conservation and design have continued to be effective in guiding appropriate development. This is particularly a result of advice provided by the council’s specialist conservation and urban design team. This is also reflected in a number of schemes in Lambeth were nominated for, and were awarded, design awards in 2010/11.

9.8.2 The number of up to date character appraisals has been identified as an area of concern in previous AMRs. This will still need to be resolved and balanced with the heavy workload of and actual involvement in providing pre-application planning guidance and advice.

9.8.3 The council has continued to work closely with police crime prevention design advisors at both pre-application and application stage and this, alongside the detailed guidance to promote safe, secure and accessible developments in the

Safer Built Environment SPD continues to ensure that developments are brought forward which are designed to reduce crime. This is represented by the number of developments with Secure by Design Accreditation and also further developments with a letter of compliance.

- 9.8.4 Supplementary Planning Documents on Safer Built Environments, Shopfronts and Signage and Residential Extensions and Alterations were adopted in January and March 2008. This has assisted with achieving quality design in developments across the borough. Work is continuing on area specific SPDs as well, which will provide further support and guidance.

Section 10 – Places and Neighbourhoods

10.1 Objectives and Planning Policies

Lambeth LDF Core Strategy	
Strategic Policies	
Policy PN1 – Waterloo	
Policy PN2 – Vauxhall	
Policy PN3 – Brixton	
Policy PN4 – Streatham	
Policy PN5 – Clapham	
Policy PN6 – Stockwell	
Policy PN7 – Oval	
Policy PN8 – West Norwood/Tulse Hill	
Policy PN9 – Herne Hill	
Policy PN10 – Local Centres	

Lambeth Unitary Development Plan 2007	
Detailed Saved Policies	
Policy 64 – Food and	
Policy 66 – Clapham Park	

10.2 Places and Neighbourhoods Indicators

Places and Neighbourhoods Indicator Summary			
Indicator Number	Target	Outcome	Target Met
Annual progress update on each of the places and neighbourhoods	Not applicable		N/A

- 10.2.1 Section 5 of the Core Strategy sets out the policies for nine places and neighbourhoods in different parts of the borough which are expected to see significant growth or change over the plan period. The Core Strategy sets out for each area a summary of the characteristics and challenges for the area and also draws upon the vision for each of these areas as outlined in the planning frameworks and masterplans. This will eventually contribute to the production of specific guidance for key sites to help bring forward appropriate town centre regeneration some of which are outlined below.
- 10.2.2 Through the Localism Bill, published in December 2010, a new framework was set out in relation to the principles for the new system of neighbourhood planning. Through this it is intended that communities will be able to develop planning policies that will become part of the planning framework for their area and grant planning permission for certain types of new development. This change will inevitably have an impact on some of Lambeth's neighbourhoods where neighbourhood plans are intended to be and are brought forward.

10.3 Waterloo

- 10.3.1 Core Strategy Policy PN1 sets out the strategic approach for Waterloo which is identified as a Opportunity Area in the London Plan. Waterloo is also a key part of the Central Activities Zone (CAZ) and Lower Marsh/The Cut is also identified as a CAZ Frontage. The Waterloo Opportunity Area Planning Framework was adopted in October 2007. The document is Mayoral guidance supplementary to the London Plan and in addition to this document the council has also produced a Waterloo Area Supplementary Planning Document (SPD) which was adopted in June 2008.
- 10.3.2 A revised Area SPD and draft Waterloo Station Development Brief were approved for public consultation in May 2011, with consultation taking place throughout June and July 2011. The Council is considering the representations and intends to adopt the final versions of the documents in 2012.
- 10.3.3 Current major developments in Waterloo:
- Elizabeth House – new application for redevelopment of site expected Winter 2011
 - Shell Centre – Shell has appointed a development partner who will be working up proposals for redevelopment of the site around the tower during 2012
 - Jubilee Gardens – major re landscaping to provide high quality park – under construction with completion due mid-May 2012
 - Lower Marsh Regeneration Project – new private market manager in place increasing the number of stalls. Public realm project to commence January 2012 with completion end of 2012
- 10.3.4 In relation to neighbourhood planning, the South Bank area is part of eight business groups which are being given the opportunity to test out the approach being proposed in the Localism Bill to develop a business led Neighbourhood Plans.

10.4 Vauxhall

- 10.4.1 The strategic approach to Vauxhall is set out in Core Strategy Policy PN2 which forms part of the London Plan Vauxhall, Battersea and Nine Elms Opportunity Area. The draft Vauxhall Area SPD produced in November 2008, on which consultation was carried out, is due for further revision in light of the various significant changes that have taken place and will be the subject of further public consultation.
- 10.4.2 Vauxhall, along with the other areas of the Opportunity Area, is expected to accommodate significant levels of growth. There are a number of development sites in the locality at various stages within the planning process, some current major development in Vauxhall include:
- Vauxhall Island Site – mixed use development including, housing, student housing, office and community facilities. An application was submitted and appealed for non determination and inquiry expected to run for ten days from 6 March 2012. The council's Planning Applications Committee resolved on 18 October 2011 that the Planning Inspector be advised that

it is likely the council will seek to resist the granting of planning permission for the development on a number of strategic and detailed grounds. A public inquiry is due to take place in March 2012.

- 8 Albert Embankment (Fire Brigade) – Refurbishment, alteration and extension to the grade II Listed fire station and construction of 7 new buildings ranging in height from 5 to 15 storeys for mixed use purposes including residential, business and town centre uses. At their meeting of 13 December 2012, the Planning Applications Committee resolved that planning permission, listed building consent and conservation area consent be refused for the following reasons: harm to the Listed Building; impact on residential amenity due to overshadowing, loss of light and impact on Whitgift House; the mass and scale of the development contrary to Policy 33c and the lack of affordable housing.
- Sainsbury's Wandsworth Road – application submitted in August 2011 for comprehensive redevelopment including: full detailed planning permission for an enlarged replacement retail store (7,432sqm net trading floorspace 13,059sqm gross internal floor area), and other town centre uses (children's tutoring facility (298sqm), lobby/circulation space (1,707sqm), energy centre (779sqm), flexible retail, community floorspace (787sqm), business, office floorspace (1,860sqm), together with 671 residential units with ancillary gymnasium (369sqm), within seven blocks including towers of 19, 28 and 37 storeys and; outline planning permission for 105sqm of flexible A1, A2, A3, A4, D1 floorspace and 66 dwellings within 2 blocks and; outline planning permission is also sought for a further 1,736sqm of flexible floorspace for use in association with either the proposed Nine Elms Northern Line station or A1, A2, A3, A4, D1 use. The application is likely to be reported to the Planning Applications Committee in Spring 2012.
- CLS Site, Wandsworth Road – new application for mixed use redevelopment of site was received by the council in December 2011.
- Sky Gardens - received planning permission in September 2010 for a mixed use development comprising ground floor commercial units (flexible use class A1, A2, A3 and D1) of 257sqm, 4,722sqm of office floorspace (use class B1), 239 residential units, and 3,220sqm of amenity space and landscaped amenity areas,. Works have not yet commenced.
- Wah Kwong House – Planning permission granted (26.06.2008), subject to S106 agreement, for a 15 storey building providing: a restaurant (Class A3) and apart-hotel reception and lounge at ground floor; 102 apart-hotel units and; a three bedroom residential (Class C3) penthouse apartment at top floor level. The permission needed to have been implemented within 3 years. An application to extend the time limit of the permission has been made and was pending a decision at the time of writing.
- St George Wharf tower, a 49 storey (181 metres (594 ft) tall) residential building forming part of the St George Wharf development, is under construction. The tower was approved by the government in April 2005. Construction started in March 2010 and the development is expected to be complete in 2014.
- 69 Bondway – A 42 storey building which would provide a mixed use development comprising commercial units (flexible use class A1, A2, A3 and A4) at ground floor level, subsidised employment commercial units (use class B1) at first, second and third floor levels and residential units at

fourth to fortieth floor levels (376 units). The application was the subject of an appeal dismissed in February 2011 which was dismissed (refer to Section 9.7 for full summary of the decision).

- 10.4.3 A Development Infrastructure Study was carried out to assess the need for infrastructure, assess its cost and how the money could be raised by a levy/tariff on new development in the area. This estimated that just over £1 billion is required to be raised. The vast majority of this would be for the Northern Line Extension (62%); other transport (18.5%); education (9%); open space (9%); community facilities (1%); health (0.5%); and other (1%).
- 10.4.4 The draft Vauxhall, Nine Elms, Battersea Opportunity Area Planning Framework (which crosses the Lambeth and Wandsworth borough boundaries) supports development of 16,000 homes and 20-25,000 jobs. This will require considerable investment in supporting physical and social infrastructure, in particular the proposed extension of the Northern Line from Kennington to Battersea Power Station with an intermediate station at Nine Elms.
- 10.4.5 Transport for London is currently considering further the potential location for the intermediate Northern Line Extension (NLE) Station at Nine Elms. As part of a revised consultation exercise on route alignment and station location, the number of potential station location options have been reduced from 10 to 4. All four of which will have impact on the Sainsbury's redevelopment site on Wandsworth Road, in terms of constructing an underground station box for the station platforms, and appropriate stations entrances on the site. Two further options would either see construction on or below the adjoining New Covent Garden Market Office site and the Banham site as one option, and/or incorporate an extension under Wandsworth Road as an alternative option (which may not fully rule out land take from New Covent Garden Market Office site and the Banham). Further technical assessment work is currently be undertaken on the options.
- 10.4.6 The Northern Line Extension will be subject to a Transport and Works Act laid before Parliament in March / April 2012. As the scheme advances the Council will seek to identify and safeguard the site of the intermediate NLE Station in the revised Vauxhall Area SPD.
- 10.4.7 The Thames Tunnel project is also currently being progressed and a significant number of sites across London will be needed to construct the tunnel. The Tunnel's precise alignment and the construction sites required have yet to be finalised but it is anticipated that only one site will be needed in Lambeth. The site is expected to be on the Albert Embankment foreshore, near to the M16 building. This will not be a major shaft site but will be a smaller site needed to connect the two local combined sewer overflows (CSOs) known as Clapham Storm Relief and Brixton Storm Relief to the main tunnel of the proposed Thames Tunnel project.
- 10.4.8 To date there has been one major round of consultation (Phase 1) on the project which began in September 2010 and ran through to January 2011, in order that Thames Water could hear views from the riparian authorities and local communities and anyone potentially affected by the construction of the tunnel, together with anyone offering relevant information. A second round of consultation is taking place between November 2011 and January 2012 prior to a planning application being submitted. At this point Thames Water will

have to carry out a full Environmental Impact Assessment of the scheme to test its impact and viability. Issues which will need to be looked at will be air quality, archaeology, ecology, flood risk, built heritage, noise, land contamination, water resources and transport.

10.5 Brixton

- 10.5.1 Brixton is identified as a major town centre and Core Strategy Policy PN3 safeguards and promotes Brixton's role as a distinctive major multicultural and diverse town centre through careful and sensitive regeneration. It takes through and provides support for the implementation of the objectives in the Brixton Masterplan.
- 10.5.2 Grade II listed Raleigh Hall is set to be developed as the National Black Cultural Archive Centre to provide a centre for exhibitions and events with a café. Enabling works were carried out in Spring 2011 with the centre due to open in 2012.
- 10.5.3 To support the proposals for the Town Hall Triangle, the council intends to produce a development brief for this area to set the planning and design parameters of a mixed use development to include a new office campus for the council. A draft version of the brief is due to be completed for consultation in March 2012.
- 10.5.4 Linked to the redevelopment proposals for Streatham Hub, Planning permission was approved by the council in February 2011 for the use of the former Pope's Road car park in Brixton as the site for a temporary ice rink for a period of three years including changing rooms, cafe and spectator seating, while a permanent new rink is built in Streatham. The temporary ice rink is set to open in December 2011.

10.6 Streatham

- 10.6.1 Core Strategy Policy PN4 supports Streatham's role as a major town centre. Development and facilitating regeneration opportunities will be focused on four distinct areas: Streatham Hill, Streatham Central, Streatham Village and Streatham Hub.
- 10.6.2 The Streatham Hub development is one of the key regeneration projects in Streatham. The Streatham Hub includes a full-size ice rink, a modern leisure centre, including a swimming pool, 250 new homes, including affordable homes and a Tesco store on Streatham High Road near to Streatham Station. Works started on site in September 2011. When completed the development will provide new leisure facilities and together with substantial investment by Tesco and the council will bring increased visitors and shoppers to the south of Streatham.
- 10.6.3 Planning permission has been granted by the council for the redevelopment of the Streatham Mega Bowl and Caesars site to provide a mixed use development including ground floor active frontage uses to Streatham Hill, community and leisure floor space and 243 apartments. The Mega Bowl façade is being retained in the redevelopment. However, this development has not progressed.

10.7 Clapham

- 10.7.1 Core Strategy PN5 supports Clapham High Street as a district centre and the policy sets out key projects including the redevelopment of Mary Seacole House; redevelopment of the Clapham Leisure/depot site; retention of the former library for primarily community use; and supporting enhancements of public realm.
- 10.7.2 The Clapham One regeneration scheme involves the redevelopment of Mary Seacole House on Clapham High Street, providing 136 new residential units alongside a library and health care facilities, and the nearby Clapham Manor Street site to provide a new leisure centre and 63 homes. The entire development is due for completion early 2012.
- 10.7.3 The Core Strategy policy for Clapham also recognises the need to control food and drink uses and the impact of the night time economy on amenity. Saved UDP policies 29 and 64 also provides additional controls for these types of uses by not allowing an over concentration of such uses (not more than 25% of units can be in food and drink use) (see Saved UDP Policy 29). In addition, saved Policy 64 (food and drink uses in Clapham High Street and Old Town) states that the growth of large food and drink uses will be controlled in Clapham High Street and Old Town by the aforementioned proportion of units approach (in Saved Policy 29) and will not be permitted where a full drinks licence would be introduced into edge of town centre areas or be in the core of the town centre where a shop (A1) use could still be viable.
- 10.7.4 Recent land use surveys show that the 25% threshold limit on further food and drink uses in Clapham High Street has been reached.

10.8 Stockwell

- 10.8.1 Stockwell is supported by Core Strategy Policy PN6 and is one of the smaller district centres in Lambeth. Stockwell Park Estate improvement works are currently being undertaken and this will be completed in phases. Community Housing Trust have developed New Dudley, New Lidcote and Cumnor and are in the process of delivering the remaining phases.
- 10.8.2 The rebuild of Stockwell Park High School was completed early 2011. It was the first school delivered under the national Building Schools for the Future (BSF) programme to receive an Excellent rating from the Committee for Architecture and the Built Environment (CABE). The new building replaces and expands the school on its existing site to provide 1,200 places, a 15-place Autistic Spectrum Disorder (ASD) unit and post-16 places.

10.9 Oval

- 10.9.1 Policy PN7 relates to Oval the policy supports development at the Oval; seeks to improve the quality and extent of shopping including supporting proposals for limited active frontages uses within Kennington Business Park KIBA; supporting and making use of St Mark's Church churchyard for community and town centre uses.
- 10.9.2 Recent development proposals in Oval include:

- Oval Cricket Ground – outline permission was granted in December 2010 for replacement stands and other associated buildings/structures to create a new plaza and the erection of a six-storey stand and single tier terrace, together with a hotel.
- Redevelopment works at Kennington Park Business Centre (Canterbury Court and Chester House) – granted permission in April 2011 to provide: 2,247sqm of retail, financial services, or restaurant floorspace (A1/A2/A3); 2,015sqm leisure floorspace (D2) and; 1,231sqm commercial (B1) floorspace, together with associated external alterations including new shopfronts to the Camberwell New Road frontage. The proposals also included provision of a new landscaped public realm accessed from Brixton Road, new boundary treatment, the reduction of 56 car parking spaces and provision of cycle parking.

10.10 West Norwood/Tulse Hill

- 10.10.1 Core Strategy Policy PN8 establishes that the council is committed to promoting West Norwood as a vibrant district centre and a hub of community life through the development of various major sites.
- 10.10.2 There are a number of key developments in the area which have been recently granted planning permission, these include:
- Norwood Hall – Development plans for the Norwood Hall site in West Norwood were approved by the council in September 2010. The development includes a Joint Service Centre that will contain a Primary Care Health Centre, a leisure centre, swimming pool and new landscaped open space.
 - New Primary School at Gabriel House, Wolfington Road – Planning permission was approved by the council in May 2011 for the refurbishment and extension of Gabriel House in Norwood to provide a new two form entry primary school. Works started on site at the end of 2011.
- 10.10.3 In July 2011 an appeal against the council's refusal of an outline planning application to redevelop the Norwood Tennis Club was dismissed. The application proposed the demolition of the existing tennis club buildings and the erection of a six-storey mixed use building comprising a new tennis/sports club at lower ground and ground floor levels and 58 residential units above. The Inspector concluded that the proposals would cause unacceptable harm to existing protected trees on the site and that the proposed building would harm the streetscape and the setting of the Grade II* listed church of St. Luke's.

10.11 Herne Hill

- 10.11.1 Herne Hill is a small district centre which adjoins LB Southwark and supported by Core Strategy Policy PN9. Key proposals in this area have been to facilitate traffic and environmental improvements including the public realm works, creation of town square and improved linkages between the station and adjoining areas.
- 10.11.2 The major proposal for the area has been the Herne Hill Junction improvement scheme that seeks to address these issues which is presently

underway. Traffic works were completed at Herne Hill Junction in June 2011, which addressed significant traffic safety concerns including long traffic tail-backs and bus delays which also encouraged dangerous and illegal traffic manoeuvres. Similarly, it was very hazardous for pedestrians and provided an inadequate entrance to Brockwell Park. These works did involve the minor loss of open space (see Section 5 – Environmental Quality), however, this was considered essential to enable safer pedestrian crossings; improved entrance to Brockwell Park; improved bus service; additional cycling facilities; part-pedestrianisation of Railton Road; and area-wide accessibility and public realm improvements.

- 10.11.3 Other recently completed works as part of the Herne Hill Junction improvement scheme include, upgrading Railton Road and closing it off to through traffic, which has resulted in significant public realm and environmental improvements to this part of the district town centre.

Appendix 1 - Acronyms

Below is a list of acronyms used in this report:

AMR	Annual Monitoring Report
CLG	Communities and Local Government
DPD	Development Plan Document
EA	Environment Agency
FRA	Flood Risk Assessment
GLA	Greater London Authority
HMA	Housing Market Assessment
LDF	Local Development Framework
LDS	Local Development Scheme
MOL	Metropolitan Open Land
PTAL	Public Transport Accessibility Level
S106	Section 106 Legal Agreement
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SINC	Site of Interest for Nature Conservation
SPD	Supplementary Planning Document
UDP	Unitary Development Plan

Appendix 2 - Use Classes Order

A 'Use Class' is a grouping together of similar land uses. The following classes of use are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

Use Class	Examples
A1	Shops Shops, retail warehouses, post offices, hairdressers, undertakers, travel agents, dry cleaners, internet cafés etc.
A2	Financial and professional services Banks, building societies and estate agents etc.
A3	Restaurants and cafes Restaurants, snack bars, cafes.
A4	Drinking establishments Pubs and bars.
A5	Hot food takeaways Hot food takeaway.
B1	Business Offices (not A2), research and development, light industry.
B2	General industry Printer, distillery.
B8	Storage or distribution Self storage.
C1	Hotels Including boarding houses and guest houses.
C2	Residential institutions Residential schools, colleges and including nursing homes.
C3	Dwelling houses Residential units (flats and houses).
D1	Non-residential institutions Places of worship, clinics, health centres and libraries.
D2	Assembly and leisure, Sports facilities, cinemas and concert halls.
Sui Generis	Uses on their own, unrelated to other uses. For example, laundrette, taxi vehicle, amusement centres, petrol filling stations, theatres and nightclubs.

Appendix 3 - Summary of Core and Local Indicator Performance

✓	Good performance – met target	✗	Did not meet target but not a significant concern due to trend, or only minor non-compliance
✗	More significant concerns – substantially missed target	N/A	Insufficient data to either set target or analyse performance

Indicator	Source/Explanation of Approach	Target	Key Results	Target Met
Planning Performance				
LOI 1: Proportion of planning appeals allowed	Information obtained from Lambeth Planning applications database.	34%	36% of appeals allowed	✗
LOI 14 – Level and type of planning obligations received	Information obtained from Lambeth Planning applications database.	Not applicable	48 S106 agreements signed with a total value of £8,506,808 in financial contributions – See Table 3D	N/A
Infrastructure				
Annual progress update of infrastructure schedule	Information obtained from infrastructure providers.	Not applicable	Updated Infrastructure Schedule contained in Appendix 4	N/A
LOI 14 – Level and type of planning obligations received	Information obtained from Lambeth Planning S106 Year End Review 2010/11.	Not applicable	48 S106 agreements signed with total value of £8,506,808 in financial contributions – See Tables 3B, 3C, 3D & 3E	N/A
Housing				
COI H1 – Plan period and housing targets	<p>Housing provision targets for Lambeth for the reporting year is set out in the 2008 London Plan.</p> <p>NB: From 2011/12 the 2011 London Plan housing targets apply.</p>	<p>2007/2008 to 2016/17 – 11,000 (London Plan, 2008)</p> <p>2016/17 to 2026/27 – 5,500 (tbc)</p>	Projected completions will exceed the London Plan target over the life of the Plan – See Table 4A	✓

Indicator	Source/Explanation of Approach	Target	Key Results	Target Met
COI H2(a) – Net additional dwellings – in previous years	Recent housing delivery shown as net completions. Information obtained from Housing Development Pipeline Reports.	1,100 (London Plan, 2008)	From 2005/06 net completions data shows that the borough target has been met. The only exception was 2008/09 which was five homes below the target with 1,095 net completions – See Table 4B	x
COI H2(b) – Net additional dwellings – for the reporting year	Information obtained from the Lambeth Housing Development Pipeline Report 2010/11. Net completions are disaggregated by type.	1,100 (London Plan, 2008)	The total number of completions for 2010/11 was 1,289 – See Table 4C	✓
COI H2(c) – Net additional dwellings – in future years	Information obtained from Lambeth Housing Development Pipeline Reports.	1,100 (London Plan, 2008)	Shows projected completions would meet the London Plan target – See Table 4D and Table 4E	✓
COI H2(d) – Managed delivery target	Information obtained from Lambeth Housing Development Pipeline Reports.	2007/08 to 2016/17 – 11,000 (London Plan, 2008)	See Table 4F and Figure 4G	✓
COI H3 – New and converted dwellings – on previously developed land	Information obtained from Lambeth Development Pipeline Reports.	100%	100%	✓
COI H4 – Net additional pitches (Gypsy and Traveller)	Information is obtained from Lambeth Planning applications database.	7 between 2007-2012 3 between 2012-2017	None	✓
COI H5 – Gross affordable housing completions	Information is obtained from Lambeth Housing Development Pipeline Reports and Lambeth Planning applications database. The analysis is based on additional housing dwellings completed.	50% of new build dwellings completed with grant 40% of new build dwellings completed without grant 70:30 ratio of social rented to intermediate in new build affordable dwellings completed	50% of gross residential completions and 54% of net residential completions were affordable – See Table 5H Total proportion of affordable housing completions, social rented 81% and intermediate 19%	✓

Indicator	Source/Explanation of Approach	Target	Key Results	Target Met
COI H6 – Housing quality – Building for Life Assessments.	Information is obtained from Lambeth Housing Development Pipeline Reports and Lambeth Planning applications database.	Not applicable	Data not available	N/A
LOI 2 – Proportion of homes with 3 or more bedrooms	Information is obtained from Lambeth Housing Development Pipeline Reports and Lambeth Planning applications database.	Not applicable	12% of completions with 3 or more bedrooms – See Table 4J	N/A
LOI 3 – Gross additional wheelchair accessible homes	Information is obtained from Lambeth Housing Development Pipeline Reports and Lambeth Planning applications database.	10% (London Plan)	Data not available	N/A
LOI 4 – Gross additional building for life assessments	Information is obtained from Lambeth Housing Development Pipeline Reports and Lambeth Planning applications database.	100% (London Plan)	Data not available	N/A
LOI 5 – New child play spaces created in completed residential developments	Information is obtained from Lambeth Housing Development Pipeline Reports and Lambeth Planning applications database.	Not applicable	None	✓
Economic Development				
COI BD 1 – Total amount of additional employment floorspace, by type	Information is obtained from Lambeth Commercial Development Pipeline Reports.	Not applicable	13,476 square metres of gross completed 'B Class' floorspace – See Table 5A	N/A
COI BD 2 – Total amount of employment floorspace on previously developed land, by type	Information is obtained from Lambeth Commercial Development Pipeline Reports.	100%	100% – See Table 5C	✓

Indicator	Source/Explanation of Approach	Target	Key Results	Target Met
COI BD 3 – Employment land available, by type (measures the amount and types of employment land in the borough)	<p>Information is obtained from Lambeth Housing Development Pipeline Reports and KIBA Survey data.</p> <p>Figures based on employment floorspace rather than land because a breakdown of employment 'land' by use is not available.</p> <p>A new baseline in 2010/11 was established through the 2010 KIBA Survey and Commercial Pipeline Reports in line with the revised Core Strategy KIBA boundaries. In future years it will therefore be possible to identify gains and losses in KIBAs using this new baseline.</p>	No net loss of employment land in KIBAs	<p>No net loss of employment land in KIBAs</p> <p>There is 308,163 square metres of 'B class' employment floorspace available in KIBAs – See Table 5E</p>	✓
COI BD 4 – Total amount of floorspace for 'town centre uses'	Calculated from completions data obtained through the Commercial Development Pipeline.	Not applicable	<p>3,015 square metres of gross new floorspace for 'town centre uses' completed in town centres</p> <p>30% of completed A1 floorspace was located in town centres</p> <p>5% of completed B1(a) floorspace was located in town centres</p> <p>See Table 5G</p>	N/A

Indicator	Source/Explanation of Approach	Target	Key Results	Target Met
LOI 6 – Net additional serviced bedrooms (visitor accommodation)	Information obtained from Hotels Evidence Base Documents and Lambeth Planning applications database. As this is the first year the AMR has monitored hotels/visitor accommodation figures in the AMR this year will be the baseline for future years.	Indicative estimate up to 2,500 between 2007 and 2026.	1,565 net additional serviced rooms completed since November 2006 (1,288 additional rooms in the development pipeline) – See Table 5K	✓
Transport				
Annual update of infrastructure schedule	Information obtained from infrastructure providers.	Not applicable	Updated Infrastructure Schedule contained in Appendix 4	N/A
LOI 7 – Number of passengers using rail and underground stations	Information obtained from Transport for London and Office of Rail Regulation.	Increase in the number of persons using rail and underground stations	Overall increase in passenger numbers – See Table 6C and Table 6D	✓
LOI8 – Public Transport Accessibility Levels	Information obtained from Transport for London.	No change or an improvement	No change – See Figure 6A	✓
Environment				
COI E2 – Change in areas of biodiversity importance	Information obtained from Greenspace Information for Greater London.	No net loss in of metropolitan or borough level nature conservation importance	No change – See Table 7B	✓
LOI 9 – Unrestricted open space per 1,000 persons	Information obtained from Greenspace Information for Greater London and Lambeth's Parks and Greenspaces Department.	No net loss of open space	Loss 0.1ha	x
LOI 10 (and LAA stretch target) – Parks and Green Flag awards	Information obtained from Lambeth's Parks and Greenspaces Department.	4 Green Flag awards by 2010; LAA stretch target of 6 by 2010	8 parks with Green Flag awards	✓
Annual update of infrastructure Schedule	Information obtained from infrastructure providers.	Not applicable	Updated Infrastructure Schedule contained in Appendix 4	N/A

Indicator	Source/Explanation of Approach	Target	Key Results	Target Met
COI E1 – Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Information obtained from Environment Agency and Lambeth Planning applications database.	None	None	✓
COI E3 – Renewable Energy Generation	Information is obtained from Lambeth Planning database.	20% on site reduction through renewables (London Plan, 2008)	22% of approved applications with more than 20% - See Table 7D	✗
NI 186 – Per capita CO ₂ emissions in local authority area	Information obtained from Department of Energy and Climate Change.	10% reduction by 2010/11 against baseline (equivalent to 0.55 tonnes)	12% in 2009 – See Table 7F	✓
Sustainable Waste Management				
COI W1 – Capacity of new waste management facilities	Information obtained from Lambeth's Waste Department.	Progress in meeting London Plan waste apportionment (tonnes per annum): 222,000 by 2010 294,000 by 2015 346,000 by 2020 (London Plan, 2008)	No known loss of waste sites or capacity. Current existing capacity: 11,658 tonnes per annum Current maximum licensed capacity: 13,933 tonnes per annum	✓
COI W2 – Amount of municipal waste arising and managed, by management type	Information obtained from Lambeth's Waste Department.	Exceed recycling or composting levels in municipal waste of: 35% by 2010 45% by 2015 (London Plan, 2008)	27.94% of municipal waste recycled or composted in 2010/11 – See Table 8B	✓
Quality of the Built Environment				
LOI 11 – Number of listed buildings and buildings on 'at risk' register	Information obtained from English Heritage Listed Buildings Register and Heritage at Risk Register.	Net decrease	30 buildings on register – net increase of nine – See Table 9A	✗

Indicator	Source/Explanation of Approach	Target	Key Results	Target Met
LOI 12 – Number of conservation areas with up to date character appraisal		100%	Twelve approved and six draft	✓
LOI 13 – Percentage of planning approvals for ten or more residential units receiving Secure by Design accreditation	Information obtained from Lambeth Community Safety Division.	100%	10 developments (771 units)	N/A
Places and Neighbourhoods				
Annual progress update on each of the places and neighbourhoods	Information obtained from Lambeth Housing, Regeneration and Environment departments and Lambeth Planning applications database.	Not applicable		N/A

Appendix 4 – Annual Update of Infrastructure Schedule

Infrastructure Programmes and Schedule – Update December 2011

Infrastructure Programmes

The following table sets out current strategies and programmes, where available, for delivery of physical, social and green infrastructure in the borough of Lambeth during the period of the LDF Core Strategy. This information provides an update to that published in the adopted Core Strategy 2011.

A. Physical infrastructure

Agency	Strategy or programme
Transport for London	Transport for London Business Plan 2011/12 to 2014/15
LB Lambeth Transport Policy and Strategy	Emerging Lambeth Transport Plan 2011 (Local Implementation Plan 2011/12 to 2013/14) – provides the basis for an annual rolling programme of funding for projects
Network Rail	South London Route Utilisation Strategy (RUS) 2008 South West Mainline Route Utilisation Strategy (RUS) 2006 Southern Stations Improvement Project – a programme of works to improve smaller stations
Port of London Authority	River Thames Pier Plan – London Development Agency April 2009
Thames Water	Draft Water Resources Management Plan 2010-2035 (2009) Taking Care of Water: the next 25 years (2007) Five Year Asset Management Plan: AMP5 (2010-2015)
Environment Agency	Thames River Basin Management Plan 2009
Western Riverside Waste Authority	Joint Municipal Waste Management Strategy June 2006
LB Lambeth Sustainable Waste Management Service	Lambeth Municipal Waste Management Strategy 2011-2031

Agency	Strategy or programme
Vauxhall Nine Elms Battersea (VNEB) Opportunity Area	VNEB Development Infrastructure Funding Study (DIFS) October 2010. The recommendations of this study will be implemented through the VNEB Strategy Board working groups.

B. Social infrastructure

Agency	Strategy or programme
NHS Lambeth (formerly Lambeth Primary Care Trust)	NHS Healthcare for London: Framework for Action 2007 Lambeth, Southwark and Lewisham NHS LIFT Strategic Service Development Plan (SSDP) – Draft for Approval 2008 NHS Lambeth Strategic Plan 2010
Hospital Trusts: King's College Hospital (KCH) Guy's and St Thomas's (GST) South London and Maudsley (SLaM)	Potential Academic Health Sciences Centre joint estates strategy King's College Hospital Denmark Hill Masterplan November 2008 (currently under review) Guy's and St Thomas' Estate Strategy 2007 Emerging SLaM Estates Strategy
London Ambulance Service	London Ambulance Service Estates Strategy January 2011
LB Lambeth Community Safety Unit	Safer Lambeth Partnership Plan 2008-2011
Metropolitan Police Service	Property for Policing (Spring 2007) Lambeth Asset Management Plan November 2007
Her Majesty's Courts Service (HMCS)	HMCS London Region Crown Court Estates Strategy and emerging strategy for the remainder of the HMCS estate
Ministry of Justice (responsible for Custodial Estate including HM Prison Brixton)	
Fire Service	Asset Management Plan 2009
LB Lambeth Children and Young People's Service	Strategic Estate Masterplan for Children and Young People's Service (CYPS EMP) 2009
LB Lambeth Education, Estates and Capital Projects (CYPS)	Primary Pupils Place provision 2009-2015 Primary Capital Programme 2009-2022 Primary School Expansion Programme

Agency	Strategy or programme
	(Phase 2)
LB Lambeth Play Service (CYPS)	Lambeth Play Strategy 2007-2017 Playbuilder programme 2008-2011
LB Lambeth Community Youth Service (CYPS)	A PE, Sport and Physical Activity framework for children and young people in Lambeth Lambeth Youth Strategy 2009/13 Young and Safe Refreshed Action Plan 2010-2013
LB Lambeth Childcare Sufficiency Team (CYPS)	Childcare Sufficiency Assessment 2011 (updated annually)
King's College London	King's College London Strategic Plan 2006-2016
Lambeth College	Lambeth College Property Strategy 2008 (currently under review)
LB Lambeth Adult Community Services (ACS)	Rough sleepers and hostel commissioning strategy (contact Claire Ritchie, ACS) Mental health accommodation commissioning strategy (contact Michelle Lacy, ACS)
LB Lambeth Sports and Recreation Service (ACS)	Sports and Physical Activities Facilities Strategy 2010-2015
LB Lambeth Libraries and Archives Service (ACS)	The Cooperative Council: The Future of Lambeth's Libraries – Final Report of the Lambeth Libraries Commission November 2011
LB Lambeth Neighbourhood Regeneration (Planning, Regeneration and Enterprise, HRE)	Emerging Council Accommodation Strategy
London Development Agency	LDA Investment Strategy 2009-13
Vauxhall Nine Elms Battersea (VNEB) Opportunity Area	VNEB Development Infrastructure Funding Study (DIFS) October 2010. The recommendations of this study will be implemented through the VNEB Strategy Board working groups.

C. Green infrastructure

Agency	Strategy or programme
LB Lambeth Parks Service	Lambeth Open Spaces Strategy 2007 Lambeth Biodiversity Action Plan 2005 (to be updated 2012)
LB Lambeth Cemeteries and Crematoria Service	

Agency	Strategy or programme
Vauxhall Nine Elms Battersea (VNEB) Opportunity Area	VNEB Development Infrastructure Funding Study (DIFS) October 2010. The recommendations of this study will be implemented through the VNEB Strategy Board working groups.

Infrastructure Schedule

Major infrastructure projects are listed in the following Infrastructure Schedule. This sets out the phasing of delivery, estimated cost and current funding position for each project, where the information is available.

Infrastructure providers were contacted between September and November 2011 and asked to provide an update of the information contained in the Core Strategy Infrastructure Schedule, for inclusion in this AMR. Where a response was received, the new information (or 'no change' information) has been included in the table below. Where no response was received, this has been noted as "no new information provided". Lambeth Council will continue to engage with infrastructure providers to seek current information about programmes and projects.

Infrastructure Schedule

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
East London Line extension to Clapham Junction Phase 2 (ELLX Phase 2)	<p>To increase the capacity of the London Overground network. Phase 1 – southern extensions. Phase 2 – to Clapham Junction; would include a new station at Clapham High Street.</p> <p>There is potential for a new high level station at Brixton as part of Phase 2.</p>	<p>Transport for London (TfL Business Plan 20011/12-2014/15)</p> <p>TfL will take over the provision of services and facilities and the management of Clapham High Street and Wandsworth Road Stations.</p>	Project in Lambeth is on existing railway land.	<p>Phase 1 southern extensions to West Croydon and Crystal Palace scheduled to open June 2010.</p> <p>Phase 2 southern extension from South Bermondsey to Clapham Junction scheduled to open May 2012</p>	<p>The extension to Clapham Junction will cost £79m.</p> <p>The estimated cost of the station at Brixton is £40m.</p>	<p>The Phase 2 project (not including the station at Brixton) will be jointly funded by DfT and TfL. The funding is now committed.</p> <p>No funding is committed for the station at Brixton.</p>	<p>There is no funding gap for the core ELLX Phase 2 works.</p> <p>The station does not form part of the core ELLX Phase 2 works and TfL currently say they have no funds for uncommitted projects.</p>	<p>Not applicable in relation to the core ELLX works.</p> <p>Lambeth Council are lobbying TfL in relation to the Brixton station.</p>	TfL is considering options for the further development of London Overground post 2012. As yet it is not known how future developments might affect Lambeth.

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
An appropriate replacement for the role and function of the former Cross River Tram	To alleviate over-crowding on the Northern line and main line rail stations along its route. It would provide interchanges with twelve tube stations on nine different lines and four main-line stations.	Project championed by Cross River Partnership. Transport for London would be the lead delivery agency. The project is not currently in TfL's business plan.	Not known	Not known	Not known	None	Not known	Not known	Given the lack of funding available to implement the project and the likelihood of not securing additional third party funding, TfL is not in a position to develop the scheme any further. Future work will concentrate on working with the boroughs, London Development Agency and Greater London Authority to assess potential alternatives.

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Croydon Tramlink extension to Crystal Palace.	To provide a service of up to six trams an hour to Croydon, also serving the the East London Line Extension and other National Rail services at Crystal Palace rail station, as well as bus services from Crystal Palace Parade. A new tram service would reduce the journey time between Croydon and Crystal Palace to about 18 minutes.	Transport for London would be the lead delivery agency, but this project is not currently within the TfL business plan.	Not known	Not known	Not known	None	Not known	Not known	The Crystal Palace scheme has been progressed by TfL, but there is no funding from Government for implementation. The Mayor has asked TfL to conduct a wider study involving LB Croydon and others to assess how to deliver the improvements outer London needs. TfL is committed to including new proposals for extensions to the tram as part of a future bid to Government.

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Victoria Line upgrade	To achieve a 19 per cent increase in capacity	Transport for London - TfL Business Plan 20011/12-2014/15	None	Completion 2012	Information not provided.	Fully funded through TfL Business Plan.	None	Not applicable	No
Bakerloo Line upgrade	To achieve a 38 percent increase in capacity	Transport for London - TfL Business Plan 2011/12-2014/15	None	Completion 2022	Information not provided.	Fully funded through TfL Business Plan.	None	Not applicable	No
Northern Line upgrade part 1	To achieve a 20 per cent increase in capacity.	Transport for London - TfL Business Plan 2011/12-2014/15	None	Completion 2012	Information not provided.	Fully funded through TfL Business Plan.	None	Not applicable	No
Northern Line upgrade part 2	To achieve a further 20 percent increase in capacity.	Transport for London - TfL Business Plan 2011/12-2014/15	None	Completion 2020	Information not provided.	Fully funded through TfL Business Plan.	None	Not applicable	No

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Northern Line Extension to Nine Elms and Battersea	To enable and support development and growth within the Vauxhall Nine Elms Battersea Area	Transport for London, in partnership with London boroughs of Wandsworth and Lambeth and the private sector.	Land required for a second station within the Southeast regeneration arc on Wandsworth Road including but not limited to Site 76 Nine Elms Sainsbury's.	Not known	Approx £600m based on private sector led delivery.	None	Not known	Section 106 and alternative funding arrangement yet to be agreed.	Not known
Vauxhall underground congestion relief and step free access station improvements	Required capacity increase to meet enhanced demand	Transport for London - TfL Business Plan 2011/12-2014/15	None	Completion 2015/16	£45m	Yes	None	Not applicable	Not known. See Topic Paper 5: Delivery of public transport infrastructure in Vauxhall (March 2010)
Vauxhall over-ground station platform improvements	To increase the length of platforms 7 and 8 from eight to ten cars.	Network Rail – South West Mainline RUS 2006	None	2014	Not known	Not known	Not known	Not known	Not known. See Topic Paper 5: Delivery of public transport infrastructure in Vauxhall (March 2010)

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Vauxhall over-ground station platform improvements	Possible further increase in length of platforms to accommodate twelve car trains.	Network Rail – South West Mainline RUS 2009 (pending)	Not known	2024 (tbc)	Not known	Not known	Not known	Not known	Not known. See Topic Paper 5: Delivery of public transport infrastructure in Vauxhall (March 2010)
Vauxhall over-ground station concourse and access improvements	To increase the capacity of the station concourse and access routes. National Station Improvement Scheme.	Network Rail – South West Mainline RUS 2009 (pending)	Will bring additional rail arch into station use at Vauxhall.	July 2012	£3m	£950,000 from s106 and Transport for London plus £1.35m from Network Rail	Approx £400,000	Section 106 contributions.	Network Rail/ Southwest Rail to bring forward the scheme subject to s106 funding. See Topic Paper 5: Delivery of public transport infrastructure in Vauxhall (March 2010)

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Vauxhall gyratory and interchange improvements	To support the implementation of the strategy for the Vauxhall, Nine Elms, Battersea Opportunity Area	LBL – VNEB OAPF	Yes, likely	Not known	Not known	None	Not known	Section 106 and alternative funding mechanisms to be established	Leave as is

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Waterloo over-ground station improvements Phase 1 – platform works	To achieve a 25 per cent increase in capacity by 2014, by increasing existing eight car trains to ten car trains.	Network Rail – South London Area RUS 2008	None – within existing station site	Completion by 2014	Not known	Yes – as part of South West Trains RUS and current Network Rail Control Period	Depends on scale of alternations – to be confirmed Autumn 2009	Potential to close funding gap through alternative uses, in particular ex International Terminal.	Mainline rail project committed – but may need to programme related capacity increase for Underground station and interchange. To be considered in planning brief for Waterloo Station - draft due March 2010. See Topic Paper 4: Delivery of public transport infrastructure in Waterloo (March 2010)

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Waterloo over-ground station improvements Phase 2 – creation of interchange	To increase the capacity of the station to accommodate twelve car trains and provide greater concourse and circulation space.	Network Rail and British Railways Board (Residuary) who own Waterloo International Station	Redevelopment of parts of the station site will be needed to accommodate the rail improvements, with enabling development above and adjacent to the station.	Feasibility by 2010 Completion estimated c. 2024	Not known	No	Not known	Through enabling development on the station site.	Planning brief in preparation to consider phasing and any related enabling development/ uses that may be necessary – draft due March 2010. See Topic Paper 4: Delivery of public transport infrastructure in Waterloo (March 2010)
Waterloo City Square	Public realm project to enhance approaches to the station and improve interchange – addresses unsafe, substandard pedestrian subway network.	South Bank Employers' Group	IMAX roundabout and connecting roads and spaces.	Not known	Not known	No	Not known	Not known	No – public realm works to enhance the area but not a limit on development in the area.

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Thames Tideway Tunnel	Storage and transfer wastewater tunnel 32km in length, running under the river Thames. It will intercept flows from Combined Sewer Overflows (CSOs) along the Thames between west London and Beckton Sewage Treatment Works in east London. This will substantially reduce the level of overflows of untreated sewage from the CSOs, resulting in a cleaner River Thames.	Thames Water	Main and intermediate shaft sites will be required to facilitate construction, along with CSO interception works for each of the CSOs. Two CSOs are located in Lambeth, at Brixton and Clapham. Local authorities have been consulted on a draft Site Selection Methodology for construction sites.	Project endorsed by Government Target date for development consent 2012. Construction work expected 2013 to 2020.	Total cost of Thames and Lee Tunnels £3.6b	Thames Water are in discussions with Ofwat, though the majority of the cost will be paid for by Thames Water customers through increases in their water and sewerage bills.	Not known	n/a	Not known

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Metropolitan Police estate	<i>No new information provided.</i>								
NHS Lambeth estate	<i>No new information provided.</i>								

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
King's College Hospital NHS Trust Denmark Hill Master-plan	Reconfiguration of hospital trust premises in Denmark Hill to meet future need in line with approved Master-plan November 2008. Phase 1 – new energy centre, Dental Institute extension, Coldharbour Lane and Faraday Unit Phase 2 – Clinical Research Facility, Cancer Building/ Haematology Institute, Neuroscience Institute Phase 3 – Normanby Building	KCH NHS Foundation Trust	Existing campus in Lambeth (approx 4.5ha). Some outlying buildings owned or managed by KCH.	Phase 1 – up to 2010 Phase 2 – up to 2012 Phase 3 – up to 2020	Phase 1 - £16m Phase 2 - £ 79m Phase 3 - £100m	Phase 1 – committed Phase 2 – committed Phase 3 – not yet committed Funded committed by the Hospital Trust, charities and King's College London	Phase 1 – none Phase 2 – none Phase 3 – not known	Not known in relation to Phase 3	Not known

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Guy's and St Thomas' Hospital NHS Foundation Trust Estates Strategy	<i>No new information provided.</i>								
Lambeth College – Brixton Centre redevelopment	Part of wider reconfiguration of College premises to meet future need (Lambeth College Property Strategy 2008 – currently under review)	Lambeth College	None – redevelopment of existing Lambeth College site (subject to planning permission)	Completion – not before 2015	£50m +	£0	£50m +	Grant funding from Skills Funding Agency; sales proceeds; partnership arrangements with private development or public sector agency	The College is committed to the redevelopment of its Brixton site and is reviewing its overall plans in order to achieve this aim.
Expansion of existing secondary schools	To provide 1,194 additional secondary school places (of which 143 additional Year 7 places)	LB Lambeth Children and Young People's Service	Expansion where required within existing school sites	2012–2015	£186m	Partially funded through the former BSF programme	Under review	Under review	Yes – temporary expansions of existing schools subject to capacity. Work with neighbouring boroughs to place pupils.

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
New secondary school (academy) in the Tulse Hill area	To provide 1,100 additional secondary school places (of which 180 Year 7 places); existing primary places to be re-provided.	LB Lambeth Children and Young People's Service	Site in the Tulse Hill area plus additional land for sports: Fenstanton site	2010-2014	£25.9m	£25.9m	Application for funding led to reduced allocation	Cost of project reduced	Yes – attempt expansion of existing secondary schools to meet need for additional places.
Expansion of existing primary schools Phase 1 – completed September 2011	Has provided 2,100 additional primary school places (10 forms of entry) and 250 nursery class places	LB Lambeth Children and Young People's Service	Expansion within existing school sites	2009-2012	£20m	£20m	Not applicable	Funding gap in course of the programme met from s106 £1.6m, additional government funding and capital bid to council	No – Phase 1 programme now completed.

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Expansion of existing primary schools Phase 2	To provide 2,100 additional primary school places (10 forms of entry) and 250 nursery class places	LB Lambeth Children and Young People's Service	Expansion within existing school sites	2013-2016	£30m	None although £5m government funding received. Further allocation expected December 2011. PFI bids for two school expansions also submitted.	£30m	Estimated s106 £ (tbc); lobbying of government for additional funding; capital bid to council	Yes – temporary provision on school sites that have the capacity to provide extra school places.
Expansion of existing primary schools Phase 3	To provide 1,260 additional primary school places (6 forms of entry) and 150 nursery class places	LB Lambeth Children and Young People's Service	Expansion within existing school sites	2016-2020	£10-15m	None	£15m	Estimated s106 £ (tbc); lobbying of government for additional funding; capital bid to council	Yes – temporary provision on school sites that have the capacity to provide extra school places.
New primary school in Norwood	To provide 420 additional primary school places (2 forms of entry) and 50 nursery class places	LB Lambeth Children and Young People's Service	Site in Norwood (Gabriel House)	2011-2013	£12m estimated (£4m site acquisition plus £8m construction)	Fully funded	None	Not applicable	Yes – look to expand other schools in the area to create additional places.

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
Additional new primary school in Norwood	To provide 420 additional primary school places (2 forms of entry) and 50 nursery class places	LB Lambeth Children and Young People's Service	Site in Norwood yet to be identified (minimum site area 4,500m ²)	2013-2015	Dependent on site acquisition requirements; plus approx £8m construction	None	Site acquisition cost plus estimated 38m construction cost.	Lobbying of government for additional funding; capital bid to council	Yes – look to expand other schools in the area to create additional places.
New primary school Clapham Park Estate	To provide 420 additional primary school places (2 forms of entry) and 50 nursery class places	LB Lambeth Children and Young People's Service	Site within Clapham Park Estate (estimated 4,500-6,000 m ²)	Tbc – phasing under review	£8m estimated (construction costs)	S106 agreement to provide land and £2.25m contribution	£5.75m	Lobbying of government for additional funding; capital bid to council	Yes, although site and some funding included in s106 agreement; negotiations underway with developer as housing delivery on this site has had to be scaled back.

Scheme	Need for scheme	Lead Delivery Agency and supporting strategy	Land requirements of scheme in Lambeth	Indicative delivery phasing	Cost	Funding already committed	Funding gap	How funding gap will be met	Contingency planning required?
New primary school in Vauxhall, Nine Elms, Battersea Opportunity Area.	To provide 420 additional primary school places (2 forms of entry) and 50 nursery class places	LB Lambeth Children and Young People's Service	Site to be identified within Lambeth part of VNEB OA (0.6ha)	2021	£8m build cost; £6m site cost	70% of built cost from CIL or s106, plus cost of or provision of site. Process to achieve this yet to be agreed.	£2.4m	CIL/S106	Yes – expand other schools in the area to meet demand; however, this would not support intensive population growth expected as part of the VNEB programme.

Appendix 5 – Housing Trajectory Methodology

Methodology/ Rules for calculating future years supply:

1. Units under construction minus major schemes projected to be completed in 2012/13 & 2013/14.
2. Outstanding unimplemented applications minus major schemes projected to be completed 2014/15, 2015/16 & 2016/17
3. 3. Major schemes either under-construction or unimplimented have had their completion dates estimated through contact with officers and developers. Very large phased schemes have had their units spread over 2 or more years.
4. Remaining phase 2 and 3 Housing Capacity Sites spread over years 2017/18 to 2019/20
5. Remaining phase 4 Housing Capacity Study sites spread over years 2020/21 to 2025/26