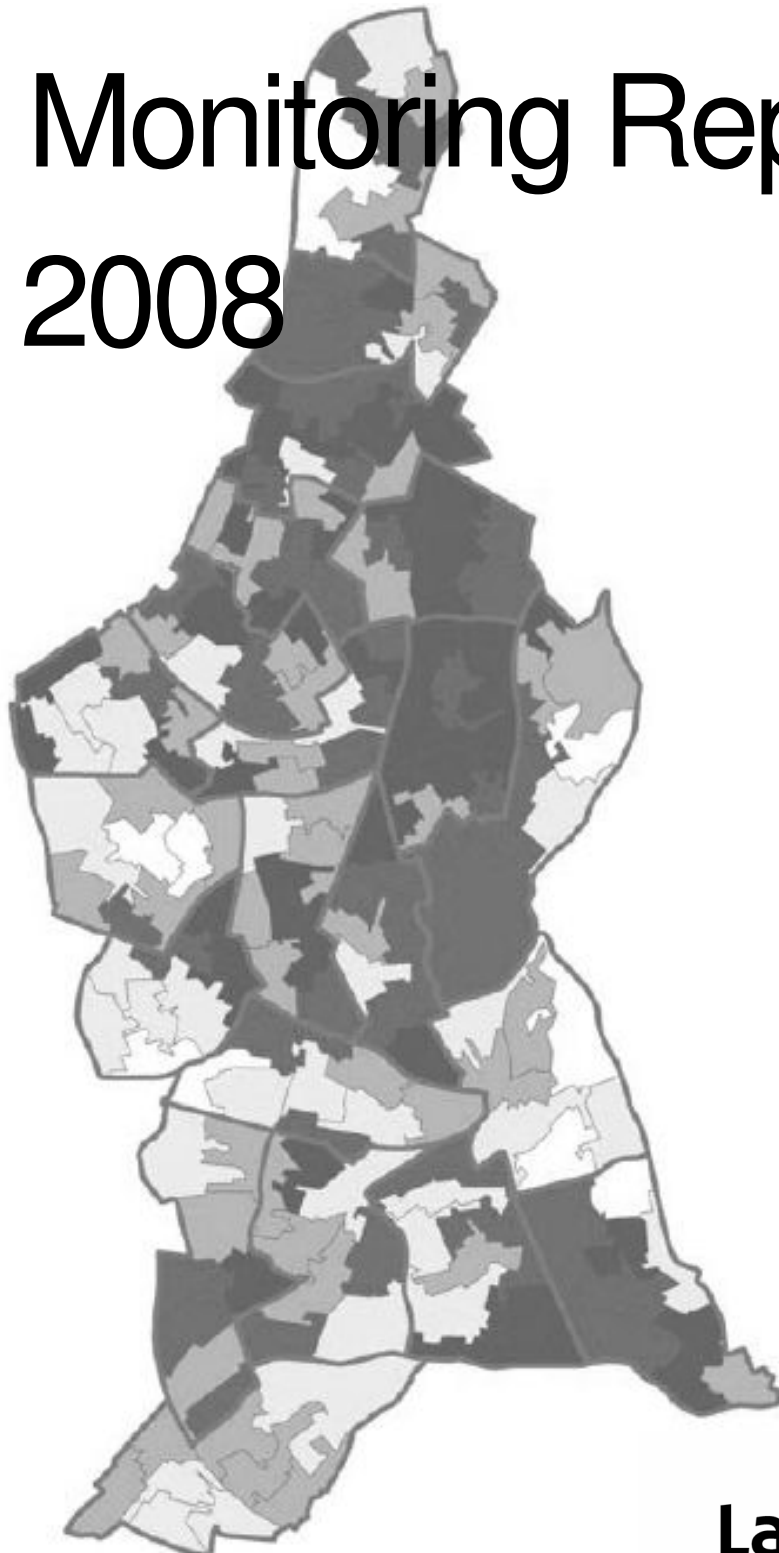


# Lambeth Local Development Framework

## Annual Monitoring Report 2007 – 2008





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# Executive Summary

This is Lambeth's fourth Annual Monitoring Report (AMR) and relates to the period from April 1<sup>st</sup> 2007 to March 31<sup>st</sup> 2008, known as the 'reporting year'. The AMR measures the Council's performance against policies in the Unitary Development Plan, adopted in August 2007, and also assesses progress in the preparation of the Lambeth Local Development Framework (LDF). This AMR was published and submitted to the Government Office for London in December 2008, in accordance with the requirements of the Planning and Compulsory Purchase Act 2004.

## What the AMR tells us

The purpose of Annual Monitoring Reports is to:

- Review progress of document preparation against the timetable and milestones in the Local Development Scheme;
- Assess and review the extent to which policies in Local Development Documents are being implemented;
- Identify steps that should be taken to ensure that policies are implemented;
- Set out whether policies are to be amended or replaced.

Information on a wide range of issues is used to measure how well Lambeth's planning policies are working. These are known as indicators. The Government requires the Council to report on a set of 17 National Core Output Indicators, which must be covered in AMRs. In addition, the AMR reports on 14 Local Indicators and 13 Contextual Indicators, chosen by the local authority to cover relevant local issues.

## Quick Guide to AMR Indicators

The following tables list the Core, Local and Contextual Indicators and where they can be found in this document.

### National Core Output Indicators

Reference	Core Output Indicators	Page
Business Development		
BD1	Total amount of additional employment floorspace – by type.	41
BD2	Total amount of employment floorspace on previously developed land – by type.	41
BD3	Employment land available – by type.	42
BD4	Total amount of floorspace for 'town centre uses'.	51
Housing		
H1	Plan period and housing targets.	26
H2(a)	Net additional dwellings – in previous years.	27
H2(b)	Net additional dwellings – for the reporting year.	28
H2(c)	Net additional dwellings – in future years.	30
H2(d)	Managed delivery target.	31
H3	New and converted dwellings – on previously developed land.	32
H4	Net additional pitches (Gypsy and Traveller).	33
H5	Gross affordable housing completions.	34
H6	Housing quality – Building for Life Assessments.	34
Environmental Quality		
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	61

E2	Change in areas of biodiversity importance.	58
E3	Renewable energy generation.	64
<b>Minerals</b>		
M1	Production of primary land won aggregates by mineral planning authority.	82
M2	Production of secondary and recycled aggregates by mineral planning authority.	82
<b>Waste</b>		
W1	Capacity of new waste management facilities by waste planning authority.	84
W2	Amount of municipal waste arising, and managed by management type by waste planning authority.	85

### Local Indicators

Reference	Local Indicators	Page
LOI 1	Proportion of appeals allowed.	20
LOI 2	Proportion of completed homes with 3 or more bedrooms.	32
LOI 3	Road traffic casualty rates.	77
LOI 4	Number of persons using underground stations.	74
LOI 5	School travel.	74
LOI 6	Proportion of major office developments in preferred locations.	45
LOI 7	Retail vacancy levels in the core of town centres.	52
LOI 8	Unrestricted open space per 1,000 persons.	55
LOI 9	Satisfaction with parks.	57
LOI 10	Fear of crime.	67
LOI 11	Number of listed buildings, changes to and buildings on the Buildings at Risk Register.	69
LOI 12	Number of conservation areas with up to date character appraisals.	69
LOI 13	Overall satisfaction with local area	18
LOI 14	Parks with Green Flag Awards (previously reported on under Core Indicator Reference CO4c)	56

### Contextual Indicators

Reference	Contextual Indicators	Page
CXT 1	Population of Lambeth	14
CXT 2	Age range of population	15
CXT 3	Ethnicity of population	16
CXT 4	Index of multiple deprivation	17
CXT 5	Housing types	25
CXT 6	Household types	25
CXT 7	Population density	14
CXT 8	Employment rate (previously reported on as unemployment rate)	38
CXT 9	Jobs density	38
CXT 10	VAT registrations	38
CXT 11	Number of criminal offences	67
CXT 12	Main mode for journey to work	73
CXT 13	Car ownership	76

### Key Findings

The AMR sets out the following key findings for 2007-8:

- Performance in determining planning applications within statutory timeframes exceeded both government and local targets.

- The number of planning applications going to appeal increased slightly, as did the proportion of appeals allowed by the Planning Inspectorate;
- 84 Section 106 legal agreements were signed, including over £15,000,000 in financial contributions;
- Housing completions exceeded the current London Plan target and projected completions over the next ten years will secure the Mayor's target for the borough in the London Plan;
- 29% of net residential completions were for affordable housing, with 49% of new build being affordable;
- Over 50,000m<sup>2</sup> of new employment floorspace was completed (nearly 2,000m<sup>2</sup> net), all of which was on previously developed land;
- Over 37,000m<sup>2</sup> of new floorspace for 'town centre uses' was completed (102m<sup>2</sup> net).
- There was an overall vacancy rate of 7.4% in the largest town centres, a slight reduction from 2006-7 (7.5%);
- Lambeth parks and open spaces were rated good to excellent by 64% of residents, and Milkwood Community Park and Vauxhall Park achieved Green Flag status.
- 71% of Lambeth residents were either very satisfied or fairly satisfied with their local area as a place to live.
- 0.0167MW renewable energy capacity was installed in new developments;
- 63 applications with low or zero car parking approved, 11 workplace travel plans were secured through S106 legal agreements, and 86% of Lambeth schools had school travel plans; and
- 25.1% of household waste was recycled or composted.

## **Format of this Report**

Section 1 of this report sets out the scope and purpose of the AMR. Section 2 provides contextual information on the demographic, socio-economic and geographic make up of the borough. Monitoring information, with reference to each of the indicators, is set out in Sections 3 to 10 of the AMR by topic or theme. The impact of policies is assessed and conclusions are drawn for future policy implementation and review in these sections. Progress in the preparation of the Lambeth Local Development Framework (LDF) is set out in Section 11. Section 12, a new section in this year's AMR, reports on the implementation of the Statement of Community Involvement (SCI).

The Council welcomes comments on the information set out in this report and how it is presented.

If you have any questions regarding this document, please contact a member of the Planning Policy Team:

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# 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	<b>Shops</b> Shops, retail warehouses, post offices, hairdressers, undertakers, travel agents, dry cleaners, internet cafés etc.
A2	<b>Financial and professional services</b> Banks, building societies and estate agents etc.
A3	<b>Restaurants and cafes</b> Restaurants, snack bars, cafes.
A4	<b>Drinking establishments</b> Pubs and bars.
A5	<b>Hot food takeaways</b> Hot food takeaway.
B1	<b>Business</b> Offices (not A2), research and development, light industry.
B2	<b>General industry</b> Printer, distillery.
B8	<b>Storage or distribution</b> Self storage.
C1	<b>Hotels</b> Including boarding houses and guest houses.
C2	<b>Residential institutions</b> Residential schools, colleges and including nursing homes.
C3	<b>Dwelling houses</b> Residential units (flats and houses).
D1	<b>Non-residential institutions</b> Places of worship, clinics, health centres and libraries.
D2	<b>Assembly and leisure,</b> 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.



# Section 1 - Introduction

This is the London Borough of Lambeth's fourth Annual Monitoring Report (AMR). It covers the period from the 1<sup>st</sup> of April 2007 to the 31<sup>st</sup> March 2008. The Planning and Compulsory Purchase Act 2004 requires that an AMR for the previous financial year, known as the 'reporting year', be submitted to the Secretary of State by the 31<sup>st</sup> of December of the following financial year. The AMR must contain information on the following two key matters:

1. *The extent to which the policies set out in Local Development Documents (LDDs) are being achieved.* This part of the report seeks to monitor the performance and impact of the Council's planning policies and assess whether the policies are achieving their objectives and remain relevant. This provides a mechanism to consider adjustments to the policies, if necessary.
2. *The implementation of the Local Development Scheme (LDS).* This section reviews the Council's progress in preparing Local Development Documents and assesses whether key milestones are being met. Again such monitoring can indicate the need to update the LDS if the set timetables are no longer being met.

This AMR has been prepared having regard to the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004, Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 and 'Local Development Framework Monitoring: A Good Practice Guide' issued by the Office of the Deputy Prime Minister in March 2005, and amended in October 2005.

## 1.1 Assessment of Local Development Documents

The Local Development Documents in Lambeth that contain policies to be monitored in 2007-8 are:

- The Adopted Unitary Development Plan 1998
- Proposed Modifications to the Unitary Development Plan 2006
- The Replacement Unitary Development Plan (adopted August 2007)

During the reporting year, the Council's development plan consisted of the UDP from 1998 and the Replacement UDP (adopted August 2007). The Inspector's Report on the Replacement UDP was received in February 2006 and published in March 2006. Over 90% of the recommendations made by the Inspector in his Report supported the Council's position, but a limited number of Proposed Modifications were published in October 2006 in response to the Inspector's recommendations. Further Proposed Modifications were published in April 2007. As the Replacement UDP was at an advanced stage during the first part of the reporting year, significant weight was given to it. The UDP was adopted in August 2007. For this reason, it is proposed by the Council (with the agreement of the Government Office for London) to refer only to the Replacement UDP and not the 1998 plan in this AMR. Any references to the UDP herein therefore refer to the adopted UDP (August 2007).

This report presents the results of the monitoring of policies in the Replacement UDP, and appeals and planning obligations, under the following themes:

- Lambeth Planning (Appeals and Planning Obligations)
- Housing

- Employment
- Retail, Leisure and Town Centres
- Environmental Resources
- Conservation and Design
- Transport
- Waste and Minerals

Sections 3 to 10 of this report relate to each of these topics. In each section, the relevant Core Output Indicators are monitored, along with Local Output Indicators and Contextual Indicators in some cases. Reference is made to the relevant policies from the Replacement (now adopted) UDP, including any proposed modifications following the Inspector's Report, taking into consideration the policies' weight during 2007-8 in relation to each topic. The impact of policies is assessed and conclusions are drawn for future policy implementation and review.

## 1.2 Linkages with the Sustainable Community Strategy

The Lambeth Sustainable Community Strategy 2008-2020 was published in August 2008. The Strategy sets out a long-term vision for the borough and seven long term outcomes focused around economic, social and environmental wellbeing. It identifies three universal issues considered to be vital to the successful delivery of the Strategy:

- Equalities and community cohesion
- Sustainability
- Culture

The Sustainable Community Strategy contains improvement targets for the next three years as well as key projects/programmes that Lambeth First, the Council's Local Strategic Partnership, will be taking forward through the Local Area Agreement (LAA). Where possible and appropriate, common targets and indicators have been adopted for this year's AMR, specifically:

	<b>LAA / National Indicator Ref.</b>	<b>AMR Ref.</b>
• Overall employment rate	NI 151	CXT 8
• New business registrations	NI 171	CXT 10
• Overall / general satisfaction with the local area	NI 5	LOI 13
• Number of affordable homes delivered	NI 155	H5
• Number of parks with Green Flag Awards	NI 1	LOI 14

The Replacement UDP acts as a land-use delivery mechanism for the Sustainable Community Strategy and therefore the indicators in this Annual Monitoring Report are of great relevance to the Council's vision for Lambeth – that by 2020 Lambeth will be “a diverse, dynamic and enterprising borough at the heart of London...” The strategic objectives of the Local Development Framework (LDF) will be closely linked with Lambeth First's primary focus on tackling worklessness and the long term outcomes of the Sustainable Community Strategy. The Core Strategy within the LDF will set out in more detail how, through spatial planning, the Sustainable Community Strategy will be delivered.

### 1.3 Implementation of the Local Development Scheme

The Council produced its first Local Development Scheme (LDS) in March 2005. This was subsequently updated in December 2005 and revised again in February 2008 to reflect delays in the programme for the Replacement UDP. Section 11 of this AMR assesses progress against milestones in the revised LDS February 2008.

### 1.4 Using Indicators to Measure Policy Performance

The Government sets out the requirements for the preparation and content of Annual Monitoring Reports. This is largely based on the use of indicators as measures of policy performance. Ideally, indicators should be linked to clear objectives and targets so that it is possible to identify whether a policy is meeting its aims. The Council has followed this approach as far as possible in producing this AMR. In relation to most indicators there is a clear set of objectives, policies and targets that relate to the indicator.

There are four types of indicator mentioned in this report as explained below.

Indicator Type	Code	Explanation	Purpose	Examples
<b>Contextual Indicators</b>	<b>CXT</b>	General social, economic and environmental circumstances that exist within the borough.	Provide a background context to inform planning policies.	Population of Lambeth; unemployment levels.
<b>Significant Effects Indicators</b>	<b>SEI</b>	Measure significant economic, social and environmental issues within the borough.	Provide a link to indicators and objectives prepared as part of a sustainability appraisal new local development documents.	See Section 1.4 for discussion about why SEIs are not included in this AMR.
<b>Core Output Indicators</b>	<b>BD</b> (Business Development) <b>H</b> (Housing) <b>E</b> (Environmental Quality) <b>M</b> (Minerals) <b>W</b> (Waste)	Measure outcomes that are directly related to the implementation of local planning policies.	National set of indicators chosen by Government to provide consistent data which considers the effectiveness of planning policies.	Additional employment floorspace; number of completed dwellings.
<b>Local Output Indicators</b>	<b>LOI</b>	Measure outcomes that are directly related to the implementation of local planning policies.	Indicators chosen by a local authority to cover important issues not dealt with by Core Output Indicators.	Retail vacancy levels in town centres.

A summary table containing a consolidated list of indicators, targets, results and methodology is included in Appendix 1.

The set of **core output indicators** is prescribed in 'Regional Spatial Strategy and Local Development Framework Core Output Indicators' (Communities and Local Government - update 2/2008). The core output indicators were revised by Communities and Local Government in July 2008. As a result, in some cases where new indicators have been introduced there is no information available for 2007-8. Where this occurs, monitoring

frameworks will be put in place in order that information can be collected for future AMRs as data becomes available. Where appropriate throughout this report, explanations of the new core output indicators are provided.

## **1.5 Significant Effects Indicators**

The EU Directive on Strategic Environmental Assessment came into effect on 21 July 2006. This requires that all development plans not adopted by 21 July 2006 should be the subject of an SEA, subject to certain provisions. It also requires that the significant social, economic or environmental effects of a Local Development Document be identified and monitored.

Work on the Replacement UDP began before Government Regulations and guidance on implementing the Directive were issued. A key feature of the SEA is that it must be carried out throughout the policy making process. It is therefore not feasible to carry this out retrospectively. There is also a need to set out a baseline report at the start of the plan making process against which policy options can be assessed. In order to comply with the newly published SEA Regulations, the replacement UDP would have had to have been abandoned at an advanced stage.

The Replacement UDP has been subject to a Sustainability Appraisal in accordance with the relevant regulations that were applicable at the time. The Environmental Assessment of Plans and Programmes Regulations 2004 allow for circumstances where an SEA is not feasible, as is the case here, subject to a requirement that the Council explains the reasons for this and publicises this.

A report on this issue explaining the reasons in detail why an SEA of the UDP was not feasible was submitted to the Council's Executive in January 2006. The Executive endorsed that it was not feasible to carry out an SEA. Following this the Government Office for London was informed of this as well as the GLA, other statutory consultees, and everyone who had made representations on the UDP. The report to the Executive was published on the Planning Division pages of the Council's web site.

As a result, Significant Effects Indicators will not be included in the AMR until a Sustainability Appraisal Scoping Report has been completed for the Local Development Framework.

Consultants have been commissioned to undertake the Sustainability Appraisal of the emerging Core Strategy. A draft Scoping Report has been prepared for consultation during November and December 2008. Significant Effects Indicators will be developed through the Sustainability Appraisal process for inclusion in next year's AMR.

## **1.6 Issues for the 2007-8 Annual Monitoring Report**

In the past the Planning Division has not had an established system for monitoring development. Over the past three years this issue has been progressively addressed by improving the recording of the residential and commercial development pipeline, including planning permissions, developments under construction, completions, Section 106 legal agreements and sites with development potential.

Data for the residential development pipeline was able to be included in last year's AMR and has also been included for the 2007-8 reporting year. In relation to commercial development, in previous years for the majority of the indicators it was only possible to provide monitoring information about planning approvals for employment floorspace as

data for non-residential completions was not fully available. The exception to this was for employment land lost to residential, where major completions data collected for the residential pipeline could be used. However, this year the Council has carried out monitoring of employment development completions in 2007-8 (including those under construction) for a commercial development pipeline. It has therefore been possible to include full data on employment completions in this year's AMR.

This AMR includes the following new information not previously available:

- Data on employment development and employment land available.
- Data on renewable energy generation by installed capacity.

## Section 2 - Introducing Lambeth

### 2.1 Key Facts About Lambeth

Lambeth is an inner London borough with a northern boundary on the Thames and situated mainly between the boroughs of Wandsworth and Southwark. It measures around 11 kilometres from north to south and four kilometres from east to west with an overall area of approximately 2,700 hectares. In common with most inner London areas, Lambeth is characterised by densely built inner city development towards the centre of London, moving to a lower density residential suburban environment in the south.

The borough is an area of contrasts. The northern part of Lambeth features internationally significant central London activities centred around Waterloo and South Bank, including the South Bank Centre, major corporate offices, the London Eye and Oval Cricket Ground. In the centre of the borough, Brixton and Clapham town centres encompass a mix of specialist retail, leisure, entertainment and creative industries serving a diverse residential population. The south of the borough includes the town centres of Streatham and Norwood and a significant number of residential neighbourhoods.

#### 2.1.1 Lambeth Key Population Indicator Summary

Indicator Number	Indicator	Target	Outcome
CXT 1	Population of Lambeth	N/A	See Tables 2A and 2B
CXT 2	Age range of population	N/A	See Figure 2C
CXT 3	Ethnicity of population	N/A	See Table 2D
CXT 4	Index of multiple deprivation	N/A	See Figure 2E
CXT 7	Population density	N/A	Over 99 people / ha.
LOI 13	Overall satisfaction with local area	2008/09: 66% 2010/11: 69%	70% of residents satisfied with their local area. (Figure 2F)

#### 2.1.2 Population

Lambeth is one of the most densely populated areas in the country, with over 99 people per hectare, compared to nearly 46 per hectare across London as a whole. It is the third most populous inner London borough, after Wandsworth and Southwark, with a population of 266,170 at the 2001 Census and 273,200 according to the Office for National Statistics mid-year estimates 2007.

**Table 2A: Population**

Source: Office for National Statistics 2006

	1981	1991	2001	% Change 1991-2001
<b>Lambeth</b>	<b>252,925</b>	<b>244,834</b>	<b>266,170</b>	<b>8.7%</b>
Inner London	2,550,139	2,504,143	2,765,975	9.5%
Greater London	6,805,565	6,679,455	7,172,036	6.9%
England	45,771,956	47,055,204	49,138,831	4.4%

As can be seen from Table 2A, the population of Lambeth grew at twice the rate of England as a whole between 1981 and 2001. Mid year population estimates since 2001 (see Table 2B) have suggested that the population of the borough declined in the early part of the decade, but this trend has more recently begun to reverse as between 2004 and 2007 Lambeth has experienced a population increase.

**Table 2B: Mid-year population estimates 2001-2007 ('000 persons)**

Source: Office for National Statistics 2007

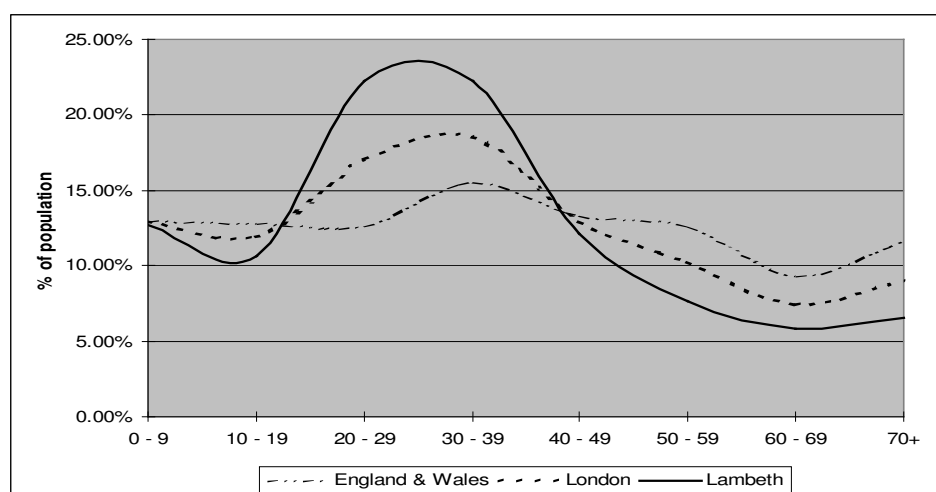
Year	Lambeth	Greater London	England
<b>June 2007</b>	<b>273.2</b>	<b>7,556.9</b>	<b>51,100.0</b>
June 2006	272.0	7,512.4	50,763.0
June 2005	269.1	7,517.7	50,431.7
June 2004	268.1	7,428.6	50,093.1
June 2003	268.5	7,387.9	49,855.7
June 2002	271.1	7,371.2	49,646.9
June 2001	273.4	7,322.4	49,449.7

Projecting current population trends forward, the GLA estimates that Lambeth's population will reach 322,000 by 2028, although the ONS estimate is more conservative at 289,800.

Figure 2C shows that, whilst Lambeth reflects the general population age distribution of London and England, its extremes are far greater, with a very high proportion of young adults and a very low proportion of people over 60. London has a young age profile compared with the country as a whole and Lambeth is young within that. The 2001 Census showed that in Lambeth, almost half (45%) of the population is aged between 20 and 39 years. This compared with 35.6% for London and 28.3% nationally. Mid year population estimates for 2007 indicate that the age composition of the borough is similar to that recorded in 2001, with 44.4% of Lambeth residents aged between 20-39 years (compared with 42.46% for Inner London, 35.51% for Greater London and 27.15% for England and Wales overall).

**Figure 2C: Age Range of Population for Lambeth, London and England/Wales**

Source: Office for National Statistics, 2001 Census



### 2.1.3 Diversity

Lambeth is a very diverse borough ethnically, culturally, socially and economically and this diversity is constantly evolving. The population includes a wide range of minority ethnic groups as detailed in Table 2D. At the 2001 Census, 25.8% of Lambeth residents were of Black origin, 4.6% of Asian origin, 2.5% of Chinese origin and 4.8% of mixed ethnicity. This diversity is reflected in the 132 different languages spoken in the borough. New job-seeking immigrants continue to settle in Lambeth. The largest group between 2002 and 2006 were from Poland, with 3,550 new National Insurance registrations for Polish people living in Lambeth. The next two largest totals were from Australia (2,830) and Jamaica (1,750).

**Table 2D: Ethnicity**

Source: Office for National Statistics, 2001 Census

		Lambeth Population	% of population			
			Lambeth	Inner London	Greater London	England
<b>White</b>	<b>British</b>	131,939	46.6	50.5	59.8	87.0
	<b>Irish</b>	8,689	3.3	3.4	3.1	1.3
	<b>Other White</b>	25,430	9.6	11.8	8.3	2.7
	<b>Total White</b>	<b>166,058</b>	<b>62.5%</b>	<b>65.7%</b>	<b>71.2%</b>	<b>91%</b>
<b>Black or Black British</b>	<b>Caribbean</b>	32,139	12.1	6.9	4.8	1.1
	<b>African</b>	30,836	11.6	8.3	5.3	1.0
	<b>Other Black</b>	5,579	2.1	1.3	0.8	0.2
	<b>Total Black</b>	<b>68,554</b>	<b>25.8%</b>	<b>16.5%</b>	<b>10.9%</b>	<b>2.3%</b>
<b>Asian or Asian British</b>	<b>Indian</b>	5,316	2.0	3.1	6.1	2.1
	<b>Pakistani</b>	2,634	1.0	1.6	2.0	1.4
	<b>Bangladeshi</b>	2,169	0.8	4.6	2.1	0.6
	<b>Other Asian</b>	2,045	0.8	1.3	1.9	0.5
	<b>Total Asian</b>	<b>12,164</b>	<b>4.6%</b>	<b>10.6%</b>	<b>12.1%</b>	<b>4.6%</b>
<b>Mixed</b>	<b>White and Black Caribbean</b>	5,322	2.0	1.3	1.0	0.5
	<b>White and Black African</b>	2,159	0.8	0.7	0.5	0.2
	<b>White and Asian</b>	2,100	0.8	0.9	0.8	0.4
	<b>Other Mixed</b>	2,273	1.2	1.1	0.9	0.3
	<b>Total Mixed</b>	<b>12,854</b>	<b>4.8%</b>	<b>4.04%</b>	<b>3.23%</b>	<b>1.4%</b>
<b>Chinese other</b>	<b>Chinese</b>	3,362	1.3	1.4	1.1	0.4
	<b>Other</b>	3,177	1.2	2.0	1.6	0.4
	<b>Total Chinese/other</b>	<b>44,478</b>	<b>2.5%</b>	<b>3.4%</b>	<b>2.7%</b>	<b>0.8%</b>

Lambeth's population experiences a number of socio-economic issues, including unemployment, crime and low incomes. However, there is significant spatial variation as shown in Figure 2E, which maps the distribution of multiple deprivation in the borough.

### 2.1.4 Index of Multiple Deprivation

The 2007 Index of Multiple Deprivation (IMD) places Lambeth as the fifth most deprived borough in London and 19th most deprived in England. This is worse than 2004, when the borough was ranked 23rd in England. This worsening is a result of relative improvements in other boroughs and a decline in Lambeth in four of the seven areas that comprise overall IMD: living environment; access to housing and barriers to services; income; health and disability. The other three areas are employment;

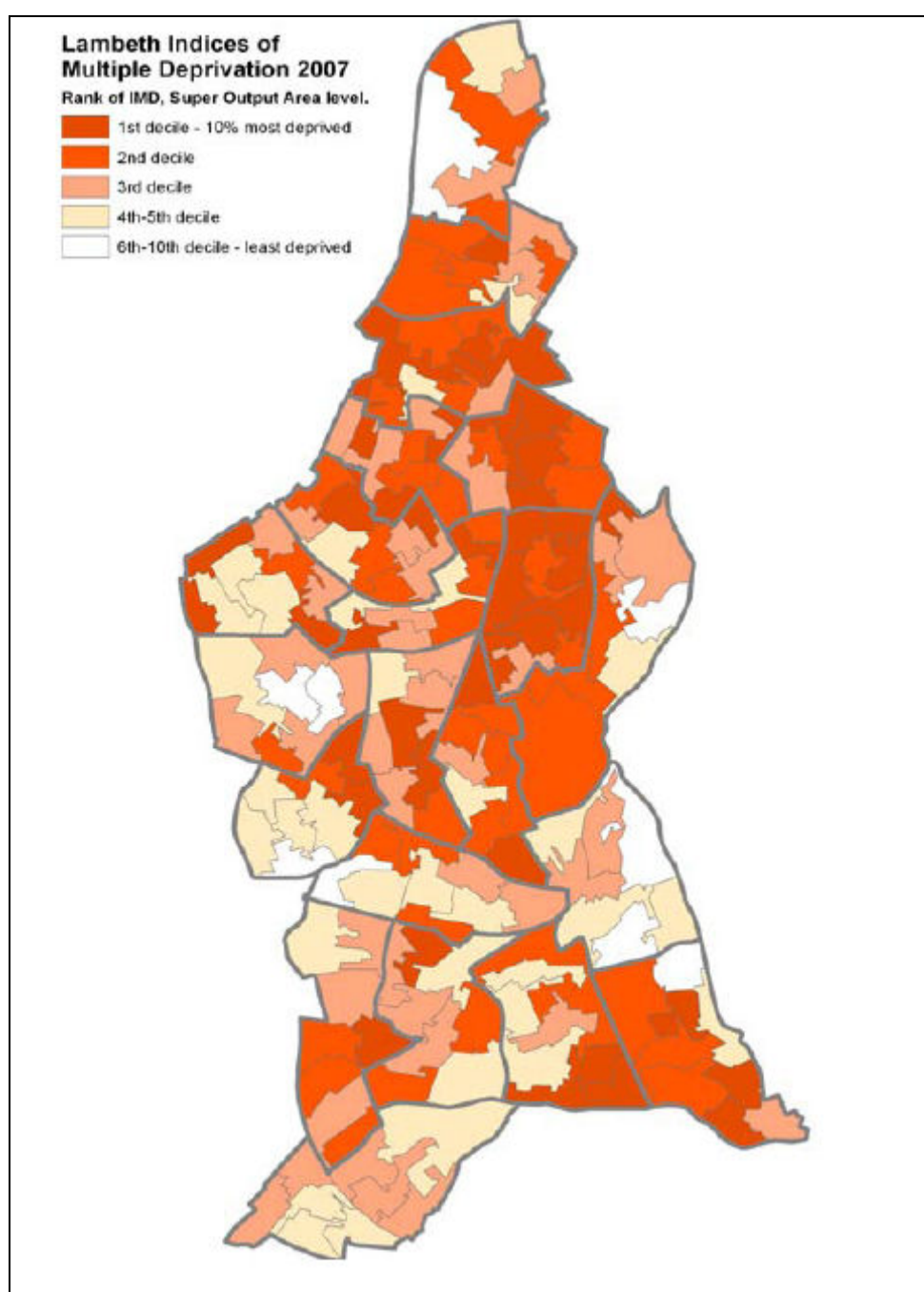


education, skills and training; and crime and disorder, all of which remained the same or improved.

Lambeth combines areas of affluence with areas of severe poverty and deprivation. The most deprived areas are spread throughout the borough but are particularly concentrated in Coldharbour ward, in Brixton, and in the Crown Lane area of Knights Hill ward, in the south of the borough. The most affluent areas include the Thames-side part of Bishops ward and the Dulwich border area of Thurlow Park.

**Figure 2E: Indices of Deprivation 2007: Rank of index of multiple deprivation**

Source: Communities and Local Government 2007



### 2.1.5 Residents satisfaction with their local area

One measure of quality of life is resident's satisfaction with their local area as a place to live.

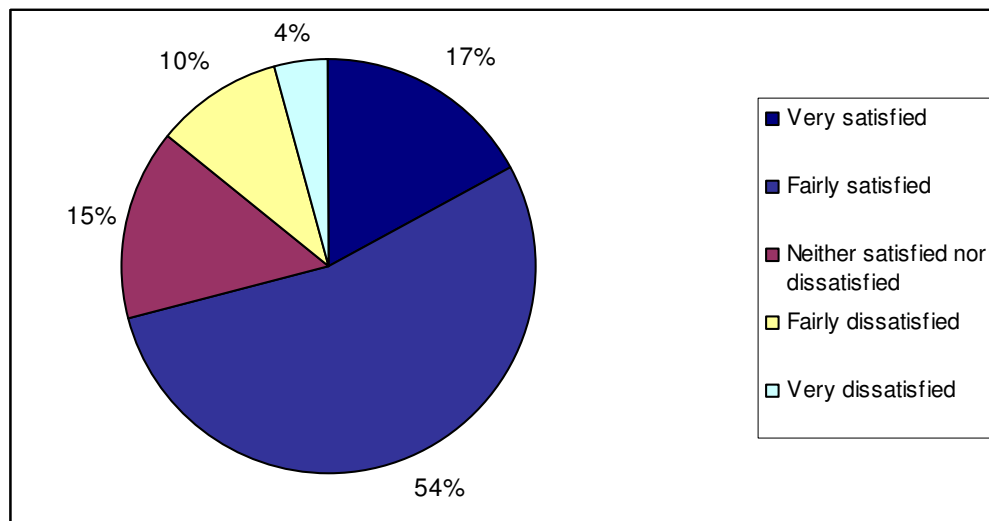
This indicator is relevant to the overall aim of the UDP, to 'promote the sustainable development of Lambeth by making it a great place to live, visit and work, based on strong communities, better living conditions, equality and citizenship'.

In 2007, seven in ten Lambeth residents (71%) stated that they are either very satisfied or fairly satisfied with their local area as a place to live; 14% indicated that they are dissatisfied. The UDP seeks year on year improvements in this indicator. The target set out in Lambeth's Local Area Agreement is 66% of residents satisfied with their area as a place to live by 2008-9, and 69% by 2010-11.

Satisfaction with the local area is a new performance indicator reported on in this year's AMR, and was a new measure in the Lambeth Residents Survey in 2007. For this reason there is no comparative data for previous years.

**Figure 2F: Resident's satisfaction with their local area as a place to live**

Source: Lambeth Residents Survey 2007



## Section 3 - Lambeth Planning

Lambeth's Planning Division handles a broad range of planning work for the Council including development control, policy and conservation and design.

### 3.1 Planning Applications and Appeals

#### 3.1.1 Appeals Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 1	Proportion of appeals allowed (same as Best Value Performance Indicator 204)	34%	39.5%

#### 3.1.2 Performance

The Replacement Lambeth UDP was adopted in August 2007. Decision making on planning applications in Lambeth was complex during the early part of 2007-8, due mainly to the use of the 1998 UDP and the 2007 UDP and the need to attach different weight to the policies in the two plans as the Replacement UDP progressed.

Tables 3A and 3B show the increasing Development Control workload over the last 5 years.

**Table 3A: Number of planning applications received by Lambeth per annum 2003-2008**

Source: Lambeth Planning Division, 2008

	2003-4	2004-5	2005-6	2006-7	2007-8
<b>Number of applications received</b>	3,349	3,461	3,572	3,867	4,200

**Table 3B: Number of decisions on major, minor and other planning applications (excluding withdrawals) 2003-2008**

Source: Lambeth Planning Division, 2008

	2003-4	2004-5	2005-6	2006-7	2007-8
<b>Major applications</b>	114	77	80	102	53
<b>Minor applications</b>	887	778	746	838	1,054
<b>Other* applications</b>	1,340	1,402	1,315	1,565	1,686
<b>Total of applications decided per annum</b>	<b>2,341</b>	<b>2,257</b>	<b>2,141</b>	<b>2,505</b>	<b>2,793</b>

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

Table 3C sets out performance in determining applications against the target timescales set for Best Value Performance Indicator 109 in 2007-8.

**Table 3C: Performance in determining planning applications within target timescales (BVPI 109) 2007-8**

Source: Lambeth Planning Division, 2008

	<b>BVPI 109 target (DCLG)</b>	<b>BVPI 109 target (local)</b>	<b>Performance 2007-8</b>
<b>Major applications determined within 13 weeks (BVPI 109a)</b>	60.0%	62.0%	75.5%
<b>Minor applications determined within 8 weeks (BVPI 109b)</b>	65.0%	70.2%	82.4%
<b>Other applications determined within 8 weeks (BVPI 109c)</b>	80.0%	84.0%	93.6%

Performance in determining major, minor and other applications within 13 and 8 weeks in 2007-8 exceeded both the government (CLG) and local targets. Improvements have been made to internal departmental processes, which has resulted in speedier determination of all types of planning applications, reflected by improved performance against national and local indicators.

Only a relatively small number of these applications are subject to appeal. 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 overall outcome of these appeals is set out in Table 3D below.

**Table 3D: Appeal results 2000–2008 (BVPI 204)**

Source: Lambeth Planning Division 2008

	<b>2003-4</b>	<b>2004-5</b>	<b>2005-6</b>	<b>2006-7</b>	<b>2007-8</b>
<b>Number of appeals resolved:</b>					
<b>(a) Dismissed</b>	50	68	71	60	72
<b>(b) Allowed</b>	45	35	40	37	47
<b>(c) Withdrawn</b>	6	7	6	4	36
<b>Total</b>	<b>101</b>	<b>110</b>	<b>117</b>	<b>101</b>	<b>155</b>
<b>Percentage of appeals allowed</b>	<b>47%</b>	<b>34%</b>	<b>36%</b>	<b>38%</b>	<b>39%</b>

Table 3D shows an increase in the number of appeals submitted in 2007-8 compared with previous years. However, this corresponds with an increase in the number of planning applications received and determined in the reporting year (Table 3B). There has been a slight increase in the proportion of appeals allowed by the Planning Inspectorate over the past three reporting years, with 39% of appeals allowed in 2007-8 (based on BVPI 204).

### **3.1.3 Conclusions**

Overall performance in determining planning applications within target timescales substantially exceeded BVPI 109 targets for major, minor and 'other' applications in 2007-8.

The number and proportion of applications going to appeal increased slightly in 2007-8 compared with 2006-7, however it is still continuing to decline from previous years. Currently well over half of the appeals made are dismissed and the robustness of the Council's policies is reflected in this figure. It is anticipated that the number of Council decisions upheld at appeal will continue to rise over future years as the now adopted UDP can be accorded full weight in decision making. In addition, the greater certainty and clarity provided by the adoption of the UDP, as well as a range of Supplementary

Planning Documents that have now been adopted, should ensure that a higher proportion of planning applications submitted are in accordance with development plan policies.

## 3.2 Section 106 Agreements

### 3.2.1 Section 106 Policies

#### Adopted Unitary Development Plan (2007)

- Policy 57 – Planning Obligations

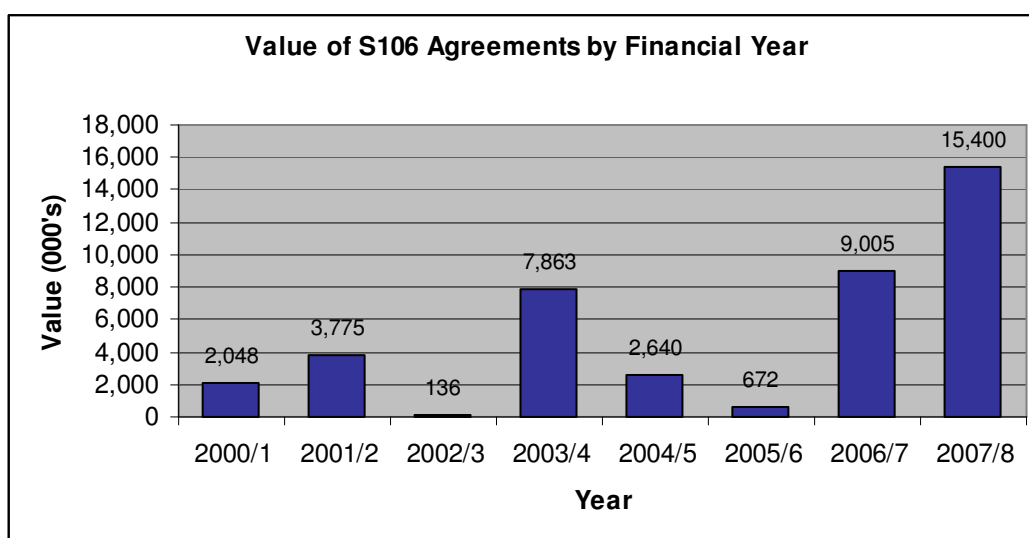
### 3.2.2 Performance

Planning obligations are intended to make acceptable development that would otherwise be unacceptable in planning terms. Policy 57 notes that the attainment of planning obligations can be a means of implementing the UDP's various social, economic and environmental policies. In particular, the Plan's policies relating to housing, education, mixed-use development, transport, employment, community facilities, arts and culture, public realm, utilities, the natural environment, and open space and recreation all seek to secure specific contributions. The continued use of an interim guidance note and preparation of an SPD on S106 planning obligations have strengthened the policy and resulted in a record amount of money being secured.

During 2007-8, 84 Section 106 agreements were signed with a total current value of over £15,376,761.75. This reflects the trend of growth in the number of agreements negotiated over the last six years and surpasses the previous highest level in 2006-7 of £9 million. Figure 3E below shows the pattern over the last seven years.

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

Source: Lambeth Planning Division 2008



The 84 agreements in 2007-8 involved 391 planning obligations, of which 33 had a financial value. Table 3F below gives a breakdown of all the planning obligations by obligation type and money receivable, and compares this year's position with the previous two reporting years. The levels of contribution for public realm (streetscapes) and traffic and highways were very high. Contributions towards off-site affordable housing (not previously measured) provided £3 million this reporting year. Affordable housing contributions are discussed in more detail in Section 4 of this report.

**Table 3F: Number and Value of Obligations by Obligation Type 2005-08**

Source: Lambeth Planning Division 2008

Obligation Type	No. of Obligations 2005-6	Income Receivable 2005-6 (£)	No. of Obligations 2006-7	Income Receivable 2006-7 (£)	No. of Obligations 2007-8	Income Receivable 2007-8 (£)
Affordable Housing - Off Site Financial	Not measured	0	Not measured	0	1	3,000,000
Affordable Housing - On Site	11	0	20	0	13	0
Affordable Housing - RSL Schemes only	8	0	16	0	4	0
Car Club	5	8,500	11	30,104	10	35,400
Employment and Training	1	0	9	289,820	12	243,149
Miscellaneous	25	150,000	107	234,000	105	512,380
Parking Restriction	64	0	67	0	63	0
Public Realm - Parks and Open Spaces	3	108,180	17	1,012,403	24	1,856,500
Public Realm - Streetscapes	5	39,550	5	257,000	14	3,525,922
Public Transport	4	199,330	6	1,390,490	12	1,630,506
Traffic and Highway	25	419,250	32	800,000	33	2,447,750
Community Facilities	Not measured	0	8	546,909	10	216,000
Education	Not measured	0	18	4,337,647	15	1,753,958
Monitoring Charge	Not measured	0	10	31,451	64	155,196
Public Realm – On site Improvement	Not measured	0	1	75,000	0	0
Travel Plan	Not measured	0	11	0	11	0
<b>TOTAL</b>	<b>151</b>	<b>£924,810</b>	<b>338</b>	<b>9,004,824</b>	<b>391</b>	<b>15,376,761</b>

Twelve agreements had planning obligations with financial contributions worth more than £100,000 in total, which accounts for 97% of total financial contributions negotiated during the year. These agreements relate to the following schemes:

**Table 3G: Schemes with more than £100k in financial value 2007-8**

Source: Lambeth Planning Division 2008

Legal Ref.	Scheme Address	No. of Obligations	Income Receivable
479/L/S106	Becket House and York House	8	£3,820,000.00
136/L/S106D	1 Westminster Bridge Road	16	£3,764,005.00
470/L/S106	Founders Place	15	£2,414,869.50
525/L/S106	Hampton House, Albert Embankment	26	£1,644,000.00
515/L/S106	Tesco Streatham Hub	17	£1,284,000.00
490/L/S106	Kerrin Point, Black Prince Road	14	£488,524.00
506/L/S106A	Elmgreen School	8	£393,600.00
450/L/S106A	25-33 Macaulay Road	7	£241,848.00
214/L/S106A	St Saviours College	8	£238,436.50
497/L/S106	Shakespeare Road Academy	12	£223,440.00
177/L/S106A	1 Glyn Street	8	£222,150.00

Legal Ref.	Scheme Address	No. of Obligations	Income Receivable
461/L/S106	417-419 Streatham High Road	4	£109,182.00
<b>TOTAL</b>		<b>126</b>	<b>£14,844,055.00</b>

### 3.2.3 Conclusions and further actions

The Council's policy on planning obligations is continuing to secure developer contributions in the borough, with an increasing number of S106 agreements finalised and an increasing total value of contributions.

New monitoring systems allow continuing analysis of the distribution of the funds secured in 2007-8. There has been a considerable increase in the value of contributions over past years. The level of contributions to education is particularly significant and indicates that this aspect of the policy is working well.

Further strength will be added to the Council's policy position for planning obligations in the year to come, as a draft Supplementary Planning Document on Planning Obligations was prepared in the reporting year and adopted by the Council in July 2008. The SPD sets out the circumstances and the extent of planning obligations to be sought in a clear, consistent and transparent way.

## Section 4 - Housing

Housing provision is a key priority for national, regional and local agendas. Meeting the demand for housing is a priority and a key issue for planning policies. There is a need to balance the demand for housing with maintaining the quality and existing character of areas and providing good quality homes and environment. This is a particular challenge in Lambeth, which historically has featured relatively high population densities.

One of the key issues in Lambeth is affordability and the ability to get on the property ladder. A recent (draft) review of the housing needs situation indicates that the level of housing need in the borough is increasing and accordingly the demand for more affordable housing is also increasing.

### 4.1 Housing Policies and Indicators

#### 4.1.1 Housing Strategic Policies

- C. To make best use of the borough's limited land resources and encourage through good design, higher densities and more mixed and intensive development in appropriate locations.
- D. To seek the provision of at least 20,500 net additional homes over the period 2002-2016 (including 8,200 affordable dwellings). \*

\* The London Plan (February 2008) sets a minimum target for Lambeth of 11,000 additional dwellings in the period 2007/8 to 2016/17, or 1,100 additional dwellings per year (London Plan Policy 3A.1). This overrides / supersedes the figure of 20,500 set out in the UDP.

#### 4.1.2 Housing Policies

UDP 2007
Detailed Policies
• 15 Additional Housing
• 16 Affordable Housing
• 17 Flat Conversions
• 18 Shared Housing and Supported Housing
• 33 Building Scale and Design
• 36 Alterations and Extensions
• 38 Design in Existing Residential / Mixed-use Areas

Housing is addressed in Part 1 Strategic Policies C and D and Policies 15-18 in the UDP (adopted 2007). The UDP seeks to promote a range of new housing development, including shared housing and supported housing, to meet the needs and demands of the borough. Policies aim to achieve a mix of dwelling type, affordability and unit sizes across all tenures through prioritising housing on all sites, except where protected for other uses, and resisting the loss of existing residential accommodation through redevelopment. Policy 16 seeks to secure the maximum proportion of affordable housing having regard to impacts on the viability of a scheme. The policy is to achieve 50% affordable housing with subsidy and 40% without subsidy on all sites of 0.1Ha and above or involving 10 or more dwellings. The UDP adopts 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.

#### 4.1.3 Housing Context Indicator Summary

Indicator Number	Indicator	Target	Outcome
CXT 5	Housing types	NA	See Table 4A
CXT 6	Household types	NA	See Table 4B

## 4.2 Household Characteristics

Table 4A shows that the number of households in Lambeth grew substantially between 1991 and 2001. The majority of new households were accommodated in flats or house conversions, with nearly 70% of all households living in flats in 2001. This compares to 18.6% for population as a whole in England.

The 2001 Census household type results for Lambeth are summarised in Table 4B below, together with the London-wide results and illustrate the differences between housing need at a local and regional level. Some 61% of households in Lambeth were multi-person households in 2001, and 38% were single person households. Married couples with dependent children formed 10.56% of the Lambeth total while married couples with no dependent children formed 12.49% of all households, which is well below the level across London as a whole. This highlights the need for consideration of local housing need and household types in planning policy and new developments.

**Table 4A: Number of Households**

Source: 2001 Census

	All households with residents			% of households with residents			
				Detached/ semi-detached/ terraced		Purpose-built flats/ conversions	
	1991	2001	%change	1991	2001	1991	2001
<b>Lambeth</b>	108,920	118,447	8.7	28.9	28.6	66.6	69.7
<b>Inner London</b>	1,096,141	1,219,859	11.3	28.7	29.0	67.1	68.9
<b>Greater London</b>	2,763,166	3,015,997	9.2	52.0	51.0	45.2	46.9
<b>England</b>	19,670,982	20,451,427	4.0	79.9	79.9	18.3	18.6

**Table 4B: Household Type in Lambeth with London average as a comparison**

Source: 2001 Census

Household type	Lambeth	%	London	%
<b>All households</b>	118,447		3,015,997	
<b>One person household</b>	44,924	37.92	1,046,888	34.7
<b>Married couple with no dependent children</b>	14,803	12.49	602,194	19.96
<b>Lone parent household with children</b>	14,302	12.07	267,323	8.86
<b>Married couple with dependent children</b>	12,512	10.56	507,512	16.82
<b>Cohabiting couple with no children</b>	10,093	8.52	201,295	6.67
<b>Lone parent household</b>	4,851	4.09	119,579	3.96

with no children				
Cohabiting couple with children	3,503	2.95	82,184	2.72
Student households	421	0.35	13,105	0.43
Other multi person households	13,038	11	175,917	5.83

### 4.3 Housing Targets

#### 4.3.1 Housing Targets Indicator Summary

Indicator Number	Indicator	Target	Outcome
H1	Plan period and housing targets	NA	See Figure 4A

#### 4.3.2 Plan period and housing targets

The London Plan, consolidated with Alterations since 2004, published in February 2008, sets a minimum target for Lambeth of 11,000 additional dwellings in the period 2007/8 to 2016/17, or 1,100 additional dwellings per year (London Plan Policy 3A.1). This supersedes the figure in the UDP which set housing provision levels over the plan period 2002-2016 at a minimum of 20,500 net additional dwelling completions (approximately 1,400 per annum).

**Table 4C: Housing targets**

Indicator	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2002	2016	20,500	UDP (adopted 2007)
H1(b)	2007/8	2016/17	11,000	London Plan, Consolidated with Alterations since 2004 (February 2008)

#### Explanation of Core Output Indicator

##### **H1 – Plan period and housing targets**

Purpose – To show the planned housing period and provision.

The issue of which housing target to include in the UDP was debated at the 2005 public inquiry into objections to the UDP. The Inspector ultimately supported the Council's position that it would be inappropriate to use the target in the 2004 London Plan which at that time was 1,450 homes per annum, as Lambeth had more up-to-date housing data.

However, the London Plan target was subsequently revised as part of the GLA's new Housing Capacity Study published in 2005. This study was carried out in conjunction with boroughs and involved a comprehensive and robust review and update of information about and assessment of potential housing sites. The new suggested target for Lambeth was 1,135 homes per annum. This target was revised downwards when the Early Alterations to the London Plan were published to 1,100 homes per annum for 07/08 to 2016/17.

The Early Alterations were published on 20 December 2006 and now form part of the London Plan. The new GLA housing provision targets for additional homes took effect in 2007/8 and cover the period up to 2016/17. This supersedes the figures in the Lambeth UDP (adopted 2007) and this target has accordingly been used as a basis for assessing how well Lambeth is performing.

The assessment of these targets will now be considered in relation to Lambeth's past and projected housing delivery performance.

## 4.4 Housing Delivery – Net Additional Dwellings

### 4.4.1 Housing Delivery Indicator Summary

Indicator Number	Indicator	Target	Outcome
H2(a)	Net additional dwellings – in previous years	N/A	See Table 4D
H2(b)	Net additional dwellings – for the reporting year	1,100 additional dwellings	See Table 4E (1,207 net additional dwellings)
H2(c)	Net additional dwellings – in future years	1,100 per year	See Table 4F and Figure 4G
H2(d)	Managed delivery target	N/A	See Figure 4G and Table 4H

#### Explanation of Core Output Indicators

##### **H2(a) – Net additional dwellings – in previous years**

Purpose – To show recent levels of housing delivery.

##### **H2(b) – Net additional dwellings – for the reporting year**

Purpose – To show levels of housing delivery for the reporting year.

##### **H2(c) – Net additional dwellings – in future years**

Purpose – to show likely future levels of housing delivery.

##### **H2(d) – Managed delivery target**

Purpose – To show how likely levels of future housing are expected to come forward taking into account the previous years performance.

The London Plan minimum target for Lambeth is 11,000 additional homes in the period 2007/08 – 2016/17. This is made up of conventional supply – coming through 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. The annual monitoring figure for the Borough is 1,100.

### 4.4.2 Recent housing delivery

Recent levels of housing delivery are shown in the table below. Table 4D below presents a summary of the net additional dwellings completed in the last five years, including the financial year 2007-8. Housing completions have been at a consistent level over the past three years with a slight pick up in 2007-8. The achievement of the London Plan (2008) housing delivery target is reflective of the supportiveness and flexibility of UDP policies in promoting housing development in the borough.

**Table 4D: Recent housing delivery**

Source: Lambeth Planning Division, 2008

H2(a)	Year	03/04	04/05	05/06	06/07	07/08
	<b>Net Completions</b>	1005	850	1152	1127	1207
	<b>Non-self contained</b>	13	-30	-4	-36	30
	<b>Vacancies returned to use BV106</b>	136	162	192	197	222

#### 4.4.3 Additional dwellings for the reporting year

Housing delivery for the reporting year 2007-8 is shown in Table 4E below, disaggregated by type. This is the same as National Indicator 154 which is to be reported through the Housing Flows Reconciliation Return.

**Table 4E: Net additional dwellings for the reporting year**

Source: Lambeth Planning Division, 2008

H2(b)	Year	2007-08
	New build completions	526
	Change of use (net gain)	314
	Conversions (net gain)	367
	Total	1,207
	non-self contained	30
	Vacancies returned to use*	222

\* BV164 figure is 222. The HSSA figure is 128.

Lambeth Council produces an annual Housing Development Pipeline Report. This provides data on Lambeth's housing supply during the financial year 2008. It lists individually all additional housing from new build, conversions of properties and changes of use that were completed, under construction or had valid planning permissions for that period. It also lists various sites with potential for housing development that have not yet come into the development process. It shows that in 2007-8 performance has exceeded the minimum target figure in the London Plan for Lambeth. In 2007-8 there were 1,562 gross completions in Lambeth. The total number of net completions for this period was 1,207. Of the total completions, 526 were derived from new build units, 314 from change of use to residential and 367 resulted from conversions of single dwellings (most commonly houses) into flats. In addition, 30 were made up of dwellings comprising non-self contained units and 222 were vacant properties returned to use (using the BV164 Indicator). The HSSA figure for vacant properties returned to use is 128.

The Housing Development Pipeline Report is published and available on the Council's website.

#### 4.4.4 Net additional dwellings in future years

Table 4F below shows anticipated levels of housing delivery and illustrates the level of net additional housing expected to come forward over a 15 year period, beyond the plan period of the Lambeth UDP.

This indicator sets out the housing supply that is anticipated to come forward over the next 15 years. The first year of the 15 year monitoring period (2008-9) is the current year, and the amount of completions expected in this year is required to be identified. In addition, the 5 year period starting after the current year needs to set out the net additional dwellings expected to come forward each year over the period from ready to develop sites that have been identified.

The housing supply position as at 1<sup>st</sup> April 2008 is set out below:

Sites under construction	1,699
Sites with unstarted planning permission	5,483
Sites approved awaiting completion of S106 agreements	206

<b>Total</b>	<b>7,388</b>
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It is estimated that by 31<sup>st</sup> March 2009 (the current year) 545 homes will be completed. This is based on known completions in the first seven months of this financial year (318) projected forward over 12 months.

This therefore leaves a total of 6,843 homes either under construction or with unstarted planning permissions. This amounts to six years of housing supply based on the annual monitoring rate for Lambeth in the London Plan, which is 1,100 additional homes per year. The London Plan target includes conventional and non conventional housing. Last financial year non conventional supply provided some 252 homes (Table 4E).

In addition to this there are a further 19 identified sites which are estimated to have a capacity for an additional 1,572 homes that were identified in the GLA Housing Capacity Study 2004 that have not yet come forward into the planning system. All of these sites are individually listed in the Housing Development Pipeline Report.

The deliverability of sites has been taken into account and it is considered that sites under construction, those with outstanding planning permission and those with planning approval subject to Section 106 Agreements accord with Government criteria for the assessment of deliverability.

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. The reduction of the life of planning permissions to just 3 years from 5 years reduces the likelihood of speculative planning permissions to remain in the housing supply figures. Also, applying and obtaining planning permission 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.

In addition, it is worth emphasising that the deliverability of the remaining identified sites referred to earlier which however have not been included in the 5 year housing supply figure, was carefully considered as part of their initial identification through the GLA Housing Capacity Study that was undertaken with boroughs.

There are a total of 348 sites with planning permission in 2007-8 which amount to a gross total of 8,129 units and a net total of 5,483 units. The completions figures for future years are based on:

1. Current year completions based on known completions in first seven months of this financial year (318) projected forward over 12 months. This figure is low compared to previous years as there are a number of large schemes which do not appear to be sufficiently advanced to be completed by 31<sup>st</sup> March 2009.
2. Remaining units under construction to be projected to be completed in 09/10
3. Remaining sites with planning permission projected to be completed over years 10/11, 11/12, 12/13. Except for large scale schemes with known completion phases.
4. Large schemes with planning permission are Founders Place, Clapham Park and Streatham Hub. Completions for each are spread over three year periods except for Clapham Park which is spread over six years phasing.
5. Applications pending as of 31/03/08 (278 units) projected to be completed over years 10/11-12/13.
6. Applications with pending S106 agreements projected to be completed over years 11/12-13/14.

7. The remaining undeveloped sites from phases 2 and 3 of the Housing Capacity Study (1422) are spread over years 13/14-16/17.

**Table 4F: Net additional dwellings in future years**

Source: Lambeth Planning Division, 2008

H2(c)	Year	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
	Net additions		545	1,154	1,028	1,524	1,607	1,058	1,275
	Hectares			5.8	11.56	20.25	20.25	17.52	
	Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100

H2(c)	Year	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
	Net additions	1,193	1,070	1,366	1,366	1,366	1,366	1,366	1,367
	Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100

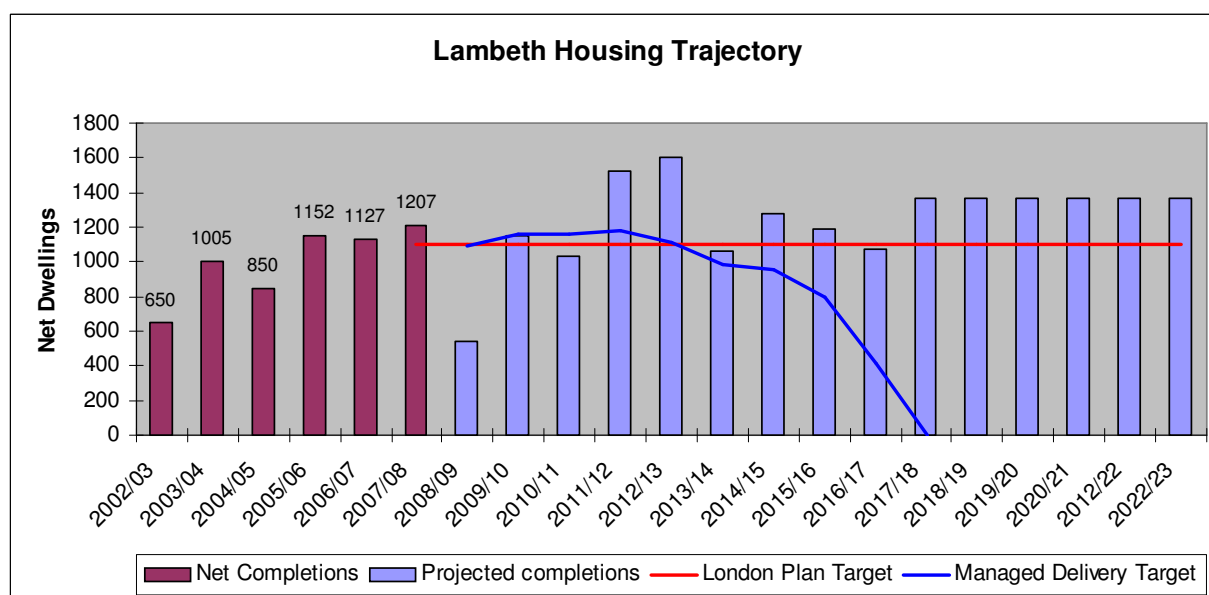
#### 4.4.5 Future housing delivery

Figure 4G below shows the likely levels of future housing expected to come forward taking into account the previous year's performance. It 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 takes into account the previous delivery of net additional dwellings since the start of the plan period.

The first year of the forward looking 15 year period is known as the current monitoring year. 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 manage line for Lambeth shows the total number of dwellings required falling gradually from 1,100 dwellings in 2007-8 to 409 in 2016-17.

**Figure 4G: Future housing based on past performance**

Source: Lambeth Planning Division, 2008



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 the sites which can deliver and market trends. It shows the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from previous and future years.

**Table 4H: Future housing performance in figures**

Source: Lambeth Planning Division, 2008

H2(d)	Year	02/03	03/04	04/05	05/06	06/07	07/08	08/09
	Net completions	650	1,005	850	1,152	1,127	1,207	
	Projected completions							545
	London Plan Target						1,100	1,100
	Managed Delivery Target							1,088

H2(d)	Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16
	Net completions							
	Projected completions	1,154	1,028	1,524	1,607	1,058	1,275	1,193
	London Plan Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100
	Managed Delivery Target	1,156	1,156	1,178	1,108	984	959	801

H2(d)	Year	16/17	17/18	18/19	19/20	20/21	21/22	22/23
	Net completions							
	Projected completions	1,070	1,366	1,366	1,366	1,366	1,366	1,367
	London Plan Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100
	Managed Delivery Target	409	0					

#### Assumptions

- Years 17/18 - 22/23 are made up of the Housing Capacity Study Phase 4 sites and small sites windfall.

#### 4.4.6 Conclusions and further actions

The past year has seen planning permission granted for a range of major development schemes, comprising 1,927 additional dwellings. Compared with the 4,659 approvals for 2006-7, this is a marked reduction but if implemented this will still be above target. Projected completions over the next 10 years are generally in line with the proposed London Plan target.

The Replacement UDP was only adopted in August 2007. The full weight of its policies supporting the provision of housing have not yet had the opportunity to be fully applied in accordance with its status, and it is anticipated that this will be more fully reflected in future years.

## 4.5 Dwelling Mix

### 4.5.1 Dwelling Mix Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 2	Proportion of completed homes with 3 or more bedrooms	Maximise family sized accommodation.	17% of all affordable units with 3+ bedrooms; 11.6% of total completions.

### 4.5.2 Performance

Housing choice is an increasingly important issue in Lambeth. The Council's Housing Needs Study Update (December 2008) has highlighted that the greatest unmet need, particularly in the affordable sector, is for 3 and 4 bedroom family accommodation. Most new housing supply in the Borough in recent years and in the housing development pipeline comprises of 1 and 2 bedroom units. Figure 4I illustrates the housing choice available from dwellings completed during 2007-8, with 17% of all affordable units being family sized homes. In the private sector, 90% of all homes are 1 and 2 bed units.

**Figure 4I: Proportion of completions by unit size in 2007-8 (gross)**

Source: Lambeth Planning Division, 2008

	Market	%	Affordable	%	All units
1 bed	406	26	147	9	553
2 bed	642	41	186	12	828
3 bed	92	6	57	4	149
4+ bed	18	1	14	1	32

### 4.5.3 Conclusions and Further Actions

This analysis highlights the importance and need to focus UDP policies and policies in the emerging LDF on housing mix to increase the proportions of family sized dwellings.

## 4.6 Use of Previously Developed Land

### 4.6.1 Previously Developed Land (PDL) Indicator Summary

Indicator Number	Indicator	Target	Outcome
H3	New and converted dwellings on previously developed land.	100% of all new dwellings on previously developed land.	100%

#### Explanation of Core Output Indicator

##### H3 – New and converted dwellings – on previously developed land

Purpose – To show the number of gross new dwellings being built upon previously developed land (PDL).

### 4.6.2 Performance

Policy 6 in the UDP promotes new development on previously developed land in the interests of achieving sustainable development and protecting greenfield sites. This information is collected as part of the monitoring of development proposals and is a key



consideration in determining planning applications. As discussed in the previous section, Lambeth is a dense and built up part of inner London, where open spaces are strongly protected against development by UDP policy. As a result, all new housing has been constructed on previously developed land. This achieves the target of 100% and surpasses the national target of building 60% of all new dwellings on previously developed land.

#### 4.6.3 Conclusions

The results for 2007-8 indicate that the policies are being successfully implemented to achieve a 100% target in providing new homes on previously developed land whilst protecting green field land for its sports, leisure, nature conservation and amenity value

### 4.7 Gypsy and Traveller Sites

#### 4.7.1 Gypsy and Traveller Sites Indicator Summary

Indicator Number	Indicator	Target	Outcome
H4	Net additional pitches (Gypsy and Traveller)	2 additional pitches by 2012.	No new pitches delivered in 2007-8.

#### Explanation of Core Output Indicator

##### H4 – Net additional pitches (Gypsy and Traveller)

Purpose – To show the number of Gypsy and Traveller pitches delivered.

No new Gypsy and Traveller pitches have been delivered in the 2007-8 reporting year.

### 4.8 Affordable Housing Completions

#### 4.8.1 Affordable Housing Completions Indicator Summary

Indicator Number	Indicator	Target	Outcome
H5	Gross affordable housing completions.	40%-50% of all completions	See Table 4H

#### Explanation of Core Output Indicator

##### H6 – Gross affordable housing completions

Purpose – To show affordable housing delivery. To include social rent and intermediate housing.

## 4.8.2 Performance

**Table 4J: Affordable units as proportion of total completions**

Source: Lambeth Planning Division, 2008

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

UDP Policy 16 specifies the provision for affordable housing on sites of 0.1 ha or more in size or in schemes of 10 or more units. The level of provision expected is 50% of habitable rooms with a public subsidy or 40% of habitable rooms with no public subsidy, subject to financial viability. Although the policy refers to habitable rooms it has not been possible to collect information based on habitable rooms and the information is based on affordable dwellings.

During the period 2007-8 there were 346 net affordable housing completions out of a total of 1,207 net completions in Lambeth, which is 29%. However, it should be noted that the affordable housing policy was only adopted in August 2007, though it has been pursued without full statutory weight from the time that the Inspectors Report recommended support for the policy in February 2006. In addition, not all schemes would have been required to make provision of affordable homes due to their size and many would have been approved before the policy had effect. The number of gross affordable housing completions in 2007-8 was 404, which amounts to 26% of all 1,562 dwellings completed during the monitoring period. It is also important to highlight that 49% of all new build completions were affordable homes.

## 4.8.3 Conclusions and further actions

There has been a variation in the provision of affordable housing in recent monitoring years. The net proportion has varied from 29% in 2005-6 to 19% in 2006-7 and has increased again to 29% in 2007-8.

As the UDP altered housing policy has only recently acquired statutory weight the expectation is that the proportion and amount of affordable housing will rise, however, this will depend on the size of sites coming forward and the operation of the housing market particularly in respect of the funding for affordable housing.

## 4.9 Housing Quality

### 4.9.1 Housing Quality Indicator Summary

Indicator Number	Indicator	Target	Outcome
H6	Housing Quality – Building for Life Assessments	N/A	N/A

### Explanation of Core Output Indicator

#### H6 – Housing Quality – Building for Life Assessments

Purpose – To show the level of quality in new housing development.

#### **4.9.2 Performance**

This is a new indicator. It has not been possible to collect information for this indicator for 2007-8. Information will be collected for future AMRs, as monitoring is introduced.

## Section 5 - Employment

The Lambeth economy is characterised by a high proportion of micro, small and medium enterprises and a high business start-up rate. Lambeth is also home to a number of large multi-national firms, many of which have their headquarters in the north of the borough, such as Shell and P&O in Waterloo. In order to maintain a diverse and strong local economy, it is necessary to plan for an adequate supply of employment land to meet demand from the full range of business sectors, types, sizes, and locations.

The aims of the UDP policies are threefold:

- to safeguard the borough's prime employment land;
- to support and promote large scale office development in locations most accessible by public transport; and
- to secure a distribution of employment development throughout the borough, so that it is accessible to all residents.

In previous years, for the majority of the indicators, it was only possible to provide monitoring information about planning approvals for B class floorspace as data for non-residential completions was not fully available. The exception to this was for employment land lost to residential, where major completions data collected for the residential pipeline could be used. However, as part of the process of improving its monitoring system, this year the Council is able to provide information on employment development completions in 2007-8, floorspace under construction, and unimplemented planning permissions.

### 5.1 Employment Policies and Indicators

#### 5.1.1 Strategic Objective

H. Through the planning process the Council will sustain a diverse and strong local economy and maximise education, skills and training opportunities for Lambeth residents.

#### 5.1.2 Employment Land and Development Policies

UDP 2007	
Part 1 Strategic Policies	
•	C – Make best use of the borough's land resources.
•	H – Sustain a diverse and strong local economy
Part 2 Detailed Policies	
•	6 – Development of brownfield sites
•	22 – Key Industrial and Business Areas
•	23 – Protection and location of other employment uses

Employment land is given strongest protection in Lambeth's Key Industrial and Business Areas (KIBAs) through Policy 22 in the UDP, which also encourages additional development for employment purposes. Some KIBAs are also designated as 'Major Development Opportunities', or 'Mixed Use Employment Areas', where the UDP recognises that some redevelopment involving a mix of uses may be appropriate to stimulate employment development, therefore allowing for limited losses of employment floorspace.

B class floorspace outside of KIBAs, and particularly B1 floorspace for small businesses, is protected through Policy 23, which does not permit loss to non-employment uses, except in a number of defined circumstances.

### 5.1.3 Employment Land and Development Indicator Summary

Indicator Number	Indicator	Target	Outcome
CXT 8	Overall employment rate	08/09: 67.8% 09/10: 68.5% 10/11: 69.3%	70.3% for 2007-8 (See Figure 5A)
CXT 9	Jobs density	N/A	0.73% (See Figure 5B)
CXT 10	New business registrations	N/A	1,350 new business registrations (See Figure 5C)
BD1	Total amount of additional employment floorspace – by type.	10,000m <sup>2</sup> net employment floorspace developed per annum (estimated 150,000m <sup>2</sup> net floorspace required over 15 year plan period).	Overall net gain of 1,937m <sup>2</sup> through completions, of which: B1a: 3,300m <sup>2</sup> B1b: -492m <sup>2</sup> B1c: -1,534m <sup>2</sup> B2: -1,866m <sup>2</sup> B8: -2,529m <sup>2</sup>
BD2	Amount of floorspace on previously developed land – by type.	100% of employment development on previously developed land.	100% of employment development on previously developed land.
BD3	Employment land available – by type.	No net loss of employment floorspace in KIBAs.	See Table 5H.

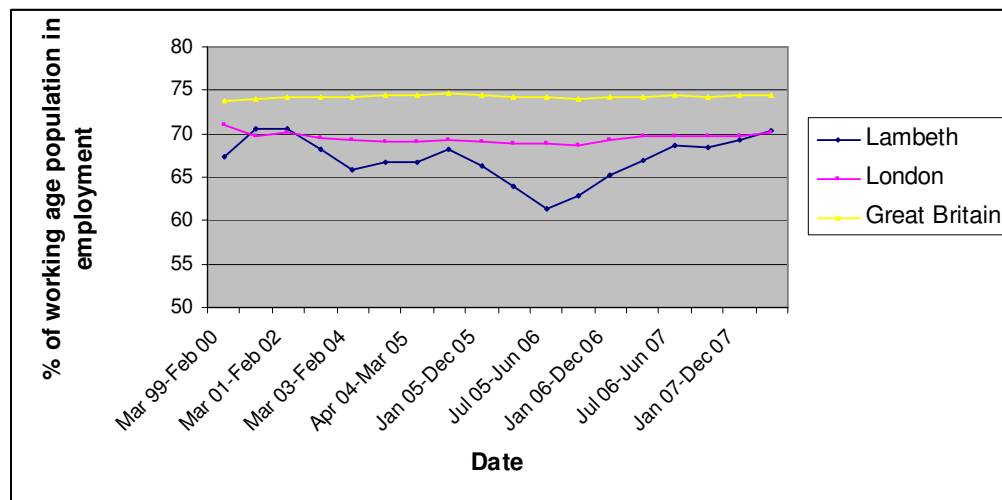
## 5.2 Lambeth Employment Profile

Lambeth is comparatively disadvantaged from an employment perspective. Figure 5A shows that despite significant reductions over a 10 year period, unemployment levels are well above the Great Britain average. However, employment levels have steadily increased in Lambeth over the past two years, and in the reporting year reached 70.3%, which exceeded the employment rate for London overall which reached 70.1%. In 2007-8 Lambeth therefore met its three year target for employment levels set out in the Local Area Agreement.

Figure 5B demonstrates that the borough's job density level (the ratio of total jobs to the working age population) remains below regional and national levels. However, both the stock of VAT-registered businesses and the rate of business formation have strengthened over recent years, which are promising contextual indicators (see Figure 5C).

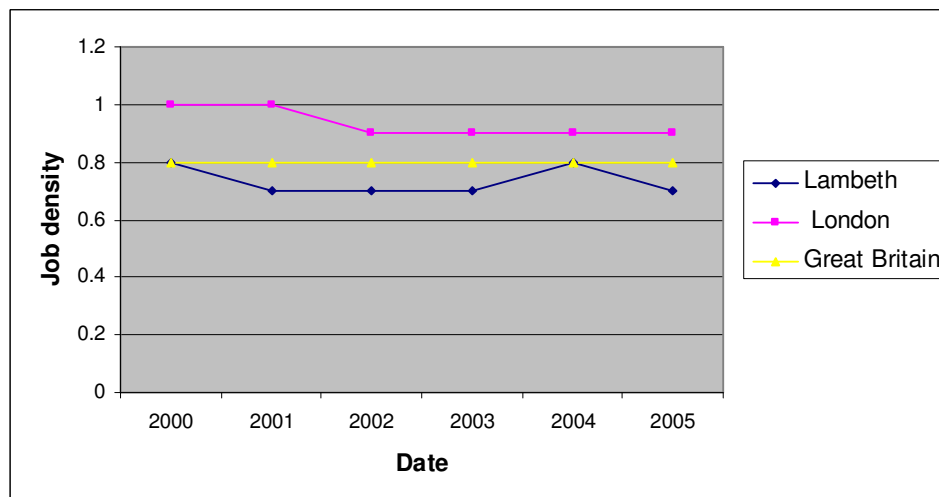
**Figure 5A: Overall employment rate**

Source: NOMIS, 2008



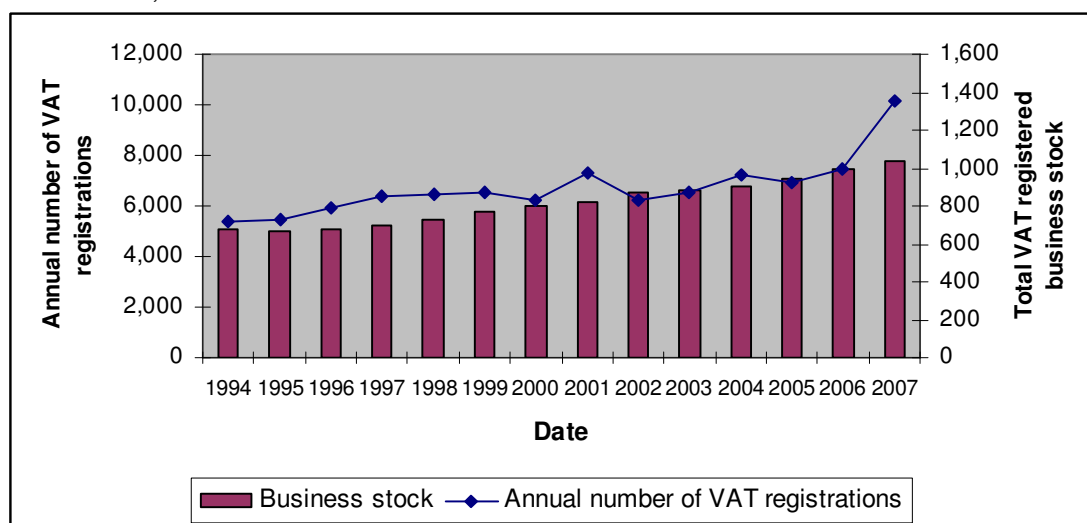
**Figure 5B: Job density levels**

Source: NOMIS, 2008



**Figure 5C: Number of VAT registered businesses and annual VAT registrations**

Source: BERR, 2008



Tackling worklessness is the key focus of the Sustainable Community Strategy. The ways in which this agenda can be taken forward and delivered through spatial planning will be looked at during preparation of the Local Development Framework. In addition to protecting and providing for business floorspace, securing employment and training measures can also ensure that local people are in a position to compete for local jobs created through new development. From 2006, the Council has monitored contributions towards employment and training measures linked to new development. Contributions to a value of £289,820 in 2006-7 and £243,149 in 2007-8, were secured through S106 agreements.

### 5.2.1 Stock of employment floorspace and premises

Research undertaken by DTZ Consulting & Research on behalf of Lambeth Council (March 2007) measured the total stock of B class floorspace in the borough, using data available through the Valuation Office. Using this methodology, the total stock at March 2007, including floorspace both within and outside of the Key Industrial and Business Areas (KIBAs), was 1,338,001m<sup>2</sup>. The full breakdown of this stock is shown in Table 5D below. This shows that over three quarters (76%) of B class floorspace is located outside of KIBAs.

**Table 5D: Stock of employment floorspace at March 2007**

Source: DTZ 2007, using Valuation Office data

Use class	Total floor-space within KIBAs (m <sup>2</sup> )	Total floor-space not in KIBAs (m <sup>2</sup> )	Total stock of employment floor-space (m <sup>2</sup> )	% of employment floor-space not in KIBAs
<b>B1a – offices</b>	107,924	577,040	684,964	84.2
<b>B1b – research and development</b>	300	3,496	3,796	92.1
<b>B1c – light industry</b>	69,395	152,912	222,307	68.8
<b>B2 – general industry</b>	35,591	37,093	72,684	51.0
<b>B8 – storage and distribution</b>	100,069	254,180	354,250	71.8
<b>Total</b>	<b>313,279</b>	<b>1,024,722</b>	<b>1,338,001</b>	<b>76.6</b>

Further information about floorspace within KIBAs is available from the Atkins Employment Study (2004), which derived figures from individual site surveys. This found 515,210 m<sup>2</sup> of employment floorspace located within the borough's 29 KIBAs, which cover some 59.73ha, as set out in Table 5E below.

**Table 5E: Estimated floorspace in KIBAs by use class**

Source: Lambeth Employment Study, Atkins, 2004

Use class	Total floorspace (m <sup>2</sup> )	% of total employment floorspace
B1a Office	254,678	49.4
B1b Science, R&D	221	0.0
B1c Light industry	65,932	12.8
B2 General industry	14,704	2.9
B8 Storage and distribution	96,703	18.8
Vacant	45,941	8.9
<i>Sui generis</i>	37,031	7.2
<b>Total employment floorspace</b>	<b>515,210</b>	<b>100.0</b>

The stock of employment floor-space within KIBAs is significantly smaller in the DTZ analysis than in the original Atkins research. The discrepancy between the two sets of data can be accounted for by a number of factors, including:

- non-inclusion of *sui-generis* uses within the definition of employment floor-space used in the DTZ analysis
- non-inclusion of land ancillary to employment uses within KIBAs in the Valuation Office data (DTZ study)
- differences in methods used for measuring floor-space between the two data sets
- the possibility of an actual decrease in the total quantity of land in employment use within the KIBAs between 2004 and 2007 (there is not currently sufficient monitoring data available for this period to confirm this, but it will be possible to review the position once the backlog of completions data for the B class development pipeline is complete)

The Atkins Lambeth Employment Study 2004 identified that there will be a demand for between 150,000m<sup>2</sup> and 200,000m<sup>2</sup> of employment premises over the period of the plan (15 years to 2017). This equates to a need for a net increase of 10,000m<sup>2</sup> of employment floor-space a year and relies on protection of existing employment land as well as the development of new premises.

The DTZ research identified a more significant level of forecast growth in businesses requiring business premises, which could amount to the need for up to 30ha of land for business purposes to 2020. It should be noted that 'land for business purposes' in this assessment includes all employment generating land uses, not just B class uses. The study recognises that there are limited future development opportunities (approximately 9ha) and low vacancy rates at present in Lambeth to meet this potential future demand. Thus the forecast growth in employment is constrained by the current lack of available space.

For the purposes of monitoring UDP policy on the existing KIBAs, the Atkins data remains the more appropriate source of information, as it was used to define the types and extent of land to be included in KIBAs in the 2007 Plan. However, the Atkins study did not assess the full extent of land and floorspace currently in B class use across the borough, including in areas outside of KIBAs, or the contribution that these sites and premises make to current and potential future provision of employment in the borough. The 2007 DTZ study provides this valuable additional information and will therefore be critical in reviewing policies for the protection of employment land, and the extent of KIBA designation, during preparation of the Local Development Framework.

On the basis of the two studies, using the Atkins study information for total floorspace in KIBAs and the DTZ study for floorspace outside of KIBAs, gives a percentage of 49.7% floorspace outside of KIBAs.



## 5.3 Business Development

### 5.3.1 Additional employment floorspace

**Table 5F: Amount and type of completed employment floorspace 2007-8**

Source: Lambeth Planning Division, 2008

BD1	B1a	B1b	B1c	B2	B8	Total
Gross floorspace (m <sup>2</sup> )	32,238	0	1,378	1,415	15,837	<b>50,868</b>
Net	3,300	-492	-1,534	-1,866	2,529	<b>1,937</b>

#### Explanation of Core Output Indicator

**BD1: Total amount of additional employment floorspace – by type.**

Purpose – to show the amount and type of completed employment floorspace (gross and net).

'Employment' floorspace is defined as uses falling within Use Classes B1(a), B1(b), B1(c), B2 and B8.

Analysis of completions in 2007-8 shows a total net gain of 1,937m<sup>2</sup> in employment floorspace. The majority of completed floorspace in 2007-8 was for B1 uses, totalling 33,616m<sup>2</sup> (63%). The analysis shows a net reduction in B1 and B2 floorspace, with an increase in B8 floorspace. It is difficult to make comparisons with previous years as the analysis was formerly based on planning approvals and not completions. However, using completions figures has enabled us to present more accurate information on employment floorspace in this year's AMR. The overall net gain of employment floorspace is encouraging and suggests policies have been effective in maintaining the supply of employment stock in the borough.

### 5.3.2 Employment floorspace on previously developed land

**Table 5G: Total amount of employment floorspace on previously developed land 2007-8**

Source: Lambeth Planning Division, 2008

BD2	B1a	B1b	B1c	B2	B8	Total
Gross floorspace (m <sup>2</sup> )	32,238	0	1,378	1,415	15,837	<b>50,868</b>
% on Previously Developed Land	100%	-	100%	100%	100%	<b>100%</b>

#### Explanation of Core Output Indicator

**BD2: Total amount of employment floorspace on previously developed land – by type.**

Purpose – to show the amount and type of completed floorspace (gross) coming forward on previously developed land.

100% of the completed employment floorspace in 2007-8 was located on previously developed land. This is in accordance with the Council's target and UDP policies (Strategic Policy C and Policy 6), which promote the efficient use of land and development of brownfield land.

### 5.3.2 Employment land available

**Table 5H: Employment land available 2007-8**

Source: Lambeth Planning Division, 2008

BD3		B1a	B1b	B1c	B2	B8	Total
Employment floorspace available (hectares)	Within KIBAs (total floorspace)	32.60	0.36	7.85	1.69	13.33	<b>55.83</b>
	Outside KIBAs (approvals)	20.60	0.51	0.07	0.10	1.27	<b>22.57</b>
	Total floorspace	53.21	0.88	7.92	1.79	14.60	<b>78.40</b>

#### Explanation of Core Output Indicator

##### **BD3: Employment land available – by type.**

Purpose – to show the amount and type of employment land available ((i) sites allocated for employment uses in Development Plan Documents and; (ii) sites for which planning permission has been granted for employment uses but not yet included in (i)).

Key Industrial Business Areas (KIBAs) are Lambeth's 'Locally Significant Industrial Sites', as defined in the London Plan, and are important employment generating sites in Lambeth. KIBA sites are afforded additional protection through their designation in the UDP (Policy 22) and are safeguarded for B Class Uses.

The total area of land designated as KIBAs in the UDP is 59.73ha; however this does include a small amount of *sui generis* and other non-employment uses.

Currently, the Council monitors employment floorspace, rather than site area, by use class. Consequently, it not been possible to split the employment areas, all of which incorporate activities falling into different use classes, by use class for this year's AMR. Table 5H therefore provides a breakdown of total floorspace, not 'land available'.

The majority of employment floorspace available in the borough is in B1a use class (68%). Table 5H shows a total of 55.83ha employment floorspace available in KIBAs<sup>1</sup>. Analysis of 2007-8 approvals indicates that the gross gain in employment floorspace outside KIBAs, if all schemes were implemented, would be 22.57ha.

This is a new Core Indicator for 2007-8. Next year it will be possible to identify gains and losses in employment land available. The Site Specific Allocations Development Plan Document will be progressed in 2009-10 and land allocated for employment use in this document will also be included in future AMRs.

### 5.3.3 Performance in Key Industrial and Business Areas

There were 12 completed schemes that affected employment floorspace in KIBAs during 2007-8. This resulted in a total net increase in employment floorspace of 5,944m<sup>2</sup>, which equates to a percentage increase of 1.15% over the 2004 Atkins baseline (see Table 5G).

<sup>1</sup> The Atkins survey of KIBA sites carried out in 2004 provided the baseline figure for employment floorspace in KIBAs. Subsequent changes to floorspace that have arisen through completions since the study was undertaken have been accounted for, giving the current figure of 55.83ha.

Completed employment floorspace within KIBAs (gross) accounts for 79.6% of total completed employment floorspace in Lambeth during 2007-8.

As stated above, this is the first year it has been possible to report on employment completions in the borough. In future years it will be possible to identify trends.

**Table 5I: Changes to employment floorspace in KIBAs 2007-8**

Source: Lambeth Planning Division 2008

	B1a	B1b	B1c	B2	B8	Total
Gross completed floorspace in KIBAs (m <sup>2</sup> )	23,632	-	1,623	1,660	13,563	<b>40,478</b>
Net completed floorspace in KIBAs (m <sup>2</sup> )	2,322	-	-507	-811	4,940	<b>5,944</b>

Six completed schemes involved a net loss of employment floorspace within a KIBA during 2007-8, one of which, the development at 48 Clyston Street, involved loss to residential. One scheme involved only a minor reduction in employment floorspace through redevelopment, 6m<sup>2</sup>, and as such has not been included in the table below.

**Table 5J: Applications involving net loss of employment floorspace in KIBAs**

Source: Lambeth Planning Division 2008

Reference no.	Site	Net loss of employment floorspace (m <sup>2</sup> )	Reason for loss of employment floorspace
07/02266/FUL	9 Brighton Terrace, London, SW9 8DJ	599m <sup>2</sup>	Change of use of 14 existing units from office use to a dual use of office and an educational college use (B1 and D1). Policy 22 allows in limited circumstances the use of buildings in KIBAs for school purposes. A personal permission was granted on this basis.
06/01684/FUL	48 Clyston Street, London SW8 4TX	156m <sup>2</sup> (loss to residential)	The site is within an MDO Mixed-use Employment Area. In line with policy, the redevelopment was predominantly employment-based, with over 50% of the replacement floorspace for employment use (52:48 commercial / residential split).
05/02428/FUL	Unit 25, Bessemer Park Industrial Estate, 250 Milkwood Road, London SE24 0HG	410m <sup>2</sup>	Redevelopment of the site to provide an ambulance station. Notwithstanding the reduction in floorspace, the proposal was deemed acceptable due to the increased number of jobs that would be created.
06/03624/RG3	Mahatma Gandhi Industrial Estate, Milkwood Road, London SE24 0JF	4,812m <sup>2</sup>	These sites were redeveloped to provide Council vehicle maintenance depots.
06/03615/RG3	Angela Davis Industrial Estate, Somerleyton Road, London SW9 8ND	320m <sup>2</sup>	

### 5.3.4 Loss of employment land to residential development

**Table 5K: Employment land lost to residential**

Source: Lambeth Planning Division 2008

Employment land lost to residential developments							
		Net Change (m <sup>2</sup> )					
	No of Cases	B1a	B1b	B1c	B2	B8	Total
Outside KIBA	15	-2,585.75	-492	-782	0	-1679	-5,538.75
In KIBAs	1	404	0	0	46	-607	-156
<b>Totals</b>	<b>16</b>	<b>-2,181.75</b>	<b>-492</b>	<b>-782</b>	<b>46</b>	<b>-2286</b>	<b>-5,694.75</b>

Sixteen schemes involving loss of employment land to residential were completed during the reporting year. Together these amounted to a loss of 5,695m<sup>2</sup> (0.57ha) of employment land. Of this, one scheme, 48 Clyston Street, involved a net loss of 156m<sup>2</sup> of employment floorspace to residential within a KIBA (see Table 5J above).

### 5.3.5 Conclusions and further actions

Completions data suggests that current policy is protecting the stock of employment floorspace in the borough, both within and outside of KIBAs. However, in the absence of comprehensive completions data for previous years, and given that the UDP was only adopted in August 2007, it is not possible to draw any firm conclusions about the full impact of the UDP policies. The information that is available on completions suggests a gradual loss of B class floorspace to residential development outside of KIBAs.

Given this and 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 the UDP.

The relatively low proportion (around 50%) of existing B class and similar employment floorspace currently located within KIBAs, combined with continued strong demand for accommodation for these types of uses and ongoing pressure for residential development, emphasises the need to safeguard existing employment land and review the total quantity of employment land in Lambeth afforded this stronger policy protection, particularly as the key priority in the Sustainable Community Strategy is worklessness. This will be considered during preparation of the Local Development Framework.

The issue of KIBA designations and coverage will be reviewed during preparation of the Local Development Framework. In view of the gradual loss of employment land to residential, the preparation of Development Plan Documents will also consider whether policies should give existing employment land more stringent protection.

## 5.4 Major Office Developments - Policies and Indicators

### 5.4.1 Strategic Objectives

- H. Through the planning process the Council will sustain a diverse and strong local economy and maximise education, skills and training opportunities for Lambeth residents.
- F. The Council will integrate planning and transport decisions to reduce the overall need to travel.
- G. The Council will promote the viability and competitiveness of the borough's town centres and district centres.

## 5.4.2 Office Policies

UDP 2007	
Part 1 Strategic Policies	
<ul style="list-style-type: none"> <li>F – Integrate planning and transport decisions to reduce the overall need to travel.</li> <li>H – Sustain a diverse and strong local economy</li> <li>I – Promote the viability of town centres</li> </ul>	
Part 2 Detailed Policies	
<ul style="list-style-type: none"> <li>21 – Location and loss of offices</li> <li>22 – Key Industrial and Business Areas</li> </ul>	

Major office developments introduce new workers in such numbers that they can have a discernible impact on services and infrastructure in the immediate vicinity. UDP Policy 21 aims to direct such large-scale developments to locations that have high public transport accessibility and a level of infrastructure that can accommodate such development intensities. In Lambeth's case, these locations are Waterloo, Vauxhall Cross, Albert Embankment and the major centres in Brixton and Streatham. Large offices are resisted in other locations in line with long established policies to protect residential character and amenity, and to promote other uses such as housing. Policy 22 safeguards land in KIBAs for B Class Uses, and encourages development that increases employment levels in these areas.

## 5.4.3 Office Development Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 6	Proportion of major office development in preferred locations	75% of major office floorspace is in preferred locations	<ul style="list-style-type: none"> <li>100% of approved major offices in preferred locations (including KIBAs).</li> <li>Net gain of 3,727m<sup>2</sup> B1(a) floorspace through major office developments.</li> </ul>

## 5.5 Major Office Developments - Performance

There were three developments involving over 1,000m<sup>2</sup> B1(a) floorspace completed during 2007-8. One of these schemes was situated within the Waterloo Office Regeneration Area, while the two other major office developments were located within KIBAs, which are designated for employment generating uses. Therefore the target for this local indicator was met.

**Table 5L: Major B1(a) completions 2007-8**

Source: Lambeth Planning Division 2008

Address	B1(a) Floorspace	In preferred area? (Nature of scheme)
Canterbury Court, 6 Camberwell New Road, London	3,454m <sup>2</sup> (net change +3,454m <sup>2</sup> )	No – Kennington Park Industrial Estate. Extension and reconfiguration / sub-division to create additional BI units within a KIBA.
Business, 8 Leake Street, London	2,992m <sup>2</sup> (net change +1,680m <sup>2</sup> )	Yes – Waterloo Office Regeneration Area.
168 and 170 Vauxhall Street, and 17 and 19 Oval Way, and disused road to rear of Morris, Isis, Matilda Houses, London	1,258m <sup>2</sup> (net change -1,407m <sup>2</sup> )	No – Vauxhall. Refurbishment and construction of new building within a KIBA. Overall net gain in employment floorspace of 385m <sup>2</sup> .

**Table 5M: Gross gain and net gain or loss of B1(a) floorspace in Major and District town centres through completions 2007-8**

Source: Lambeth Planning Division 2008

Town Centre	Gross completed B1(a) floorspace (m <sup>2</sup> )	Net gain or loss of B1(a) floorspace (m <sup>2</sup> )
Streatham Major Centre	274	-1,137
Brixton Major Centre	619	-727
West Norwood District Centre	633	-504
Clapham District Centre	738	-212
Lower Marsh District Centres	67	-534
<b>Total</b>	<b>2,331</b>	<b>-3,113</b>

Completions figures show a net reduction of 3,113m<sup>2</sup> B1(a) floorspace located in Major and District centres for the reporting year, with a net increase of 3,300m<sup>2</sup> in the borough overall (ref. Table 5F). Table 5M shows a net loss of B1(a) floorspace was experienced in all Major and District centres. There was a net loss of 727m<sup>2</sup> B1(a) floorspace in Brixton town centre through developments completed during the reporting year. This loss resulted from the two planning permissions listed in Table 5L below. One of these cases, the Prince of Wales Public House, resulted in permission for an alternative employment generating use appropriate to the town centre (a private members club). In the case of the 9 Brighton Terrace, the retention of an employment source and educational facility, which had occupied the building for the past eight years, was a significant consideration and supported by UDP policy.

Further analysis of completed B1(a) floorspace within town centres is presented in Section 6 of this report.

**Table 5N: Completions involving net loss of B1(a) floorspace in Brixton Town Centre in 2007-8**

Source: Lambeth Planning Division 2008

Reference no.	Site	Net loss of B1(a) floorspace (m <sup>2</sup> )	Reason for loss of B1 floorspace
04/03564/FUL	Prince of Wales Public House, 467 Brixton Road, London, SW9 8HH	148m <sup>2</sup>	Change of use of first and second floors from B1 to a private members club ( <i>sui generis</i> use). Upper floors currently underused; the proposal would bring back this floorspace into a beneficial use that would contribute to the vitality and viability of Brixton Town Centre in line with UDP policy.
07/02266/FUL	9 Brighton Terrace, London, SW9 8DJ	599m <sup>2</sup>	Change of use of 14 existing units from office use to a dual use of office and an educational college use (B1 and D1). Policy 22 allows in limited circumstances the use of buildings in KIBAs for school purposes. A personal permission was granted on this basis.

### 5.5.1 Conclusions and further actions

The completions data is considered to indicate that the policies relating to major office development in the UDP are being effectively implemented. One major new office scheme was completed within a preferred location and there was only a limited loss of office floorspace in town centres overall. Other major completions of B1(a) floorspace

were located outside of preferred areas but within Key Industrial and Business Areas in line with policy.

As noted in last year's AMR, historically there has been pressure to convert office accommodation above shops to residential. In Brixton, the demand from small businesses and the voluntary sector is such that a strict policy of protection is necessary. In 2007-8 there was a net loss of 727m<sup>2</sup> B1(a) floorspace in Brixton town centre, however both schemes were in accordance with policy. The 2007 DTZ study provides considerable new information about the current level of demand for small business premises across the borough and in town centres in relation to available supply. It is anticipated that this new information (with systems to keep it up to date), combined with the full weight of UDP policy since adoption, will ensure the loss of B1 floorspace in Brixton Town Centre can continue to be resisted where it does not meet policy.

New information on demand provided by the 2007 DTZ study will help to support UDP policies designed to protect employment floorspace in the future. In addition to the data it provides, the DTZ study made a number of recommendations based on its findings. These included a stricter approach to changes of use away from employment generating uses, and particularly:

- rigorous market testing for 'longstanding vacant' office space before this is considered for release, supported by a guidance note for developers
- prioritising protection of office space in town centres
- reviewing the designation of KIBAs in the borough, including the extent of their coverage

These, and other recommendations covering provision of information about business premises, regeneration and asset management, were addressed in an action plan on business premises in September 2007.

As a result, in September 2008 the Council published a Planning Guidance Note on marketing employment sites and premises, setting out the Council's expectations for evidence of appropriate marketing where it is argued that there is no longer demand for a site formerly in employment use. This document provides guidance in relation to Lambeth's requirement for marketing evidence where there is a proposed change of use from an employment use to a non-employment use outside of the designated KIBAs. It specifically relates to Policy 23 (b) (ii) of the UDP. It also applies to vacant premises and sites within KIBAs and generally to new, completed accommodation and provides the relevant guidance for the implementation of conditions and section 106 agreements in respect of the expected level of marketing. In line with Policies 21 and 23 this should have the effect of protecting existing employment uses unless it is demonstrated satisfactorily that they are unviable.



## Section 6 - Retail, Leisure and Town Centres

Lambeth has a network of two Major town centres (Brixton and Streatham) and nine District centres, of which the three largest are Clapham, Lower Marsh in Waterloo, and West Norwood. The town centres support shopping facilities and services including leisure and cultural venues. There are additional local centres and isolated shops throughout the borough.

Last year's AMR gave a full account of the contextual background to retail issues in the borough. This described the range of factors influencing retail provision, including the retail strength of adjoining boroughs and the time delay between the granting of planning permission and completion of the development. These issues are still relevant in this year's AMR.

### 6.1 Retail, Leisure and Town Centres Policies and Indicators

#### 6.1.1 Strategic Objectives

- I. The Council will promote the viability and competitiveness of the borough's town centres.
- J. Through the planning process the Council will ensure sufficient local facilities to meet community and cultural needs.

#### 6.1.2 Retail, Leisure and Town Centre Policies

UDP 2007
Detailed policies
• 4 – Town centres and community regeneration
• 5 – The sequential approach to uses which attract a lot of people
• 26 – Community facilities

In order to reduce the need to travel to local services and create a sustainable network of town centres, Council policy seeks to direct as much future retail and leisure development as possible to the appropriate town centre within the borough's town centre hierarchy, in accordance with national guidance. However, in some cases retail or leisure development for which there is a demonstrable demand cannot be accommodated within a town centre. In these circumstances, policy requires the application of the sequential test and other relevant tests of retail impact, set out in Policy 5.

#### 6.1.3 Town Centres Indicator Summary

Indicator Number	Indicator	Target	Outcome
BD4	Total amount of floorspace for 'town centre uses' (i) within town centre areas and (ii) the local authority area.	n/a	37,523m <sup>2</sup> (gross) new floorspace for 'town centre uses' completed in 2007-8; 6,238m <sup>2</sup> of which was located within town centre areas. 70% of A1 and 88% of A2 completed floorspace was located within town centres. While only 7% of B1(a) floorspace was located in town centres, this was located elsewhere in the borough



			in line with policy. See Table 6B.
LOI 7	Retail vacancy in town and district centres	20% reduction in vacant floorspace in cores of town centres by 2017	Overall vacancy rate of 7.4% in the five largest town centres in 2007. (0.1% reduction in overall vacancy rates from 2006). See Figure 6C.

## 6.2 Retail and Leisure Baseline in Town Centres

Drawing on data from Experian/GOAD, the Council now has a retail and leisure floorspace baseline for the five largest town centres in the borough, dating back to 2002, plus comparable data for 2004, 2006 and 2008. This information is set out in Figure 6A below.

Percentage change figures for the individual A3, A4 and A5 use classes are not shown in Figure 6A 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.

**Table 6A: Floorspace by use class in town centres 2002-2008**

Source: Experian/GOAD 2008

### (i) Brixton Major Centre

Use Class	Floorspace (m2)				Floorspace change 2006-08 (m <sup>2</sup> )	% change 2006 to 2008	Floorspace change 2002-08 (m <sup>2</sup> )	% change 2002 to 2008
	2002	2004	2006	2008				
A1	40150	44720	45730	46861	1131	2.5	6711	16.7
A2	4170	3760	4040	4019	-21	-0.5	-151	-3.6
A3	9160	9750	2520	2376	-144	-5.7	n/a	n/a
A4	n/a	n/a	5260	5519	259	4.9	n/a	n/a
A5	n/a	n/a	1910	1888	-22	-1.2	n/a	n/a
D2	9850	9810	10820	10825	5	0.0	975	9.9
<b>Total</b>	<b>63330</b>	<b>68040</b>	<b>70280</b>	<b>71488</b>	<b>1208</b>	<b>1.7</b>	<b>8158</b>	<b>12.9</b>
<b>A3/A4/A5 combined</b>	<b>9160</b>	<b>9750</b>	<b>9690</b>	<b>9783</b>	<b>93</b>	<b>1.0</b>	<b>623</b>	<b>6.8</b>

### (ii) Streatham Major Centre

Use Class	Floorspace (m2)				Floorspace change 2006-08 (m <sup>2</sup> )	% change 2006 to 2008	Floorspace change 2002-08 (m <sup>2</sup> )	% change 2002 to 2008
	2002	2004	2006	2008				
A1	47210	45000	45370	46470	1100	2.4	-740	-1.6
A2	7680	7510	7670	8227	557	7.3	547	7.1
A3	14710	14810	7220	7313	93	1.3	n/a	n/a
A4	n/a	n/a	4680	4204	-476	-10.2	n/a	n/a
A5	n/a	n/a	2680	2405	-275	-10.3	n/a	n/a
D2	11070	9400	8090	6020	-2070	-25.6	-5050	-45.6
<b>Total</b>	<b>80670</b>	<b>76720</b>	<b>75710</b>	<b>74639</b>	<b>-1071</b>	<b>-1.4</b>	<b>-6031</b>	<b>-7.5</b>
<b>A3/A4/A5 combined</b>	<b>14710</b>	<b>14810</b>	<b>14580</b>	<b>13922</b>	<b>-658</b>	<b>-4.5</b>	<b>-788</b>	<b>-5.4</b>

**(iii) Clapham District Centre**

Use Class	Floorspace (m2)				Floorspace change 2006-08 (m²)	% change 2006 to 2008	Floorspace change 2002-08 (m²)	% change 2002 to 2008
	2002	2004	2006	2008				
A1	21970	20190	21170	21080	-90	-0.4	-890	-4.1
A2	4750	4680	4710	4959	249	5.3	209	4.4
A3	12200	12140	5610	5819	209	3.7	n/a	n/a
A4	n/a	n/a	5640	5882	242	4.3	n/a	n/a
A5	n/a	n/a	1640	1627	-13	-0.8	n/a	n/a
D2	2190	3750	2540	2529	-11	-0.4	339	15.5
<b>Total</b>	<b>41110</b>	<b>40760</b>	<b>41310</b>	<b>41896</b>	<b>586</b>	<b>1.4</b>	<b>786</b>	<b>1.9</b>
<b>A3/A4/A5 combined</b>	<b>12200</b>	<b>12140</b>	<b>12890</b>	<b>13328</b>	<b>438</b>	<b>3.4</b>	<b>1128</b>	<b>9.2</b>

**(iv) Lower Marsh District Centre**

Use Class	Floorspace (m2)				Floorspace change 2006-08 (m²)	% change 2006 to 2008	Floorspace change 2002-08 (m²)	% change 2002 to 2008
	2002	2004	2006	2008				
A1	11700	12570	13880	13877	-3	-0.02	2177	15.7
A2	930	1200	1200	1199	-1	-0.08	269	22.4
A3	7080	7710	3570	3566	-4	-0.11	n/a	n/a
A4	n/a	n/a	3580	3546	-34	-0.95	n/a	n/a
A5	n/a	n/a	740	730	-10	-1.35	n/a	n/a
D2	3600	4640	3990	3983	-7	-0.18	383	9.6
<b>Total</b>	<b>23310</b>	<b>26120</b>	<b>26960</b>	<b>26901</b>	<b>-59</b>	<b>-0.22</b>	<b>3591</b>	<b>13.3</b>
<b>A3/A4/A5 combined</b>	<b>7080</b>	<b>7710</b>	<b>7890</b>	<b>7842</b>	<b>-48</b>	<b>-0.61</b>	<b>762</b>	<b>9.7</b>

**(v) West Norwood District Centre**

Use Class	Floorspace (m2)				Floorspace change 2006-08 (m²)	% change 2006 to 2008	Floorspace change 2002-08 (m²)	% change 2002 to 2008
	2002	2004	2006	2008				
A1	18260	17330	16870	16310	-560	-3.3	-1950	-10.7
A2	3470	3620	3410	3427	17	0.5	-43	-1.2
A3	4870	5300	1570	1559	-11	-0.7	n/a	n/a
A4	n/a	n/a	1790	1797	7	0.4	n/a	n/a
A5	n/a	n/a	1770	1787	17	1.0	n/a	n/a
D2	780	1710	1610	1624	14	0.9	844	108.2
<b>Total</b>	<b>27380</b>	<b>27960</b>	<b>27020</b>	<b>26504</b>	<b>-516</b>	<b>-1.9</b>	<b>-876</b>	<b>-3.2</b>
<b>A3/A4/A5 combined</b>	<b>4870</b>	<b>5300</b>	<b>5130</b>	<b>5143</b>	<b>13</b>	<b>0.3</b>	<b>273</b>	<b>5.6</b>

In terms of overall retail and leisure floorspace, Streatham is the larger of the two major centres, but it declined in size between 2002 and 2008. A significant part of this overall loss of space can be accounted for by losses in the D2 (leisure) use class.

Brixton, on the other hand, saw a 13% increase in total retail and leisure floorspace over this period. The quantity of A1 shopping floor-space in particular has increased, while A2 floor-space (financial and professional services) has declined.

Of the three district centres, Lower Marsh experienced the largest percentage increase in total floorspace (13.3%). The A1, A2 and D2 use classes all experienced an increase.

West Norwood District Centre experienced a decrease of just over 3% overall, but an increase of more than 100% in the D2 use class between 2002 and 2004, at the expense of A1 retail floorspace.

Clapham District Centre remained broadly constant overall, but with some transfer from A1 to D2 use classes.

Further analysis is required in order to link the land use changes identified through the Experian/GOAD data for 2002 to 2008 to specific planning approvals and completions in each centre. Once this has been achieved, it will be possible to provide a fuller commentary on the nature of the changes described above.

### 6.3 Floorspace for 'Town Centre' Uses

**Table 6B: Floorspace completed for 'town centre uses' 2007-8**

Source: Lambeth Planning Division, 2008

BD4		A1	A2	B1(a)	D2	Total
In Town Centres	<b>Gross (m<sup>2</sup>)</b>	2,139	1,754	2,345	0	<b>6,238</b>
In Town Centres	<b>Net (m<sup>2</sup>)</b>	-2,823	1,025	-3,271	0	<b>-5,069</b>
Lambeth (total)	<b>Gross (m<sup>2</sup>)</b>	3,044	1,996	32,238	245	<b>37,523</b>
Lambeth (total)	<b>Net (m<sup>2</sup>)</b>	-3,437	1,384	3,300	-1,145	<b>102</b>

#### Explanation of Core Output Indicator

##### **BD4: Total amount of floorspace for 'town centre uses'**

Purpose - to show the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas as shown on the UDP proposals map and (ii) the local authority area.

For the purpose of this indicator, 'town centre uses' are defined as Use Classes A1, A2, B1(a) and D2.

A total of 37,523m<sup>2</sup> new floorspace for 'town centre uses' was completed in 2007-8 (102m<sup>2</sup> net). There was a net increase in A2 floorspace but a reduction in floorspace for 'town centre uses' within the town centres overall. 70% of A1 (retail), 88% of A2 (financial and professional services), and 7% of B1(a) (offices) completed floorspace (gross) was located within town centres (Table 6B).

A number of smaller retail schemes were completed outside of town centres during the reporting year, which together take the percentage of completions for A1 floorspace outside town centres to 30%. However, none of these permissions involved a new major retail development outside a town centre. A key point for the purposes of monitoring Policies 4 and 5 is that there were no new major applications for 2,500m<sup>2</sup> or more retail floorspace completed outside of town centres during the reporting year. The objective of

Policy 5 to direct uses that attract a lot of people, including large retail schemes, towards town centres has been achieved.

One completed scheme resulted in 245m<sup>2</sup> additional D2 floorspace outside of a town centre. This arose from an extension to an existing gymnasium located at the Kings College Student Union on Stamford Street.

Although completions data shows that 83% of development for 'town centre uses' was situated outside of town centres, this is heavily skewed by the high proportion of B1(a) development completed in 2007-8. 86% of the floorspace completed for 'town centre uses' was B1(a) development, which can appropriately located elsewhere in the borough in line with UDP policy.

## **6.4 Vacancy Rates**

Another measure of the health of a town centre is the percentage of vacant floorspace. The Council has now established a baseline for the rate of vacancy for the five largest town centres for 2002 and comparable data for 2004, 2006 and 2007. This information is presented in Figure 6C below.

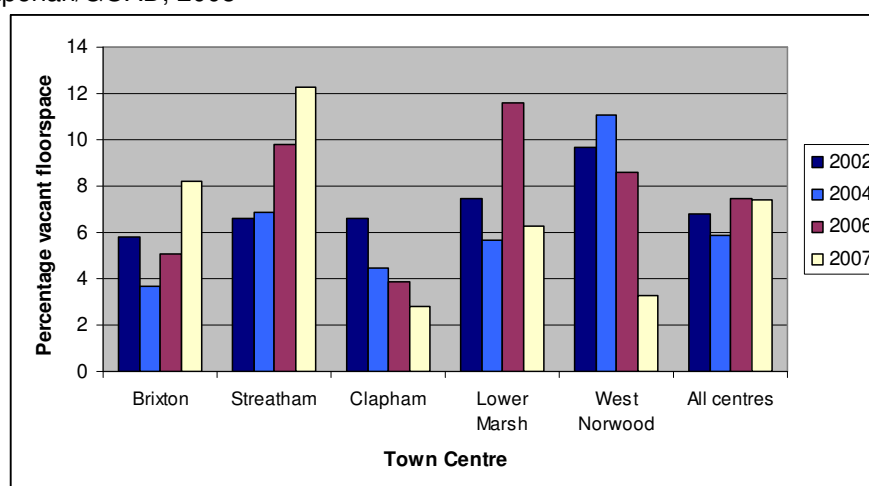
For all centres, the rate of vacancy varies between 6% and 8% over the seven year period for which data is available, with a rate of 7.4% in 2007. West Norwood is the one centre that has seen a rate of vacancy consistently above 8% for the full period between 2002 and 2006, however this reduced considerably in 2007 to 3.3%. Clapham is the District centre with the lowest rates, down to below 3% in 2007. Streatham's rates of vacancy have been consistently above 6% and rising to 12% in 2007. Brixton's vacancy rates have also increased from 5% in 2006 to 8% in 2007.

This suggests noticeable differences in the health of the various centres, which may be a result of a range of factors including the range and quality of services on offer, physical layout and pedestrian accessibility, public transport accessibility, levels of passing trade, and how effectively they are managed. Full assessment of town centre health requires analysis of a wider range of health-check data than is available for the purposes of this AMR. This will be reviewed in part through a town centre health-check exercise on major centres planned by the GLA for 2007-8.

In addition, Nathaniel Litchfield and Partners were commissioned to undertake a borough wide needs assessment for retail and commercial leisure uses in Lambeth. The study is nearing completion and will provide more detailed analysis of town centre vacancies and opportunities to accommodate growth, including through reoccupation of vacant units.

**Figure 6C: Vacancy rates in town centres 2002-2007**

Source: Experian/GOAD, 2008



## 6.5 Conclusions and Further Actions

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 2007-8. 70% of A1 and 88% of A2 completed floorspace was located within town centres in the reporting year. While only 6,238m<sup>2</sup> new floorspace for 'town centre uses' completed in 2007-8 was located within town centre areas, this is heavily skewed by the high proportion of B1(a) development completed in 2007-8 outside of town centres. 86% of the floorspace completed for 'town centre uses' was B1(a) development, which was appropriately located elsewhere in the borough in line with UDP policy.

A baseline for the size of town centres (2002) was reported on for the first time in last year's AMR. Further assessment of trends since then has been possible this year. Analysis of vacancy rates in the larger town centres points to variation in performance between the different centres.

None of this information suggests the need to review Council policy on retail, leisure and town centres in the UDP 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. The recommendations and projections contained within the Retail Study undertaken by Nathaniel Litchfield and Partners will also assist the Council in preparing development plan policies over the coming years and assist development control decisions during this period. In addition, masterplanning exercises are currently underway for Brixton and Streatham Major centres and West Norwood District centre. These will help to establish a vision for the centres in partnership with key town centre stakeholders, and will contribute eventually to the production of specific guidance for key sites to help bring forward appropriate town centre regeneration. Arrangements for the commercial management of the two major centres are also under review within the Council.

A Planning Guidance Note on marketing shop premises will be issued in early 2009, setting out the Council's expectations for evidence of appropriate marketing where it is argued that there is no longer demand for shop premises. In line with Policy 4 this should have the effect of protecting existing town centre uses from unless it is demonstrated satisfactorily that they are unviable, in which case changes to other beneficial uses may be justified.

## Section 7 - Environmental Resources

## 7.1 Open Space

Lambeth has 64 officially designated ‘parks and public greenspaces’ which are managed by Lambeth Parks and Greenspaces Unit. These sites make up about 270ha 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**



All 64 parks and greenspaces managed by Lambeth Parks are protected from development or loss by policies in the UDP, which also recognise the importance of parks and greenspaces for nature conservation and biodiversity. Policies seek to define, preserve and improve open space in the borough. Many of the larger parks are designated Metropolitan Open Land (MOL) or Urban Open Space, and a number of public gardens and squares in Lambeth are listed in English Heritage's register of historic landscapes.

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 Lambeth UDP.

### 7.1.1 Strategic Objectives

- L. The Council will protect and enhance the borough's natural environment and biodiversity
- M. The Council will protect and enhance the boroughs open spaces, and ensure that recreational sporting and play needs are met

### 7.1.2 Relevant Open Space Policies

UDP 2007	
Detailed Policies	
•	49– Metropolitan Open Land
•	50 – Protection and enhancement of open space and sports facilities

There is an ongoing tension between the need to protect and preserve open space, and the demand for development to meet housing, economic and social needs, not only in Lambeth but in London as a region. The policies in the UDP strongly prohibit inappropriate development on open space and have a requirement for open space to be re-provided elsewhere or compensated by improvements in quality, should development be allowed.

### 7.1.3 Open Space Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 8	Unrestricted open space per 1,000 persons	No net loss of open space.	1.54ha unrestricted open space per 1000 persons. No net loss of open space.
LOI 9	Satisfaction with parks	60% resident satisfaction.	85%
LOI 14	Parks with Green Flag Awards	6 parks awarded Green Flag status by 2010.	Milkwood Community Park and Vauxhall Park achieved Green Flag Awards in 2007-8

### 7.1.4 Quantity of open space

Unrestricted open spaces are sites that are available to the public at all times, and include local parks which may have restrictions between dusk and dawn. Current provision of unrestricted open space in the borough per 1000 population is 1.54 hectares, as set out in the Open Space Strategy.



The National Playing Fields Association (NPFA) has a minimum standard for outdoor playing space of 2.4 hectares (six acres) for 1000 people, comprising 1.6 hectares (four acres) for outdoor sport and 0.8 hectares (two acres) for children's play. Opportunities to achieve the NPFA standard are limited in London because of the extent of the existing built environment and high demand for new housing development.

There was no net loss of unrestricted open space during 2007-8. In fact, the total quantity of public open space increased slightly with 0.05ha added to Streatham Vale Park through a land transfer agreement. A strip of land adjoining the park was made accessible and added to Streatham Vale Park through the removal of internal fencing, and landscaping.

The London Development Database shows one development was completed in 2007-8 that impacted on open space. The scheme comprised a mixed-use development of D1, B1, A3 and A1 uses and the provision of 32 residential units on a site described as 'former Coronation Hall site and land between Union Road and Smedley Street' (application ref. 04/01240/RG4). The redevelopment of the site affected a children's play area approximately 0.02ha in size. However, the scheme made provision for a communal amenity space, which included a children's playground, with a much higher amenity value for users than the existing poor quality play area. Therefore the development accorded with policies in the former or Replacement UDPs with respect to the provision and protection of open space.

#### **7.1.5 Quality of open space**

The Green Flag Award is the national standard for the quality of parks and open spaces. The Council can enter open spaces that it has responsibility for monitoring and managing. Eligibility for the Green Flag Award is assessed against eight criteria, including the utilisation of a management strategy and the accessibility of the site. UDP policies 49 and 50 contribute towards achievement of Green Flag awards by protecting open space from inappropriate development and encouraging improvements to ensure parks are of a high standard.

In 2007-8, two Lambeth open spaces, Milkwood Community Park and Vauxhall Park, were entered for and achieved this Award. Lambeth's Local Area Agreement includes increasing the number of Green Flag Parks as a stretch target for 2007-10. The Council aims to achieve at least six Awards by the end of 2010.

The Council's 2004 Open Space Strategy was endorsed by Executive in March 2006. This work was consolidated in 2006 through a re-audit of 21 of the sites in the 2004 strategy. Each open space was given a score based on improvement since 2003 and potential for further investment. The outcome of this exercise is shown in Table 7B below.

**Table 7B: Open Spaces audited during 2006**

Source: Lambeth Parks Division 2006

	<b>Site audited</b>	<b>Change in score</b>
1	Wyck Gardens	N/A not audited in 2003
2	Trinity Gardens	N/A not audited in 2003
3	Lambeth High Street Recreation Ground	-2%
4	Knights Hill Recreation Ground	-2%
5	Mostyn Gardens	0%
6	Olive Morris and Dan Leno Gardens	0%
7	Lambeth Walk Doorstep Green Roots and Shoots Extension	+9%
8	Loughborough Park	+8%



9	Norwood Park	+8%
10	Slade Gardens	+6%
11	Lambeth Walk Doorstep Green	+26%
12	Milkwood Community Park	+25%
13	Elam Street Open Space	+18%
14	Streatham Vale Park	+17%
15	Kennington Park Extension	+16%
16	Hillside Gardens	+15%
17	Hatfields Open Space	+11%
18	Valley Road Playing Fields	+11%
19	Ruskin Park	+11%
20	Spring Gardens	+10%
21	Kennington Park	+10%
<b>Average change in score</b>		<b>+9%</b>

Of the 21 open spaces previously audited, there was an improvement in 15, with two showing no change and two being very slightly worse.

Another measure of the quality of open space can be obtained through residents' surveys, which are carried out every two years in Lambeth. The most recent survey was in 2007-8. The target is for 60% or more residents to be satisfied with parks (those rating parks as average, good, very good or excellent). The results from the 2003-4, 2005-6 and 2007-8 residents' surveys are given in Table 7C below.

**Table 7C: Residents' opinion of parks and open spaces**

Source: Lambeth Residents' Surveys 2003-4 – 2007-8

<b>RESULTS</b>	<b>2003-4 Lambeth %</b>	<b>2005-6 Lambeth %</b>	<b>2007-8 Lambeth %</b>
<i>(Base)</i>	<i>(1007)</i>	<i>(1044)</i>	<i>(1088)</i>
Excellent	1	1	2
Very good	8	8	15
Good	35	42	47
Average	29	25	21
Poor	15	13	8
Very Poor	5	3	2
Extremely poor	2	2	1
Don't know	4	5	3

(2005 and 2003 wording was "parks, playgrounds and open spaces")

Positively, there has been a significant improvement in resident opinion of parks and open spaces, with 85% of Lambeth residents rating parks as average, good, very good or excellent, compared with 76% in 2006. Two-thirds (64%) rated parks as good to excellent in 2007, up from 45% in 2003-4 and 51% in 2005-6. Satisfaction levels for Lambeth remain consistent with rates for London as a whole (63%) and inner London boroughs (67%).

The value of contributions to the public realm through section 106 agreements was higher in 2007-8 than in 2006-7, as described in Section 3 of this report. These funds will be incorporated into the rolling programme of improvements for public open spaces across the borough.

#### **7.1.6 Conclusions and further actions**

The policies in the UDP continue to be effective in maintaining and improving both the quality and quantity of public open space in the borough. Contributions from s106 planning obligations provide practical support for improvements to be carried out. In

2007-8, £1,856,500 was secured towards parks and open space improvements. Existing policies and strategy will continue to be implemented and no further actions are recommended.

## 7.2 Biodiversity

### 7.2.1 Strategic Objective

- L. The Council will protect and enhance the borough's natural environment and biodiversity.

### 7.2.2 Relevant Biodiversity Policies

UDP 2007
<ul style="list-style-type: none"> <li>52 – Protection and enhancement of the natural environment</li> </ul>

The policies in the UDP work in conjunction with other legislation to protect biodiversity in the borough. There are no Internationally or Nationally Designated Sites, or Sites of Specific Scientific Interest within Lambeth.

Policy 52 protects habitats and species of biodiversity significance and Figure 7D below shows that these habitats are spread across the length and breadth of the borough. This policy also helps to ensure that new habitats, including green roofs and walls, are included wherever possible in new developments.

### 7.2.3 Biodiversity Indicator Summary

Indicator Number	Indicator	Target	Outcome
E2	Change in areas of biodiversity importance	No detrimental change. No net loss of metropolitan or borough nature conservation importance.	No known detrimental change. No known net loss.

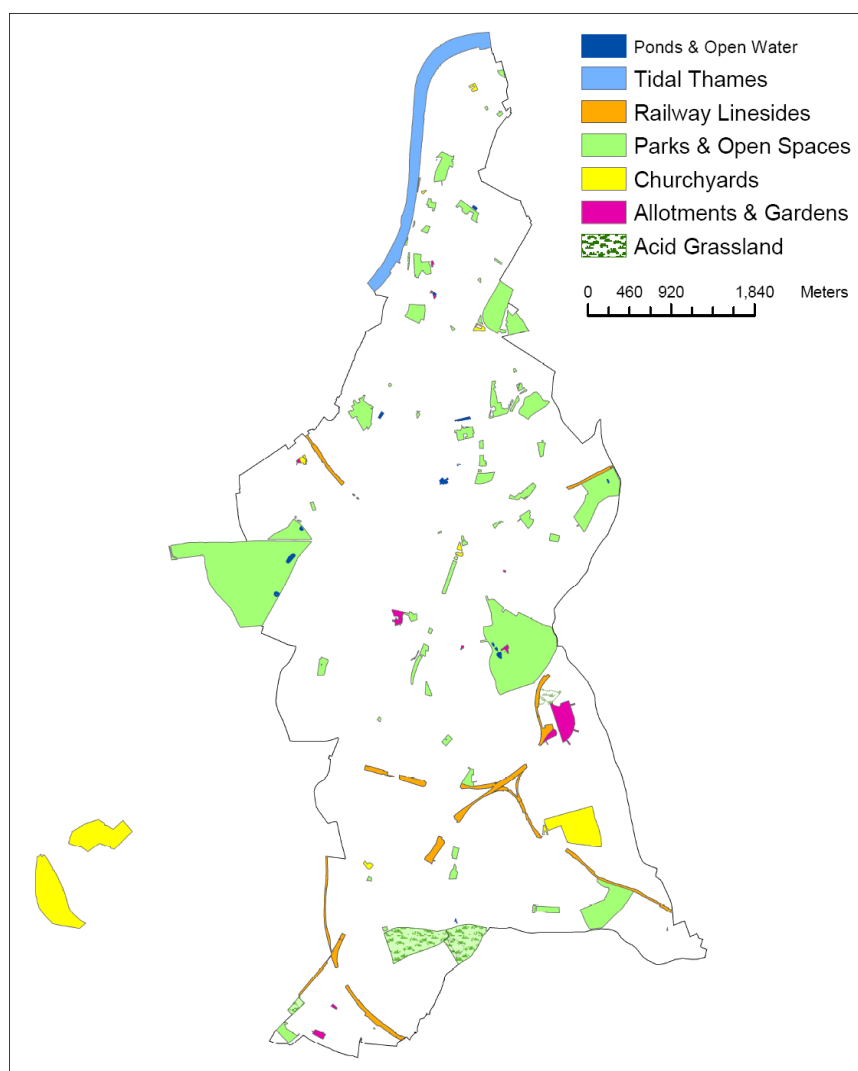
### 7.2.4 Performance

The built environment can have a significant effect on both habitats and species. However, it can be difficult to assess and monitor biodiversity (especially species) focusing solely on Lambeth as a geographic area. Often habitats and the species that inhabit them cross borough boundaries. To prevent over counting of organisms, more accurate results are gained from regional monitoring. Furthermore opportunities to increase biodiversity monitoring in the borough are dependent on several external constraints that fall outside the planning system. For what is currently measured in the borough (environmental quality and habitats) there have been no known detrimental changes during 2007-8.

Areas of Deficiency are defined as built-up areas more than one kilometre actual walking distance from an accessible Metropolitan or Borough site. Analysis of overall distribution shows the greatest area of deficiency (access to nature) is in the north of the borough, Waterloo, Vauxhall and Stockwell, down to Brixton. No change has occurred to Areas of Deficiency, either through improvement or deterioration of SINCS in 2007-8.

**Figure 7D: Protected habitat and protected species in the Biodiversity Action Plan**  
Source: Lambeth Biodiversity Action Plan 2006

## London Borough of Lambeth Biodiversity Action Plan Map



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LB Lambeth 100019338 2004.

### 7.2.5 Conclusions and further actions

Individual policies in the UDP do not exist in isolation and for this reason the success of the policies relating to biodiversity and protection of areas of environmental value have to be considered in conjunction with other policies of the UDP, such those protecting open space, and other legislation. There has been no known detrimental change in the habitats and environmental value of the habitats. It can be concluded that the policies of the UDP have been effective in protecting habitats from inappropriate development.

The creation of additional green space in Lambeth, through amenity land associated with future development and Section 106 funding, has already begun (see section 3 of this report). This will ensure that the matrix of green chains in the borough is maintained, giving further opportunities for colonisation by diverse flora and fauna. 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, adopted in July 2007.

In summer 2007 over 240 sites across the London Borough of Lambeth were surveyed by London Wildlife Trust (LWT) on behalf of the Greater London Authority (GLA) and Mayor of London, to update information held on the condition and status of existing sites of wildlife interest, or to identify new sites where notable habitats and species are present. This information was evaluated and uploaded into GiGL, the London Biological Records Centre, and then presented to Lambeth Planning and Parks in Spring 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 has been provided to Lambeth Planning, which will need to be included in the developing LDF and any supporting consultation. Any developments on or close to these SINCs would have to be assessed as to their adverse or positive effects upon existing biodiversity interest, to help identify and set conditions relating to development, or identify and agree any financial, management or structural obligations to the SINC should the development proceed.

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 Trust funding has been secured for creating up to 0.5 ha of species-rich meadow grassland in Kennington Park for 2007 to 2010, which will impact positively on CO8i and CO8ii.

## 7.3 Water Quality and Flooding

### 7.3.1 Strategic Objective

- N. The Council will minimise pollution and seek sustainable management of energy, water and other resources including waste.

### 7.3.2 Relevant Water Quality and Flooding Policies

UDP 2007	
<ul style="list-style-type: none"> <li>54 – Pollution, public health and safety</li> </ul>	

### 7.3.3 Water Quality and Flooding Indicator Summary

Indicator Number	Indicator	Target	Outcome
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	0	0*

\* Note, two planning applications that were the subject of initial EA objections on flooding grounds were approved. However in both cases additional work was undertaken by the applicant to address the concerns raised by the EA in their objection.

### 7.3.4 Planning permissions granted contrary to Environment Agency advice

**Table 7E: Planning Permissions Granted Contrary to EA Advice (2007-8)**

<b>E1</b>	<b>Flooding</b>	<b>Quality</b>	<b>Total</b>
No. of planning permissions granted contrary to EA advice	0*	0	0*

#### **Explanation of Core Output Indicator**

##### **E1 – Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.**

Purpose – To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality.

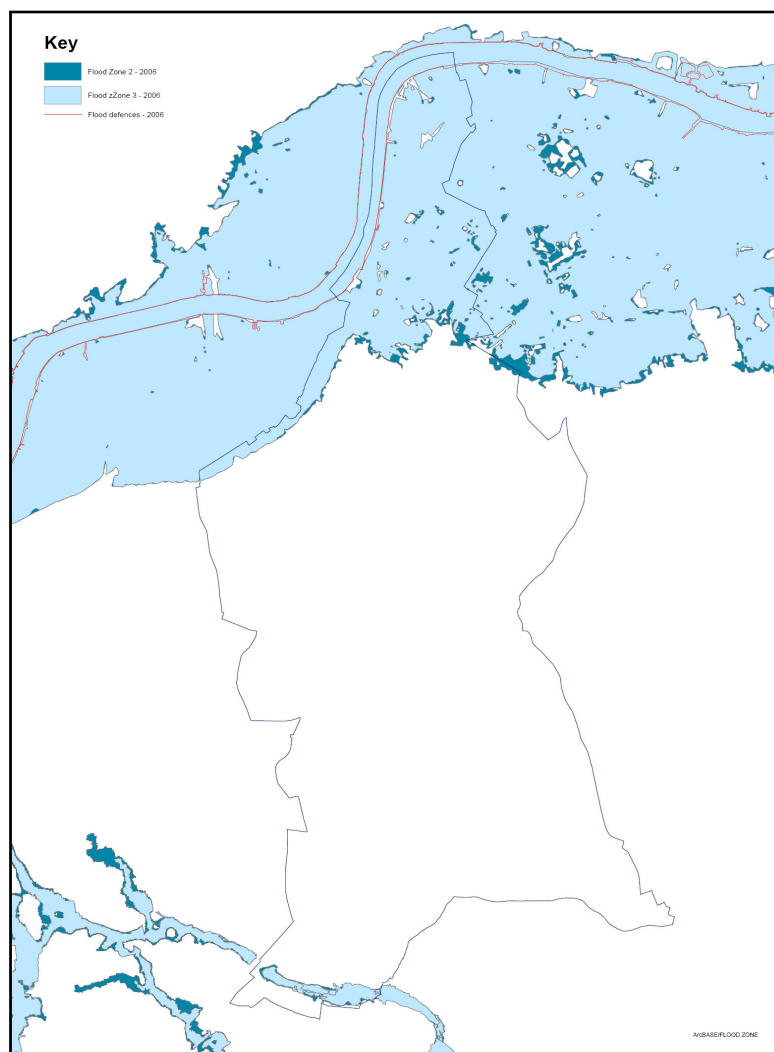
This indicator monitors developments in the borough that could have a detrimental effect on water quality or could be affected by flooding. Flood risk zone in the borough is to the north, in closest proximity to the Thames (see Figure 7F). The flood defence there brings the overall risk down further inland. Additionally, at the bottom south west corner of the borough, the presence of the Wandle Valley creates an area of flood risk which has created problems during periods of intense rainfall as experienced recently.

The Environment Agency (EA) was consulted on 47 planning applications that were given full planning permission during 2007-8. The EA objected to five applications on flooding grounds, two of which were granted subject to conditions and S106 legal agreements (Table 7E). Following the initial objection to one of these applications, the EA's concerns were addressed through the provision of a flood evacuation plan. Additional concerns were raised relating to one other application, which resulted in further breach modelling being carried out.

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\* Note, two planning applications that were the subject of initial EA objections on flooding grounds were approved. However in both cases additional work was undertaken by the applicant to address the concerns raised by the EA in their objection.

**Figure 7F: Flood Risk Areas in the London Borough of Lambeth**  
Source: Environment Agency 2006



### **7.3.5 Conclusions and Further Actions**

Policy 54 is providing appropriate protection of water resources in the borough. The Council will continue to work in partnership with the Environment Agency and ensure that Flood Risk Assessments (FRAs) are submitted for developments when required.

Additionally, design measures to minimise the use of water resources and appropriately manage drainage and water supply in new development, including through the use of sustainable drainage systems, are set out in the Sustainable Design and Construction SPD. These measures will be encouraged through the planning system in order further to address the potential detrimental effects to water quality and the risks of all forms of flooding to and from developments.

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.

## 7.4 Renewable Energy

### 7.4.1 Strategic Objectives

- N. The Council will minimise pollution and seek sustainable management of the borough's energy, water and other resources (including waste)
- K. The Council will protect and enhance the borough's built environment, promote better and more sustainable design of development and protect residential amenity.

### 7.4.2 Renewable Energy Policies

UDP 2007
Detailed Policies
<ul style="list-style-type: none"><li>34 – Renewable Energy in Major Development</li><li>35 – Sustainable Design and Construction</li></ul>

Policies in the UDP promote the protection of environmental resources through the use of renewable technologies and energy efficient design. Policy 34 requires major developments (over 10 dwellings or non-residential development of 1000m<sup>2</sup> or above) to achieve a (minimum) 10% reduction in carbon dioxide emissions through on site renewable energy generation, while Policy 35 requires all development proposals to show by means of a Sustainability Assessment how they incorporate sustainable design and construction principles.

### 7.4.3 Renewable Energy Indicator Summary

Indicator Number	Indicator	Target	Outcome
E3	Renewable energy generation	75% of major developments provide 10% of energy needs from renewable sources.	0.164MW permitted installed capacity 0.744MW completed installed capacity. (See Table 7G)

#### Explanation of Core Output Indicator

##### E3 – Renewable Energy Generation

Purpose – To show the amount of renewable energy generation by installed capacity and type.

### 7.4.4 Performance

According to the Mayor of London's State of the Environment report there has been a steady increase in the installation of renewable energy generation capacity in London and output of electricity and heat generated by renewables.

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. A precise breakdown on the proportion of these schemes installed in London and at the borough level is not available at present.

In line with the UDP Inspector's recommendation, the Council produced an Interim Guidance Note on Sustainable Development in February 2007. In July 2008 the Interim Guidance Note was replaced with a 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.

The table below sets out the renewable energy installed capacity of schemes permitted in 2007-8 and those completed in 2007-8, captured through the Council's current monitoring system. It also sets out the total installed capacity of renewable energy schemes permitted and completed up until 2008; data was collected retrospectively over this period where possible.

**Table 7G: Renewable energy installed capacity**

Source: Lambeth Planning Division, 2008

<b>E3</b>	<b>Wind Onshore</b>	<b>Solar Photovoltaics</b>	<b>Hydro</b>	<b>Biomass</b>	<b>Total</b>
Permitted in 2007-8 installed capacity in MW	0.00725	0.031752	0	0	0.039002
Completed in 2007-8 installed capacity in MW	0.014	0.0027	0	0	0.0167
Total permitted installed capacity in MW	0.0025	0.125232	0	0	0.146482
Total completed installed capacity in MW	0.014	0.0604	0	0	0.07444

Three schemes that included provision for renewable energy technologies were completed in 2007-8. Two of these were photovoltaic installations, and a further scheme incorporated wind turbines.

Nine applications incorporating renewable energy technologies were granted in 2007-8. These are set out in Table 7H below.

**Table 7H: Renewable energy permission granted 2007-8**

Source: Lambeth Planning Division, 2008

<b>Site</b>	<b>Development Description</b>	<b>Type of Renewable Energy Technology</b>
177 Lyham Road, SW2 5PY	Construction of one bed dwelling including installation of six photovoltaic (solar) panels on second storey roof.	Photovoltaic panels
32 Cleaver Street, SE11 4DP	Loft conversion with installation of solar panels to roof and raising the height of the existing parapet.	Photovoltaic panels
Woodmansterne Primary School, Stockport Road, SW16 5XE	Installation of solar panels on south facing roof slope of central building.	Photovoltaic panels
5 Aldebert Terrace, SW8 1BH	Erection of a wind turbine.	Wind turbine
Flats 1 To 269, Hampson Way, SW8 1HY	Replacement of existing flat roof with pitched roof and installation of solar panels.	Photovoltaic panels
Pitlochry,	Erection of four storey building to provide nine	Photovoltaic panels and



Elmcourt Road, SE27 9BZ	residential units with installation of 152 photovoltaic modules to the rear roofslope, installation of a wind turbine to the side elevation.	wind turbine
Garages Rear of 8 To 10, Telford Avenue	Demolition of existing garages and erection of a new two storey dwellinghouse with solar panels within the roofslope.	Photovoltaic panels
River Station Pier, Albert Embankment, London	Installation of two micro wind turbines on the east side of the barge adjacent to the embankment along with the installation of 42 solar panels on the west side roof of the barge.	Photovoltaic panels and wind turbines
Garages, Anfield Close, Weir Road, London	Erection of 3 x 5 bed terraced houses with the formation of a green roof with solar panels.	Photovoltaic panels

It is likely that renewable energy generation in the borough is actually greater than recorded in Table 7G above. This is because existing monitoring systems do not capture all planning permissions that incorporate renewable energy technology, and in some cases no information on the capacity of schemes in megawatts is currently available. This information will be collected for future AMRs, as monitoring is introduced.

#### **7.4.5 Conclusions and Further Actions**

The number of micro installations coming forward has increased, reflecting the clearer framework provided by UDP policies and the Interim Guidance Note on Sustainable Development. In July 2008 the Sustainable Design and Construction Supplementary Planning Document (SPD) was adopted, which gives further clarity to renewable technologies appropriate in the borough. In parallel with these strengthened policies, the Council will seek to improve the level of resources available to monitor these policies. Improved methods of tracking planning permissions that include provision for renewable energy are currently being considered. Partnership working across Council services will also continue.

Policy 34 is in line with current national and regional guidance. The London Plan, consolidated with alterations, published in 2008, sets out a regional target to achieve a 20% reduction in CO2 emissions (Policy 4A.7). It is expected that the policies in the Council's forthcoming LDF Core Strategy will need to be set in this context.

## Section 8 - Conservation and Design

The UDP places a strong emphasis on high quality design that relates well to its surroundings. The Council's Conservation and Urban Design team provide specialist advice for developments at both pre-application and application stages. This makes a significant contribution towards the effective implementation of the development plan's conservation and design policies, including the objective of crime prevention through design.

### 8.1 Community Safety

#### 8.1.1 Strategic Objective

- A. The Council will ensure that all development proposals contribute to safer communities.

#### 8.1.2 Relevant Community Safety Policies

Unitary Development Plan (adopted 2007)	
Detailed Policies	
•	19 – Active frontage uses
•	31 – Streets, Character and Layout
•	32 – Community Safety/Designing out crime
•	37 – Shopfronts and advertisements
•	39 – Streetscape, landscape and public realm design

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 perpetuate crime in the future.

Policy 32 therefore requires developers to take into account 'Secured by Design' principles. This is put into effect through close partnership working between the Council and police crime prevention design advisors at both pre-application and application stage. 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.

#### 8.1.3 Community Safety Indicator Summary

Indicator Number	Indicator	Target	Outcome
CXT 11	Number of criminal offences	NA	35,328 offences committed. See Table 8A.
LOI 10	Fear of crime	75% of residents feel safe	<ul style="list-style-type: none"> <li>80% feel safe during the day</li> <li>45% feel safe after dark</li> </ul>

### 8.1.4 Performance

Research carried out during the 2007-8 residents' survey showed that, when presented with a list of social issues, Lambeth residents' biggest concern relates to crime (61%). Crime is seen to be more of an issue in Lambeth than across London (+7), although this level of concern is in line with the inner London average (62%).

There are two key elements of crime and safety; actual crime and the fear of crime. Statistics from the Metropolitan Police reveal that Lambeth has seen a dramatic decrease in crime since 2000, with the number of offences committed in Lambeth falling by some 40% (Table 8A).

It is not possible to quantify the full effect of Policy 32 or the Safer Built Environments SPD on crime reduction in the borough, as the planning process is only one of a range of measures in place to address this issue. In overall terms, community safety is continuing to improve in Lambeth with crime levels falling again during 2007-8.

**Table 8A: Number of offences committed, by Inner London borough**

Source: Metropolitan Police, 2008

Borough	2001-2	2002-3	2003-4	2004-5	2005-6	2006-7	2007-8	Change from 2001-2 to 2007-8	% Change
Westminster	86,270	86,151	79,296	79,338	71,582	66,267	62,545	23,725	27.5
Camden	53,103	53,890	51,016	45,432	42,236	42,435	34,291	18,812	35.4
Lambeth	57,092	54,188	49,937	45,784	41,968	38,868	35,328	21,764	38.1
Southwark	45,707	45,960	46,276	43,771	41,432	39,713	41,043	4,664	10.2
Hackney	39,769	39,267	39,035	36,492	34,630	31,160	31,912	7,857	19.8
Newham	40,616	41,157	40,615	36,460	39,020	35,597	35,010	5,606	13.8
Islington	37,611	39,425	40,816	37,956	37,050	35,248	29,125	8,486	22.6
Tower Hamlets	37,273	41,124	39,188	36,329	33,756	32,627	30,187	7,086	19.0
London Total	1,057,360	1,080,471	1,060,930	1,015,121	984,125	921,779	854,314	203,046	19.2

The second aspect of crime is the fear of crime. This refers to when a person experiences the fear that they will be a victim of crime regardless of any specific threats. While the records show a significant reduction in crimes in Lambeth, the fear of crime can remain a significant issue if the public realm is characterised by uninviting underpasses, blank edges, poorly lit areas and a lack of natural surveillance, for example. Enhancement of the public realm should be addressed in order to not only improve ease of movement in the area, but also quality of life, an important element of which is reducing opportunities for and fear of crime.

With regard to fear of crime, the Council's most recent residents' survey in 2007-8 found that 80% of residents feel fairly safe or very safe during the day, but that this drops to only 45% at night. These results mirror that of London (70% and 46% respectively) and inner London (78% and 46% respectively), but fewer Lambeth residents feel safe after dark than in 2005 (-5).

### 8.1.5 Conclusion and further actions

Policy 32 has, and will continue to have, a positive impact on community safety. The Safer Built Environments SPD provides further detailed guidance to promote safe, secure and accessible developments. This policy approach remains important because the number of criminal offences committed per person in Lambeth remains well above the national average. Fear of crime also remains high, particularly at night.

## 8.2 Conservation

### 8.2.1 Strategic Objective

- K. The Council will protect and enhance the borough's built and historic environment, promote better and more sustainable design of development and protect residential amenity.

### 8.2.2 Relevant Conservation Policies

Unitary Development Plan (adopted 2007)	
Detailed Policies	
•	33 – Building scale and design
•	36 – Alterations and extensions
•	37 – Shopfronts and advertisements
•	38 – Design in existing residential/mixed use areas
•	39 – Streetscape, landscape and public realm design
•	40 – Tall buildings
•	41 – Views
•	45 – Listed buildings
•	47 – Conservation Areas

The UDP policies play an important role in influencing the urban character of the borough. There are 61 separate conservation areas in Lambeth, covering more than 25% of the borough, designated as areas of special architectural or historic interest. 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.

Lambeth is also home to a large number of listed buildings. 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.

### 8.2.3 Conservation Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 11	Number of listed buildings. Changes to and buildings on the 'at Risk' register.	Reduction in listed buildings on at risk register	2500 listed buildings total; 2 added, 2 removed from the Buildings at Risk Register in 2008, 19 on the Register
LOI 12	Number of conservation areas with up to date character appraisals	35% up to date character appraisals by 2008-9	16% (10 appraisals)

### 8.2.4 Performance

One new conservation area, the Herne Hill Conservation Area, was designated in 2007-8 (designated in December 2007). There are now 61 designated conservation areas in the Borough.

**Table 8B: Conservation indicators**

Source: Lambeth Planning Division, 2008

<b>Number of conservation areas in Lambeth</b>	61
<b>Change to size or number of conservation areas in 2007-8</b>	1 addition (Herne Hill)
<b>Number of conservation areas with up-to-date character appraisals (up to five years old)</b>	10 (16%)

Ten conservation areas in Lambeth have up-to-date appraisals. No additional character appraisals have been completed since the last AMR. This is principally due to significant staff shortages in the Conservation and Urban Design team during 2007-8. It is anticipated that further character appraisals will be completed before the next AMR, with appointments to the vacant posts having been made in Autumn 2008.

Figure 8C sets out performance against listed building indicators.

No buildings were added or removed from the Listed Buildings register in 2007-8.

The number of 'at Risk' buildings in the borough has fallen since 2000: 29 buildings were in this category in 2000, with 19 listed buildings in the borough on the 'at Risk' Register in 2007-8. Two buildings in poor condition were added to the 'at Risk' Register in 2007-8, and two were removed from this register following restoration (see below).

**Table 8C: Listed buildings indicators**

Source: Lambeth Planning Division, 2008

<b>Approximate number of listed buildings -</b> 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	2,500
<b>Number of statutory listed buildings added in 2007-8</b>	0
<b>Number of statutory listed buildings removed from the list in 2007-8</b>	0
<b>Added to English Heritage Register of Buildings at Risk in 2007-8</b>	1. Stockwell Green Muslim Centre (former United Reformed Church), 35 Stockwell Green, Stockwell SW9 2. 335-337 Wandsworth Road, SW8
<b>Removed from English Heritage Register of Buildings at Risk in 2007-8</b>	1. Herbert Morrison Terrace, 154-160 (even) Brixton Road, Brixton SW9 2. 92-94 Clapham Road
<b>Total number of buildings on Register of Buildings at Risk in 2007-8</b>	19

### 8.3 Urban Design

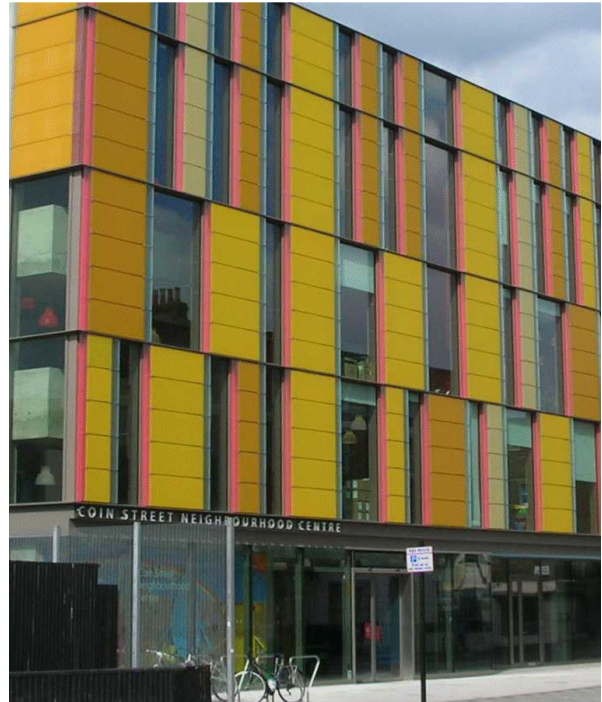
The Planning Division works hard to encourage and promote high quality design through the policies in the Unitary Development Plan (UDP), pre-application advice and negotiation on planning applications. Examples of award winning schemes in 2007 and 2008 include:

*The Young Vic Theatre, 66 The Cut, London SE1 8LZ*

Haworth Tompkins received a RIBA (Royal Institute of British Architects) Award for this building refurbishment and extension to the Young Vic Theatre in 2007. The existing theatre was enlarged to improve its performance and two additional studio theatres were added. The additions use a variety of materials, which include steel mesh, concrete blocks and glass to great effect.

*Coin Street Neighbourhood Centre,  
Stamford Street, London*

This £9.55m scheme designed by Haworth Tompkins architects received a 2008 RIBA Award. It forms part of the fourth side of their award-winning Iroko Housing scheme and provides a range of community facilities including a day nursery, conference, meeting and event spaces, a roof terrace, a neighbourhood café and a restaurant. Visual artist Antoni Malinowski assisted the architects creating a multi-coloured façade which incorporates solar 'chimneys' to naturally ventilate the building.



*Royal Festival Hall, South Bank, London  
SE1 8XX*

Allies & Morrison architects received a 2008 RIBA London and Design for London Public Space Award for their restoration of this Grade I listed building. The two year scheme involved close cooperation with Lambeth's Conservation Officers and English Heritage to ensure that all the external works respected the special character of the building.

Internally there has been a major refurbishment; the distinctive original carpet design has been reproduced and all historic joinery refurbished. The stage has been reconfigured providing greater flexibility and the seating given an overhaul.

*Michael Tippett School, Heron Road, London SE24 0HY*

Michael Tippett School, which is part of the Council's Building Schools for the Future Programme, has been much praised for its design and has been nominated for the London Planning Awards 2008. The school is the first 'Building Schools for the Future' project in London and caters for students with profound learning difficulties. Designed by London Eye architects, Marks Barfield, and built by Apollo Education, it features modern hydrotherapy facilities, a sensory room, wheelchair-accessible classrooms and corridors, a community hall and environmental designs including a green roof. The building is an exceptional form of sustainable architecture which not only contributes to the built environment of Lambeth but is of immeasurable benefit to school users.





#### **8.4 Conclusions and Further Actions**

In general, policies to protect and improve conservation and design have been effective in guiding appropriate development. This is particularly a result of advice provided by the Council's specialist conservation and design team.

A number of schemes in Lambeth were nominated for, and were awarded, design awards in 2007-8.

The number of up-to-date character appraisals was identified in the AMR in previous years as an area of concern. This was actively pursued during 2006-7, with a further six appraisals completed. Although due to staff shortages no additional appraisals were completed in 2007-8, it is expected that the proportion of up-to-date character appraisals will increase from 17% in 2007-8 to 35% by 2008-9. This will assist significantly in implementing conservation and design policies within the UDP.

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 informed the preparation of Area Supplementary Planning Documents, on which the Council undertook public consultation between November and December 2008.

Supplementary Planning Documents on Safer Built Environments, Shopfronts and Signage and Residential Extensions and Alterations were adopted towards the end of the reporting year (in January and March 2008). Future AMRs will assess how this clarification of the policies impacts on the quality of design in the borough.

## Section 9 - Transport

Transport plays an important role in achieving economic and environmental objectives. Our quality of life also depends on transport and easy access to work, school, shopping, leisure and healthcare facilities and services. Furthermore, road traffic is the primary cause of air pollution in Lambeth, as well as the rest of London.

Lambeth is fortunate in that it is well served by a range of public transport modes, including rail, underground and bus services, and has excellent connections both into Central London and out of London. Public Transport Accessibility Levels (PTAL) throughout the borough, particularly town centres, are generally good, making shops and services accessible to residents. Although the Council is not responsible for providing public transport services, partnership working will continue with Transport for London to improve existing service provision and facilitate new transport facilities.

### 9.1 Transport Objectives and Policies

#### 9.1.1 Strategic Objectives

- E. The Council will promote access for all sections of the community.
- F. The Council will integrate planning and transport decisions to reduce the overall need to travel.
- G. Through the planning process, the Council will seek to establish a safe, accessible and attractive transport network, and prioritise walking, cycling and public transport.

#### 9.1.2 Relevant Transport Policies

Lambeth Unitary Development Plan (2007)	
Detailed Policies	
•	Policy 8 Accessible Development / Integrated Transport
•	Policy 9 Transport Impact
•	Policy 10 Walking and Cycling
•	Policy 11 Management of Road, Bus and Freight Networks
•	Policy 12 Strategic Transport Hubs and Transport Development Areas
•	Policy 13 Major Public Transport Proposals
•	Policy 14 Parking and Traffic Restraint
•	Policy 76 Vauxhall Cross Transport Hub
•	Policy 77 Vauxhall - Urban Design and Public Realm Improvements
•	Policy 80 Transport in Waterloo

Policies in the UDP play an important role in guiding new development to appropriate locations. The policies seek to reduce the impact of transport on the environment and reduce the need to travel by integrating planning and transport decisions. These goals are enshrined within strategic Policy F. There are a wide range of detailed policies in the UDP to promote sustainable travel: Policies 8 to 14 seek to restrain traffic, encourage public transport, walking and cycling and ensure development is situated in accessible locations.



## 9.2 Sustainable Travel

### 9.2.1 Sustainable Travel Indicator Summary

Indicator Number	Indicator	Target	Outcome
CXT 12	Main mode for journey to work	NA	See Table 9A
LOI 4	Number of persons using underground stations	Increase in numbers of persons using underground	See Table 9B
LOI 5	School travel	30% increase in children walking or cycling to school by 2017	See Section 9.2.3

### 9.2.2 Performance

In broad terms, available data suggest that Lambeth has been reasonably successful in continuing to encourage sustainable travel both through its planning policies and other complementary measures. Table 9A below shows that, of all local authorities in England and Wales in 2001, Lambeth had the highest proportion of residents travelling to work by public transport. In the same year, 20% of people in Lambeth travelled to work by car, while 63% travelled by tube, train or bust. Of these transport modes, the most popular was the underground, with almost 32% of residents travelling to work by tube. These proportions illustrate the importance of the underground and bus stations. Almost 8% of residents walked to work while 4.5% cycled.

**Table 9A: Travel to Work in Lambeth**

Source: 2001 Census

Travel to Work	Number of people	% of total	*England & Wales Ranking out of 376 authorities	*London Ranking out of 33 authorities
Tube	38,538	31.9%		
Train	18,848	15.6%		
Bus	19,277	16%		
By public transport	76,663	63.50%	1	1
Car as driver	24,736	20.5%		
Car as passenger	1,504	1.2%		
By car	26,240	21.73%	368	26
Taxi	439	0.36%		
Bicycle	5,407	4.5%		
Foot	9,250	7.7%		
Motorbike	2,351	1.9%		
Work from home	9,873	8.2%		
Other	514	0.43%		

\*In each case, rankings are calculated in descending order: the authority with the highest proportion for a given indicator is ranked '1'.

The challenge for Lambeth is to continue to build on this achievement through its planning policies on sustainable transport and by working with colleagues in the Council's Transport and Highways division when determining new applications for development.

Policies 8 to 14 specify workplace travel plans as one method of delivering sustainable transport objectives. In 2007-8 11 travel plans were secured through Section 106 legal agreements. This is consistent with last year, when 11 travel plans were also secured.

When data is collected during the next Census in 2011, further analysis will identify changing trends in modes of transport to work, which would be influenced in part by the implementation of workplace travel plans. In the meantime, the Council will continue to monitor the number of travel plans approved annually.

Changes in public transport use are a good indicator of whether residents are becoming less reliant on the private car in accordance with UDP policy. Table 9B below shows the entry and exit figures for all underground stations in Lambeth over the period 2004 to 2007.

**Table 9B: Underground Station Entry and Exit Figures (million persons)**

Source: Transport for London, 2008

Station	2004	2005	2006	2007	% change 2004-2007
Brixton	18.113	18.597	19.702	20.577	14%
Clapham Common	7.798	7.482	8.357	8.77	12%
Clapham North	4.803	5.022	5.542	5.711	19%
Kennington	3.278	3.196	3.592	4.155	27%
Lambeth North	2.702	2.546	2.849	2.94	9%
Oval	4.998	4.58	5.179	5.922	18%
Stockwell	7.151	6.924	7.689	7.995	12%
Vauxhall	14.7	16.74	18.249	18.822	28%
Waterloo	68.427	67.396	72.874	74.844	9%
<b>Total</b>	<b>131.97</b>	<b>132.483</b>	<b>144.033</b>	<b>149.736</b>	<b>13%</b>

Overall there has been a 13% increase in usage of underground stations in Lambeth since 2004. All stations experienced an increase in entry and exit figures. Vauxhall Underground Station experienced the largest single increase at 28%. This may be attributed to the completion of the St George's Wharf high density residential scheme and the Vauxhall bus station which has created an interchange facility between three modes: rail, underground and bus.

Lambeth is fortunate in that it is well served by public transport routes, though some of these are heavily congested during peak hours. Lambeth will continue to work with Transport for London to improve the capacity and frequency of services for bus, tube and rail on existing routes and in developing new sustainable travel options for the borough. Policy 13 in the UDP specifically encourages the development of new public transport infrastructure.

In previous years the AMR has referred to the Cross River Tram proposal. However, the Mayor recently announced that given the lack of funding available to implement the project and the likelihood of not securing additional third party funding, a decision has been taken by Transport for London (TfL) not to proceed with the Cross River Tram scheme. TfL's Business Plan, published in November 2008, sets out alternative transport improvements to the communities along the proposed routes including the increased capacity and more frequent services to come on the Northern, Victoria and Piccadilly lines.

### 9.2.3 School travel

School travel plans are identified in the UDP as an indicator of success in promoting sustainable travel over time. The aim is for a 30% increase in children who walk or cycle over the life of the UDP. In 2007-8, Lambeth agreed 24 new school travel plans, compared to 30 in 2006, 27 in 2005 and only three the year before. There are now 84 schools with school travel plans, which represents 86% of schools in the borough.

The Council began monitoring modes of travel to school in 2007. Data collected in the school survey carried out in January 2008 shows that 57.16% of respondents (i.e. those who answered the question relating to travel modes, which represented 76% of the total number of respondents), walk to school, while 1.1% cycle. This result is comparable to the 2007 survey reported in last year's AMR (57.7% and 1.2% walked and cycled respectively) This annual survey will enable the increase in numbers of children walking or cycling to school and the effectiveness of school travel planning to be monitored.

#### **9.2.4 Conclusions and further actions**

Lambeth's high travel to work ranking (public transport) is influenced by a combination of factors. They include its generally 'good' or 'excellent' PTAL ratings, but planning policies and planning decisions (including Lambeth's planners working jointly with the transport colleagues) to date have contributed to developments being located in accessible areas.

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 - both are promoted in the UDP.

There needs to be some caution in terms of future planning though. In recent years, the transport network in Lambeth has experienced considerable pressure due to population growth and this is expected to increase in future years. Although most of Lambeth is highly accessible, more development will add to pressures on the existing public transport network, with potentially more people reverting to the car as public transport gets more congested. Policy 9 (Transport Impact) will therefore play an increasingly important role in ensuring that new development does not have an unacceptable impact upon network capacity.

Studies undertaken to inform the draft Vauxhall and Waterloo Area Guidance SPDs have identified capacity constraints in the respective study areas. The transport findings will be used to inform the options in terms of the quantum of development that can be achieved in the study areas and the balance between employment and residential development. The findings will further assist in determining the uses within particular quarters, suggestions for works to the transport infrastructure, and car provision within new developments.

### **9.3 Car Usage and Parking**

#### **9.3.1 Car Usage and Parking Indicator Summary**

<b>Indicator Number</b>	<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>
CXT 13	Car ownership	NA	See Table 9C
LOI 3	Road traffic casualty rates	Reduction in casualty rates	41% reduction in casualties overall since 1994/98 average

#### **9.3.2 UDP approach**

It has been widely accepted that for environmental and traffic management reasons and to improve the local quality of life, limits need to be placed on car use. Car use can be controlled in a number of ways, but one approach used by Lambeth, which strives to

achieve a balance between development requirements and public transport access, is to regulate car parking provision for new developments.

A key element of the UDP is to build on the positive aspects of Lambeth's low car ownership by facilitating and encouraging 'car-free' or 'car-reduced' lifestyles and bringing about environmental, access and quality-of-life improvements.

Car ownership in Lambeth is noticeably lower than the rest of London and England. Table 9C below shows car ownership levels by household in Lambeth at the 2001 Census. There are 60,338 households in Lambeth without a car (around 51%) which is considerably higher than the proportion of households across London (37%) and England (27%).

**Table 9C: Number of Households with Cars in Lambeth**

Source: 2001 Census

	Lambeth	London	England
All households	118,447	3,015,997	20,451,427
Households with no car/van	60,338	1,130,649	5,488,386
	(50.94%)	(37.49%)	(26.84%)
Households with 1 car/van	46,080	1,298,481	8,935,718
	(38.90%)	(43.05%)	(43.69%)
Households with 2 cars/vans	10,166	476,185	4,818,581
	(8.58%)	(15.79%)	(23.56%)
Households with 3 cars/vans	1,446	86,470	924,289
	(1.22%)	(2.87%)	(4.52%)
Households with 4 or more cars/vans	417	24,212	284,453
	(0.35%)	(0.80%)	(1.39%)

The current UDP reflects a shift from previous policies on parking requirements for new developments, from minimum to maximum parking standards. This stems from a general policy shift set out in national guidance, aiming to discourage car use and encourage sustainable transport modes.

Another important change in approach reflected in the UDP is to link the appropriate number of parking spaces with access to public transport, as set out in the London Plan. Table 6 of Policy 14 identifies three key areas (Central London Policy Area, Area of Strict Restraint, Area of Traffic Restraint) and sets appropriate parking standards for each area and use class.

Some parts of the borough are highly accessible to public transport and some developments can operate without parking provision. Policy 14 Parking and Traffic Restraint sets out the maximum parking standards for all developments to comply with. The policy introduced the concept of 'car free' schemes in accessible parts of Lambeth.

### 9.3.3 Implementation of car parking standards

In the north of the borough, which generally has higher PTAL scores, it is easier to negotiate developments with zero or low car parking. For instance, the majority of the house conversions have zero parking in the north, as it is dominated by Controlled Parking Zones. In the right circumstances, a combination of planning policies, parking designations and good public transport accessibility work well together to help justify low or zero parking and therefore reduce car use in Lambeth.

In determining whether a site is suitable for low or no car parking, applicants are asked to submit a parking survey in order to assess levels of parking stress. Car ownership

levels in the Ward (2001 Census data) are considered. All applicants proposing car free developments are asked to enter into a Section 106 "Permit Free" Agreement so that future occupiers of the proposed flats are not eligible for residents parking permits.

A review of S106 legal agreements shows that in the 2007-8 monitoring period 63 applications with low or zero car parking were approved. This is consistent with previous years, with 67 schemes having parking restrictions in 2006-7, and 64 the preceding year.

**Table 9D: Examples of development approved in 2007-8 with low or zero car parking**

Source: Lambeth Planning Division 2008

<b>Examples of developments approved in 2007-8</b>	
<b>1 Glyn Street, SE11 5HT (application ref. 07/01681/FUL)</b>	Redevelopment of the site to provide 69 self-contained flats, with a retail/café unit. This is a car free development.
<b>75-79 York Road, SE1 7AQ (application ref. 07/02579/FUL)</b>	Refurbishment and recladdi the existing office building to create 6,923sqm floorspace of new offices, 467sqm floorspace for Class A1- A4 use(s) at basement and ground floor level and 5 residential units. This scheme provided only 1 car parking space, with cycle parking.
<b>The Royal Oak Public House, 2 Lyham Road, SW2 5QA (application ref. 07/00298/FUL)</b>	Redevelopment of site to provide a wine bar (Class A4) at ground and basement levels and 9 self contained units. This is a car free development.
<b>17-19 Stockwell Road, SW9 9AU (application ref. 06/01945/FUL)</b>	Erection of a four-storey building to provide 30 self contained flats, with a 133sqm retail/commercial unit (Use Class A1/A2). The scheme provided 8 car parking spaces and a secure cycle store.
<b>Garages South of Tulse House and Woodruff House, Tulse Hill, London (application ref. 07/03480/RG4)</b>	Redevelopment of the site to create 16 affordable self contained flats. This is a car free development.

### 9.3.4 Road safety

Part 1 Strategic Policy G promotes road safety and the establishment of a safe and accessible transport network. Policy 10 in the UDP encourages safe, direct and convenient pedestrian and cycling routes as a measure to encourage a shift away from car use for short journeys. Policy 11 notes that safety on roads is a key issue and aims to give priority to walking and cycling over cars. Road accident data can therefore be an important indicator of whether these policy objectives are being achieved.

**Table 9E: Road Traffic Casualty Rates in Lambeth**

Source: Lambeth Transport and Highways, 2008

<b>Killed and seriously injured</b>	<b>1994-1998 Average</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>Target Number by 2010</b>	<b>% Reduction by end 2007 average</b>
Pedestrians	124	62	67	62	68	65	62	48%
Children	45	21	19	7	20	14	22	69%
Cyclists	36	32	20	22	27	38	18	-6%
Motorcycles	51	65	44	50	55	46	26	10%
Total	313	222	167	162	195	185	156	41%
Slight Casualties	1832	1521	1248	1173	1038	944	1648	48%

Table 9E above shows how many people have been killed or seriously injured in Lambeth over the last 5 years, set against the average numbers killed or injured during

1994-1998. It shows that compared to 1994-98, casualty rates have reduced by 41% and slight casualties by 48%. The figures show an overall increase in numbers of people killed or seriously injured in road traffic accidents since 2005, but a slight reduction from 2006. It is not possible to determine to what extent current UDP policies have influenced these trends but it is hoped that policies will in future contribute towards achieving a reduction in casualty rates through, for example, the promotion of school travel plans, improved pedestrian routes and cycle networks both within new developments and outside the development site, and the design, layout and access to new developments.

### **9.3.5 Conclusions and further actions**

It is clear that the Council is implementing its policies in relation to reducing car use and improving road safety as shown by the use of car free developments.

The aim is to continue to manage the demand for travel in Lambeth and London through not only restricting parking levels, but also by working with TfL through strategic measures such as the congestion charge and local measures such as school and workplace travel plans.

## **9.4 Accessibility in Lambeth**

### **9.4.2 UDP approach**

There are a range of policies in the UDP designed to improve accessibility levels in Lambeth. Policy 8 Accessible Development / Integrated Transport, for example ensures that new developments are accessible and integrated with public transport facilities in mind. Part 1 Strategic Policy F ensures equality of access to transport for all users and integrates planning and transport decisions to reduce the need to travel.

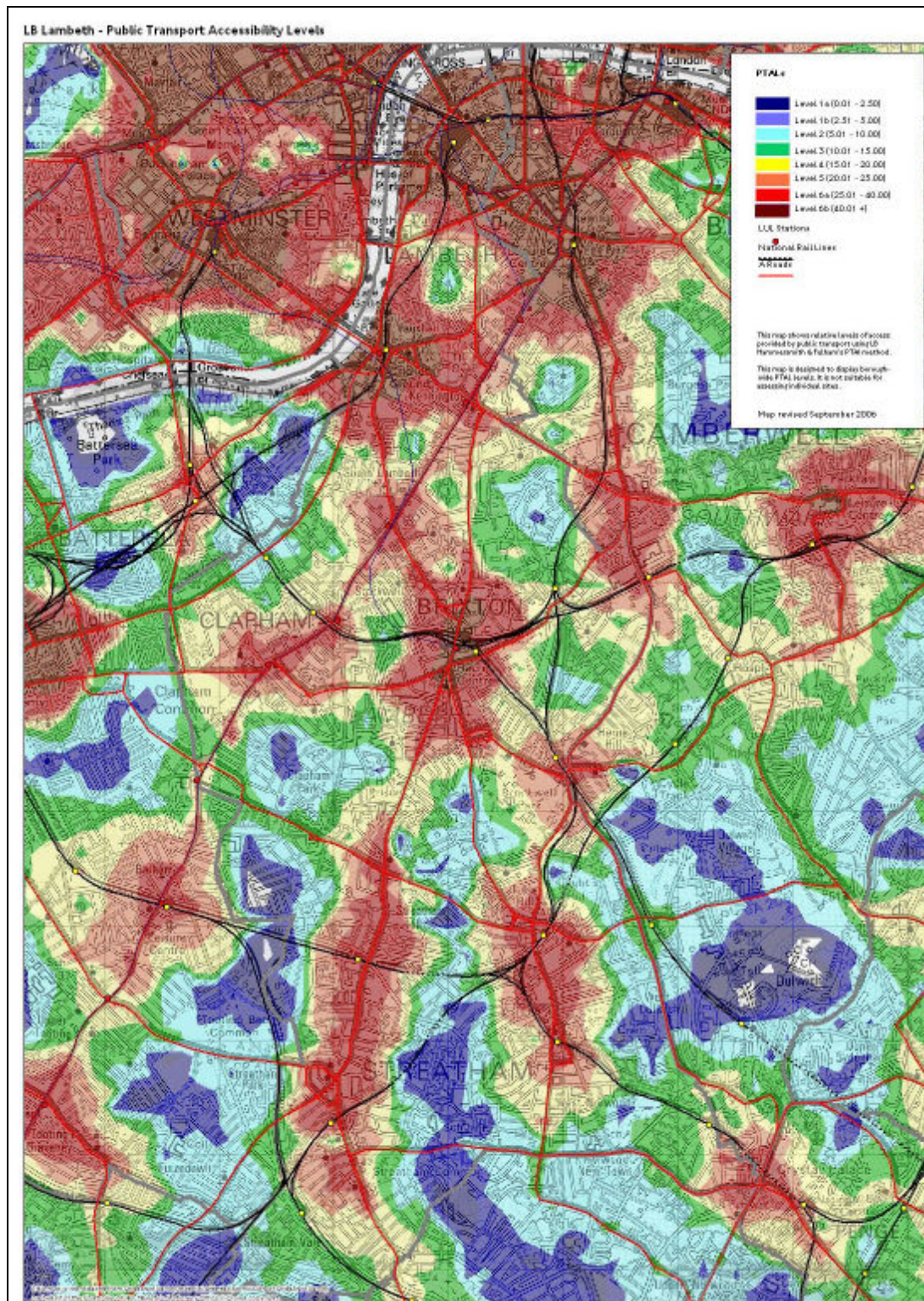
### **9.4.3 Accessibility of services**

Lambeth is a highly accessible borough, with an excellent public transport network, as the Public Transport Accessibility Level (PTAL) map (Figure 9F) shows. The only parts of Lambeth with a low PTAL score are Streatham Common, Clapham Park and the part of the borough which borders Tooting Bec Common.

One of the objectives in the UDP is to ensure residents are able to gain access to employment, shopping, education, health care, leisure and other facilities. In order to show how policies contribute towards making retail and community infrastructure accessible, Figure 9F (PTAL levels) can be compared with Figure 9G which maps public transport facilities within the context of retail centres, hospitals, GP practices, secondary schools, primary schools and special schools. At first glance, there appear to be a number of 'blank' areas on the Figure 9G map, which appear to be devoid of any services, but these are the large tracts of open space found at Brockwell Park, Clapham Common, Streatham Common, Norwood Park and the cemetery at West Norwood. Excluding these open spaces, there is an even distribution of retail and community infrastructure in Lambeth.



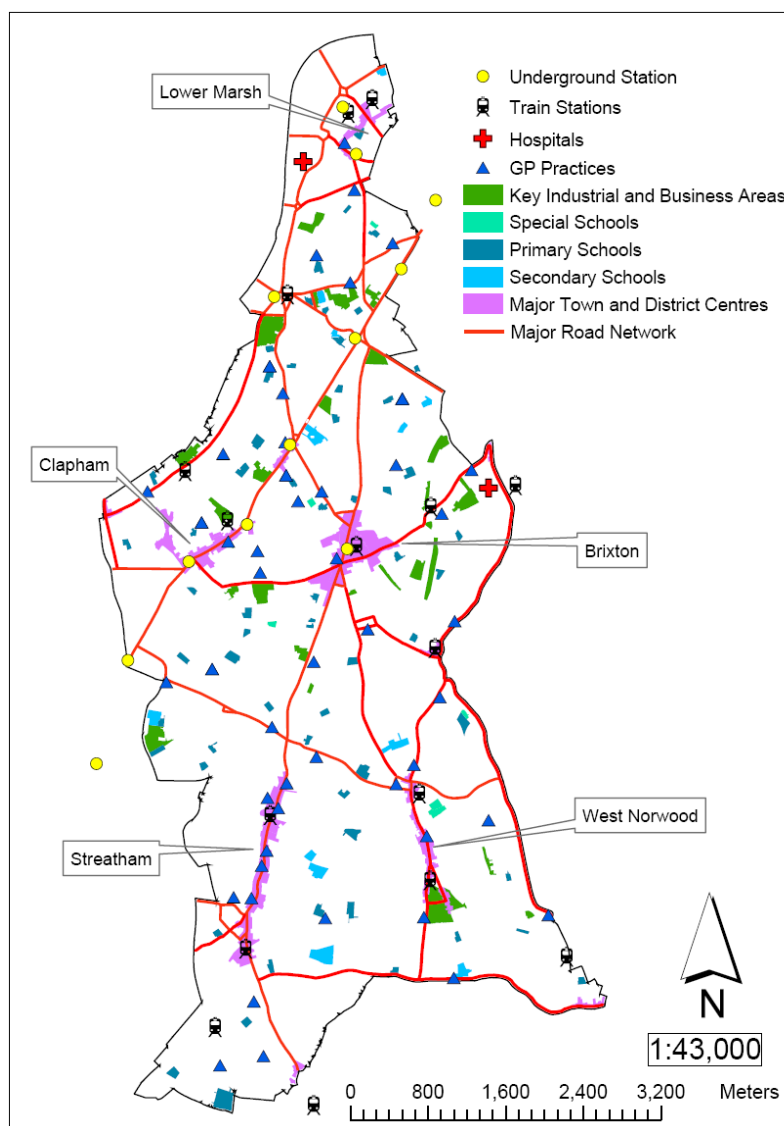
**Figure 9F: Public Transport Accessibility Levels (PTAL)**  
Source: Transport for London September 2006



Note: Level 6 (red) means most accessible. Level 1 (blue/purple) means least accessible

**Figure 9G: Location of services and key transport routes**

Source: Lambeth Planning Division, 2006



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#### 9.4.4 Conclusions and further actions

PTALs are expected to improve over time, as schemes for public transport improvements are implemented through Section 106 contributions and other means.

Many of the policies within the Unitary Development Plan are directly related to transport. By influencing the location, scale, density, design and mix of land uses, planning policies can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking, and cycling. The concentration of development in areas that have good public transport provision should encourage a reduction in dependence on the private car. There is a close relationship between the density of development and the methods of travel used, with higher density developments and improved local facilities and services encouraging public transport use, walking and cycling. A mix of different uses, located close together, can help reduce the distance



people need to travel. Parking provision (both residential and non residential) also significantly affects whether people choose to drive.

Consistent application of the UDP policies will help to reduce the need for car journeys (by reducing the physical separation of key land uses) and enable people to make sustainable transport choices.

# Section 10 - Minerals and Waste

## 10.1 Minerals

### 10.1.1 Strategic Objective

- N. The Council will minimise pollution and seek sustainable management of the borough's energy, water and other resources (including waste).

### 10.1.2 Relevant Minerals Policies

UDP 2007
Detailed Policies
<ul style="list-style-type: none"> <li>35 – Sustainable Design and Construction</li> <li>56 – Waste</li> </ul>

Lambeth's Sustainability Charter, launched in 2007, demonstrates the Council's commitment to improving its sustainability performance, minimising resource use and waste and reducing carbon emissions. UDP Policy 35 requires development proposals to show by means of a sustainability assessment how they incorporate sustainable design and construction principles, including reducing the use of finite primary minerals and aggregates and encouraging the maximum use of reused or recycled materials in the building process. Policy 56, dealing with waste, seeks to ensure appropriate measures are in place to minimise primary aggregate use in construction projects, including through recycling.

### 10.1.3 Minerals Indicator Summary

Indicator Number	Indicator	Target	Outcome
M1	Production of primary land won aggregates by Mineral Planning Authority.	N/A	N/A
M2	Production of (i) secondary and (ii) recycled aggregates by Mineral Planning Authority.	N/A	See below.

#### Explanation of Core Output Indicators

##### **M1 – Production of primary land won aggregates by mineral planning authority.**

Purpose – To show the amount of land one aggregate being produced.

##### **M2 – Production of secondary and recycled aggregates by mineral planning authority.**

Purpose – To show the amount of (i) secondary and (ii) recycled aggregates being produced in addition to primary won sources in M1.

Lambeth is a Mineral Planning Authority. However, there are no known mineral deposits in the borough and no primary or secondary aggregates are produced in Lambeth. For this reason Core Indicators M1 and M2 (i) are not reported on in the AMR.

With regards to Core Indicator M2 (ii), there is not yet a system in place to allow us to monitor the collective production of recycled aggregates in the borough. However, one

example of the production and use of recycled aggregates in Lambeth is the Council's highways contract. Table 10A below sets out the tonnages of waste road arisings diverted, and recycled product used on site in highways construction in Lambeth. The table shows that over the reporting year 10,812.7 tonnes of arisings were diverted to the recycling facility at Dartford, and 7,544.98 tonnes of recycled materials were used in the highways contract. The Council will continue to ensure appropriate measures are in place to minimise primary aggregate use in construction projects, including through the production and use of recycled aggregates in highways works.

**Table 10A: Analysis of recycled materials used in Highways Contract April 2007–March 2008**

Source: F M Conway Ltd, 2008

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total Tonnes
<b>Materials used on site</b>													
Planings					539.14	248.98	54.54						842.66
Type 1	374.78	374.78	334.22	356.90	175.30	210.48	174.06	184.58	163.02	230.44	488.80	120.36	3,187.72
Sand	189.84	189.84	197.26	155.52	69.26	129.80	107.78	37.16	85.20		86.18		1,247.84
Ballast in concrete	310.00	310.00	360.00	422.00	98.00	142.00	160.00	120.00	-	71.38	164.86	53.52	2,211.76
Wall blocks		55.00		-									55.00
<b>TOTAL</b>													7,544.98
<b>Materials diverted</b>													
Clean concrete	426.66	246.46	851.68	1,011.46	174.34	6.28				723.60	173.02	295.74	3,909.24
Asphalt	56.16		38.56	116.20	236.74	115.28	98.48	297.44	75.58	127.48	66.74	9.54	1,238.20
Mixed loads	299.16	271.94	436.96	802.28	650.42	848.58	125.90	552.38	631.64	328.74	659.40	57.86	5,665.26
<b>TOTAL</b>													10,812.70

## 10.2 Waste

### 10.2.1 Strategic Objective

N. The Council will minimise pollution and seek sustainable management of the borough's energy, water and other resources (including waste).

### 10.2.2 Relevant Waste Policies

UDP 2007
Detailed Policies
<ul style="list-style-type: none"> <li>56 – Waste</li> </ul>

### 10.2.3 Waste Indicator Summary

Indicator Number	Indicator	Target	Outcome
W1	Capacity of new waste management facilities by Waste Planning Authority.	No net loss of waste management capacity	No known loss or gain of waste sites or capacity.

W2	Amount of municipal waste arising and managed by management type by the Waste Planning Authority.	% of household waste recovered: <ul style="list-style-type: none"> <li>• 2005-6 = 21%</li> <li>• 2006-7 = 23%</li> <li>• 2007-8 = 25%</li> <li>• 2008-9 = 27%</li> </ul>	25.1% of household waste was recycled or composted.
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#### 10.2.4 Context

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.

The London Plan 2008 introduced a requirement for boroughs to identify land for the disposal and management of waste apportioned at borough level. Lambeth's combined projected municipal and commercial / industrial waste arisings by 2020 are 486,000 tonnes per annum (see London Plan table 4A.3, p229). Lambeth's apportionment of waste to be managed in London by 2020 is 346,000 tonnes per annum (see London Plan table 4A.6, p232).

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. The preferred waste management hierarchy is minimisation, reuse, recycling, composting and energy recovery methods.

Indicators used in this Annual Monitoring Report relate to two main areas. These are the capacity of new waste management facilities and the amount of, and management methods for, municipal waste. These are new indicators, introduced by CLG in 2008, and were therefore not reported on in previous AMRs.

#### 10.2.5 Availability of sites and facilities for waste management

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 UDP can play in planning for waste management.

Policy 56 safeguards existing sites currently in waste management use. These are:

- 4-16 Belinda Road SW9
- Shakespeare Wharf, Shakespeare Road SE24
- 26 Wanless Road SE24
- 44 Clapham Common Southside SW4 – clinical waste transfer station
- Vale Street Depot SE27
- Wandsworth Road SW8

Total licensed waste capacity in Lambeth is 11,000 tonnes per annum. There has been no loss or gain of waste management facilities during 2007-8.

#### 10.2.6 Capacity of new waste management facilities

##### Explanation of Core Output Indicator

##### W1 – Capacity of new waste management facilities

Purpose – To show the capacity and operational throughput of new waste facilities as

applicable.

New facilities are those which have planning permission and are operable during the reporting year.

In 2007-8 there were no new waste management facilities completed in Lambeth.

Lambeth has increased the number of recycling containers provided on estates and street-side by approximately 100 containers (1,280 litres each, emptied around once per week), which translates into an operational capacity of around 100 x 1,280 x 52 litres.

Aardvark Recycling Ltd has also increased the number of 'Rocket' composters at the Lilford Road industrial estate during the reporting year. The original 2 rockets were model A900. These have a theoretical capacity of up to 5250 litres of food waste per week each, which is equivalent to 546,000 litres per year. Capacity has now been increased to 7 units, almost 2 million litres per year.

The provision for recycling at Vale Street was expanded in 2007-8 to receive separated waste electrical and electronic equipment for recycling (as part of the national Waste Electrical and Electronic Equipment requirements). Other initiatives included working with one of the prisons on tool repair and reuse – tools for disposal are collected from the Vale street household waste site and renovated by prisoners. The Council's Waste Management team also worked with Emmaus and Morph on furniture reuse.

#### 10.2.7 Management of waste

W2	Landfill	Incineration With EfW	Incineration Without EfW	Recycled / Composted	Other	Total Waste Arisings
Amount of waste arisings in tonnes	125,210.41	0	0	25,862.29	151.33	151,224.03

#### Explanation of Core Output Indicator

##### W2 – Amount of municipal waste arising and managed

Purpose – To show the amount of municipal waste arising and how that is being managed by type.

The Council actively encourages shifting waste management away from landfill and replacing this with more sustainable management methods, such as recycling, or minimising the amount of waste generated in the first place. UDP Policy 56 sets out the preferred method of waste management, the Waste Management Hierarchy. Applicants are required to demonstrate that developments minimise the level of waste generated, increase re-use and recycling and composting of waste, and reduce landfill disposal. Where waste cannot be recycled, the production of energy from waste using new and emerging technologies is encouraged.

The quantity of materials collected from households for recycling has increased significantly in London – by 126% between 2000 and 2005. However, 22 of London's 37 waste authorities failed to achieve their statutory household recycling targets and, collectively, London failed to achieve the national household recycling target of 25% in 2005-6.

In 2007-8 Lambeth produced 3,013 tonnes less waste than in 2006-7, and 4,423 tonnes less waste than in 2004-5. Table 10A shows a general trend towards increased levels of recycling and composting and a reduction in disposal (i.e. landfill) across the commercial and housing sectors. Industrial waste produced has reduced significantly since 2004-5. The statutory target for recycling in Lambeth has been met for the third year running.

**Table 10A: London Borough of Lambeth Municipal Waste Management by Type**

Source: Lambeth Waste Division, 2008

TOTAL MUNICIPAL WASTE			Tonnes	%	
	2004-5	Recycling	14564.04	9.36	TOTAL TONNES 2004-5
		Composting	2846.36	1.83	
		Energy Recovery	93.27	0.06	155,653.99
		Disposal	138150.3	88.75	
	2005-6	Recycling	18031.41	11.64	TOTAL TONNES 2005-6
		Composting	4418.34	2.85	
		Energy Recovery	92.89	0.06	154,866.8
		Disposal	132324.2	85.44	
	2006-7	Recycling	19694.03	12.77	TOTAL TONNES 2006-7
		Composting	3630.3	2.35	
		Energy Recovery	219.78	0.14	154,237.51
		Disposal	130693.4	84.74	
	2007-8	Recycling	22026.41	15	TOTAL TONNES 2007-8
		Composting	3835.88	3	
		Energy Recovery	151.33	0	151,224.03
		Disposal	125210.41	83	

**Table 10A: London Borough of Lambeth Municipal Waste Management by Type**

Source: Lambeth Waste Division, 2008

MUNICIPAL WASTE BY TYPE		2004-05		2005-06		2006-7		2007-8			
		WASTE MANAGEMENT TYPE	TONNES	%	TONNES	%	TONNES	%	TONNES	%	
MUNICIPAL WASTE	HOUSEHOLD	Recycling	14230.42	14.83	17798.82	19	19286.2	20.4	21818.70	22.5%	
		Composting	1564.09	1.63	2988.33	3.19	2426.6	2.6	2493.68	2.6%	
		Energy Recovery	57.57	0.06	56.21	0.06	182.65	0.2	114.18	0.1%	
		Disposal	80,104.89	83.48	72,834.62	77.75	72,719.52	76.9	72,343.48	74.8%	
	TOTAL HOUSEHOLD WASTE		95,956.97	100	93,677.98	100	94,614.97	100	96,770.04		
	COMMERCIAL	Recycling		142.3	0.24	177.97	0.29	368.65	0.6	178.69	0.3%
		Composting		1282.27	2.15	1430.01	2.34	1203.7	2	1342.2	2.5%
		Energy Recovery		35.7	0.06	36.68	0.06	37.13	0.1	37.15	0.1%
		Disposal		58045.43	97.55	59489.54	97.31	57,973.88	97.3	52,866.93	97.1%
	TOTAL COMMERCIAL WASTE		59,505.7	100	61,134.2	100	59,583.36	100	54,424.97		
INDUSTRIAL	Recycling		191.32	100	54.62	100	39.18	100	29.02	100%	
	Composting		0	0	0	0	0	0	0		
	Energy Recovery		0	0	0	0	0	0	0		
	Disposal		0	0	0	0	0	0	0		
TOTAL INDUSTRIAL WASTE		191.32	100	54.62	100	39.18	100	29.02	100		

### **10.2.8 Conclusions and further actions**

Policy 56 in the UDP is effectively supporting the sustainable management of waste in the borough and targets have been met. The policy contributes to an holistic approach to sustainable waste management in the borough.

There will also be an ongoing contribution made by the UDP as it encourages the inclusion of waste and recycling facilities in new development, which will assist in the incremental improvement of Lambeth's recycling performance. In particular the low levels of commercial waste recycling reveal a need for this issue to be given greater consideration.

The continued improvement and extension to services referred to above will contribute to the increase in recycling, as well as awareness raising campaigns encouraging residents to recycle more, which is an encouraging sign of progress towards sustainable waste management.

The Council's Planning Division will continue to work in collaboration with the Council's waste management team to ensure that all types of development, both adaptation and new build, are considered from a waste management perspective. During the 2006-7 reporting year a guidance note on waste and recycling storage and collection requirements for architects and developers was updated by the Lambeth Streetcare Division and made available via the Lambeth website. As a result, a number of applications have included the installation of practical waste management arrangements designed to reduce the impact of on street storage of waste containers and difficult access arrangements, and to introduce facilities for recycling in addition to residual waste storage.

The Sustainable Design and Construction SPD, adopted in July 2008, includes guidance and standards seeking to minimise the production of waste and maximise the sustainable management and recycling of waste in the borough. The adoption of the SPD will assist in the delivery of Strategic Objective 10 and implementation of Policy 56, through ensuring measures to minimise and manage waste in a sustainable manner are secured in new development.

Work on the preparation of the Local Development Framework core strategy will need to address the targets set in the London Plan for waste provision. In order to demonstrate that Lambeth can meet the apportionment figure set out in the London Plan, the Council has begun assessing the current and potential throughput capacity in tonnes of the existing waste sites (both municipal and commercially run) within the borough. If this is insufficient, the Council will then need to identify additional sites.



# Section 11 - Implementation of the Local Development Scheme

The Lambeth LDS was last revised in February 2008.

The replacement Lambeth UDP came into effect on 6 August 2007 and the six-week High Court period for challenge expired on 21 September 2007 without any challenge. On adoption the UDP policies were automatically saved for three years.

The Council has also been progressing its Statement of Community Involvement (SCI), various priority Supplementary Planning Documents (SPDs), and capacity / urban design studies for area guidance SPDs for Waterloo and Vauxhall.

The policy related SPDs clarify key areas of policy, the site specific and area guidance will put in place important guidance to support regeneration in the Borough and put the Council in a position to start the preparation of the Core Strategy and other priority Development Plan Documents (DPDs).

## 11.1 Replacement Unitary Development Plan and Proposals Map

Table 11A sets out progress against milestones for the production of the Replacement Unitary Development Plan and Proposals Map.

**Table 11A: Replacement Unitary Development Plan and Proposals Map Milestones April 2007 to March 2008**

Milestones April 2006 to March 2007	Projected completion date in LDS December 2005	Actual completion date	Reason for delay
Deposit of Proposed Modifications	July 2006	November 2006	Period of re-assessment following change of Council administration May 2006
Adoption	November 2006	August 2007	As above plus further consideration of changes to Policy 17 (Flat Conversions)

The Inspector's Report was received in February 2006 and published in March 2006. Proposed Modifications were submitted for Cabinet approval in September 2006, with the deposit taking place between 20 November and 1 December 2006.

Cabinet agreed in April 2007 to withdraw changes to the flat conversions policy and approve further proposed modifications reflecting this and GOL and GLA representations on waste safeguarding. The UDP was adopted and came into effect on 6<sup>th</sup> August 2007. The 6-week High Court challenge period expired on 21<sup>st</sup> September 2007.

## 11.2 Statement of Community Involvement and Annual Monitoring Report

Table 11B sets out progress against milestones for the Statement of Community Involvement.

**Table 11B: Statement of Community Involvement Milestones April 2007 to March 2008**

<b>Milestones 2007-8</b>	<b>Projected completion date in LDS February 2008</b>	<b>Actual completion date</b>	<b>Reason for delay</b>
Consultation on draft SCI	October 2006	June 2007	Knock on effect of delays to the UDP
Submission to Secretary of State	November 2007	November 2007	N/A
Adoption	September 2008	April 2008	Adopted ahead of schedule

The SCI was submitted to the Secretary of State for independent examination in November 2007. An examination to assess the 'soundness' of the SCI was carried out by an independent planning Inspector in February / March 2008. The final Inspector's report, received on the 12<sup>th</sup> of March 2008, concluded that the SCI was sound, subject to a number of small changes.

The delays to the progress of the Replacement UDP had a knock on effect on the production of the Statement of Community Involvement, resulting in a delay of eight months to the start of the draft SCI consultation period. However, following examination the SCI was adopted ahead of schedule, in April 2008.

The Annual Monitoring Report 2006-7 was completed and submitted on time in December 2007.

### **11.3 Adoption of Local Development Documents**

#### **11.3.1 Development Plan Documents**

The programme for the preparation of the Lambeth Local Development Framework Core Strategy, as agreed by the Government Office for London (GOL) in the revised LDS submitted in December 2007, is as follows:

- Consultation on Issues and Options – April-May 2008
- Consultation on Preferred Options – January-February 2009
- Submission to Secretary of State – October 2009

Work on the Core Strategy has been progressed in line with the programme set out in the revised LDS. A project governance structure has been established (February 2008), work on the evidence base is progressing, and consultation on Issues and Options was completed in accordance with the requirements of the statutory Statement of Community Involvement (April – June 2008). An additional, non-statutory, stage of consultation was carried out in February – March 2008, designed to raise awareness of the Core Strategy among key stakeholders, highlight timescales and ask for comments on the evidence base, vision and initial issues.

In June 2008, Communities and Local Government issued a revised Planning Policy Statement 12 'Creating Strong Safe and Prosperous Communities through Local Spatial Planning' (PPS12). The new PPS12 introduces a number of changes to the process by which local planning authorities should prepare development plan documents, including core strategies.

Under the previous system prior to the changes brought in by the new PPS12, and in the existing Lambeth LDS, it was proposed that the next stage would be Preferred Options.

However, following consultation with the Government Office for London (GOL) it is now intended that the next stage will be the preparation of a draft Core Strategy for non statutory consultation, to be followed by pre-submission publication and then submission to the Secretary of State. The current LDS also refers to the preparation of a Site Allocations DPD and Development Control Policies DPD. In view of GOL overall advice it is intended to proceed with the Site Allocations DPD consultation in conjunction with that on the draft Core Strategy. The Development Control Policies DPD will be progressed when the Core Strategy has reached a more advanced stage. The review of the LDS will address the timing of these DPDs as well.

The timetable will be reviewed taking account of the emerging evidence base, the results of consultation to date and the recommendations of the sustainability appraisal, in the light of progress in other relevant areas of work, including the emerging master-plans for Brixton, Streatham, Norwood and Stockwell, the Waterloo and Vauxhall SPDs and various aspects of the evidence base.

### 11.3.2 Supplementary Planning Documents

Table 11C sets out progress against milestones for the production of Supplementary Planning Documents (SPDs) in 2007-8.

Two SPDs were adopted during the reporting year, giving guidance to the interpretation and application of key policy areas.

**Table 11C: Supplementary Planning Documents - Milestones April 2007 to March 2008**

LDS Key Milestones 2007-08	Projected adoption date in LDS February 2008	Actual adoption date	Reason for delay
Shopfronts and Signage	March 2008	March 2008	N/A – no delay
Safer Built Environments	March 2008	March 2008	N/A – no delay
Housing Development and House Conversions	Jan/March 2008	July 2008 (outside of monitoring period)	Report back and adoption deferred from 29 October 2007 and 28 January 2008 Cabinets to address various issues raised by solicitors on behalf of a group of house conversion developers.
Residential Alterations and Extensions	March 2008	April 2008 (outside of monitoring period)	Report back delayed so that account could be taken of proposed changes by Government to permitted development rights for householder developments. Changes were made to the SPD to try and “future proof” it as far as possible.

In addition, public consultation was carried out on a further two SPDs during February and March 2008, as set out in the LDS. These were the S106 Planning Obligations and Sustainable Design and Construction SPDs. These two SPDs were adopted in July 2008 (outside of the monitoring period).

#### **11.4 Saved Policies**

During the first half of the reporting year (until August 2007 when the Replacement UDP was adopted), the saved policies remained those in the former Unitary Development Plan (1998).

Under the provisions of the Planning and Compulsory Purchase Act 2004 the Replacement UDP policies were automatically saved on adoption in August 2007 for three years. To extend the life of any policies beyond the three year period, the Council is required to apply to the Secretary of State in respect of each policy it wishes to continue to have saved. The saved policies will be progressively replaced or superseded by those in the new Development Plan Documents produced by the Council.

#### **11.5 Anticipated Further Changes to the Local Development Scheme**

A revised Local Development Scheme will be prepared and submitted to the Government Office for London in early 2009, following submission of the AMR.

## **Section 12 - Implementing the Statement of Community Involvement**

The Lambeth Statement of Community Involvement (SCI) was adopted on the 28<sup>th</sup> of April 2008. The SCI sets out the Council's approach to involving the community in the production of planning documents (the Local Development Framework (LDF)) and in the determination of planning applications in the Borough.

This section of the AMR reports on how effective the Council's community involvement techniques have been and identifies any gaps. This information will be used to review and update the SCI.

### **12.1 Consultation on the Local Development Framework**

The methods set out in the adopted SCI informed the approach taken to consultation on various Supplementary Planning Documents (SPDs) and the Core Strategy during 2007-8. Table 12A sets out the methods of consultation used in each case, reflecting minimum statutory requirements and additional measures used by the Council.

Table 12A summarises the consultation undertaken on LDF documents during the 2007-8, as well as consultation on the Lambeth Core Strategy which began in February 2008 and continued over April-May. Although the Issues and Options consultation did not fall within the 2007-8 reporting year, details have been included in this year's AMR because it forms part of wider consultation on the Core Strategy which commenced in February 2008. Paragraph 12.1.1 describes this consultation in detail.

The table shows that the Council has consistently met and exceeded its commitments set out in the SCI, with positive outcomes reflected in the number of respondents and people and organisations engaged in the plan-making process.

**Table 12A: Consultation on the Local Development Framework 2007-8**

LDF Document	Minimum Government Requirements			Additional Council Measures								Outcome	
	Website	TPAC and libraries	Statutory press notice	Lambeth Life	Consultati on Diary	Press release	Mailout	Online / postal questionnaire	Summary leaflet / newsletter	Focus groups / workshops	In street surveys		
Consultation carried out in the 2007-8 monitoring period													
Housing Development and House Conversions SPD	✓	✓	✓	n/a	✓	✓	✓	✓	✓	✓	n/a	147 responses were received, the majority of which were in the form of completed questionnaires.	
Shopfronts and Signage SPD	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a*	n/a	16 comments were received from 8 respondents.	
Safer Built Environments SPD	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a*	n/a	21 comments were received from 10 respondents.	
Residential Extensions and Alterations SPD	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a*	n/a	103 comments were received from 13 respondents.	
Sustainable Design and Construction SPD	✓	✓	✓	n/a	✓	✓	✓	✓	✓	n/a*	n/a	133 comments were received from fourteen respondents.	
S106 Planning Obligations SPD	✓	✓	✓	n/a	✓	✓	✓	✓	✓	✓	n/a	20 questionnaires and 17 written responses were received.	
Core Strategy – Initial Issues consultation (Feb-March)	✓	✓	n/a**	n/a	✓	✓	✓	✓	✓	n/a	n/a	54 individuals and organisations responded in writing to the initial issues consultation.	
Consultation carried out April – June 2008													
Core Strategy Issues and Options consultation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	724 people and organisations participated in the consultation process.	

\* Groups, organisations and individuals were invited to attend workshops / meetings on the draft SPDs. However, no expressions of interest to attend were received and consequently the meetings were not held.

\*\* Not a Government requirement for this additional non statutory consultation.

### 12.1.1 Core Strategy issues and options consultation

A detailed programme of consultation and communications was undertaken on issues and options for the Core Strategy, between 28<sup>th</sup> April and 16<sup>th</sup> June 2008. The aim of the consultation was to understand public and stakeholder views and to invite feedback on the issues and options to build on previous consultation work conducted in February and March 2008.

Altogether 724 people and organisations participated in the consultation process; these came from a range of different sources as detailed below:

Consultation channel	Responses received
<b>Quantitative responses</b>	600
Street surveys	42
Online and postal questionnaires	36
Written responses not using the questionnaire	678
<b>Subtotal</b>	
<b>Qualitative responses</b>	25
LVAC focus groups	12*
Stakeholder focus groups	2
Councillor involvement	51
<b>Subtotal</b>	
<b>TOTAL</b>	724

\* of which 5 also submitted a written response

**Street surveys:** 100 street surveys were conducted in each of the six town centre areas, North Lambeth, Stockwell, Clapham, Brixton, Streatham and Norwood.

**Postal / online questionnaires:** An Issues and Options consultation document was produced which explained in detail the LDF and Core Strategy and contained a questionnaire for people to complete to give their views. Approximately 1,100 of these documents were posted to contacts on the Planning Division's consultation database and a pdf version was posted on the Lambeth planning website for people to download. People were able to complete the same questionnaire online, with a link to the questionnaire available from the Lambeth planning website. Consultation documents were also sent to all Councillors, all LSP theme partnership members, the LDF technical working group, and the LAMHAG RSL group.

**Broader publicity and communications:** The 'official' consultation activity described above was supported by a range of other communications designed to increase awareness of the consultation and the development of the LDF and the Core Strategy. These broader publicity activities included:

Activity
Promotion through other websites and e-bulletins e.g.:
<ul style="list-style-type: none"> <li>• Lambeth Business Support Network e-bulletin</li> <li>• Social enterprise e-bulletin</li> <li>• Lambeth Arts e-bulletin</li> <li>• Local area e-bulletins e.g. North Lambeth Now, Clapham &amp; Stockwell e-bulletin</li> <li>• GIFTS database (approx 1,900 voluntary and community sector organisations)</li> <li>• LVAC networks, including Community Advocates</li> </ul>

<ul style="list-style-type: none"> <li>• Disability Advice Service Lambeth website (DASL)</li> <li>• Schools bulletin</li> </ul>
Copies of the consultation document in Town Planning Advice Centre (TPAC)
Copies of the consultation document in all libraries
Newsletter and summary in all libraries, leisure centres, Town Hall, Customer Centres and TPAC.
Article in Lambeth Life (1 May)
Press release to local press
Promotion on plasma screens in Customer Centres and Brixton Town Hall
Meeting of the LDF Technical Working Group (officers)
<p>A letter and copy of the consultation document sent to all members of Lambeth First and reports or presentations to the following Lambeth First theme partnership meetings:</p> <ul style="list-style-type: none"> <li>• Lambeth First Executive – 13 March</li> <li>• Health &amp; Social Care Partnership Executive – 2 April, 2 June 14 July</li> <li>• Enterprise Board 27 February and 11 June</li> <li>• Investment Board 29 February and 9 July</li> <li>• Children and Young People's Partnership Board 26 March and 16 July</li> <li>• Employment &amp; Skills Board 11 March</li> </ul>
<p>Attendance at existing meetings:</p> <ul style="list-style-type: none"> <li>• Leaseholders Council 30 April</li> <li>• Tenants Council 8 May</li> <li>• Waterloo Community Development Group 14 May</li> <li>• Brixton Area Forum 10 June</li> </ul>
Promotion at Lambeth Climate Change Conference 13 June
Promotion at Lambeth Country Show 19-20 July

### ***Breakdown of Responses***

In all, 42 people provided their views using the questionnaire either online or on paper. There was also an opportunity for people to provide more detailed feedback by emailing their views or writing to the Planning Division, without using the consultation questionnaire; 36 responses were received in this way

These 78 written responses represented a range of organisations:

Type of organisation	Questionnaire responses	'Non-questionnaire' responses	Total
Individual	14	5	19
Landowner/ developer (or consultant on their behalf)	11	4	15
Local group*	10	3	13
Non-council infrastructure	3	8	11



provider			
Lambeth Council service	1	7	8
Neighbouring borough	1	1	2
Individual business	1	0	1
Statutory body**	0	8	8
Not stated	1	0	1
Total	42	36	78

\*includes community organisations, amenity societies, tenants' and residents' associations and business networks (such as the South Bank Employers Group)

\*\* includes Government Office for London, Greater London Authority, Transport for London, English Heritage, Commission for Architecture and the Built Environment, Environment Agency, Natural England and the Arts Council

**Community representative focus groups:** The Lambeth Voluntary Action Council (LVAC) organised five focus groups, on behalf of the planning division, with representatives of the following equality streams within Lambeth. These groups were held at the YMCA and were facilitated by the corporate research and consultation team.

- older people's organisations (4 attendees)
- disabled organisations (4 attendees)
- faith groups (5 attendees)
- children and young people's organisations (7 attendees)
- ethnic minority groups (5 attendees).

**Stakeholder focus groups:** Respondents to the initial consultation in February 2008 who expressed an interest in staying involved with the development of the LDF were invited to attend one of two stakeholder focus groups. This followed the same topic guide as the community focus groups. Organisations represented at these sessions were:

- Waterloo Community Development Group
- Southbank Employers' Group
- Metropolis Planning and Design
- Genesis Housing
- Homebuilder's federation
- Chilli Chutney restaurant
- Stockwell Partnership
- Hi Trees Community organisation
- Metropolitan housing trust
- Transition town Brixton
- Brixton market traders federation
- Youth council

**Councillor involvement:** A cross party working group of Councillors has been set up to guide the work on the preparation of the LDF. This meets approximately monthly to discuss various issues and provides a steer on the direction of travel. Workshop opportunities were also provided for other Councillors to find out more about the process and discuss issues about future policy development.

### 12.1.2 Outcomes

As shown above, responses to consultations on the Local Development Framework have represented a range of organisations. This indicates that the consultation processes set out in the SCI have been effective in involving and engaging with the community and stakeholders in the preparation of Local Development Documents.

For the Core Strategy consultation, the Council engaged the Lambeth Voluntary Action Council (LVAC) to organise discussion groups with representatives of various equality streams within Lambeth. This proved a very effective method of engaging with groups that have in the past been underrepresented, or 'harder to reach' through other methods, and is something that will likely also be used in future consultations.

## 12.2 Consultation on Planning Applications

Table 12B sets out the consultation measures for different types of planning applications.

**Table 12B: Consultation on planning applications**

Consultation measures	Major Applications	Minor applications	Listed Buildings	Conservation Areas	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	As appropriate,	n/a	n/a	n/a	n/a

other appropriate events.	depending on proposal				
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.

During 2007-8 Lambeth Planning received approximately 4,200 valid applications and consulted the community directly (letters to neighbours) on approximately 2,600 of those applications. These 2,600 consultations involved sending around 170,000 consultation letters. The Council also sent approximately 16,000 consultation letters (paper and electronic) to other statutory consultees, internal Council departments, and amenity groups. 8,400 representations on planning applications were recorded in 2007-8, approximately 30% of which were online responses.

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.

### 12.3 Looking Forward

The publication of the Planning Bill 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 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.

Consultation on the Local Development Framework and other planning matters will continue to meet and exceed our commitments outlined in the SCI. It will be informed by experience of the different consultations carried out both by the Council and from elsewhere and will focus on different ways of increasing effectiveness. As part of this, a customer satisfaction survey has been commissioned which will include an assessment of the effectiveness of the consultation measures used and the customer preferences for different forms of consultation. This is due to be completed by May 2009.

# Appendix 1 - 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		Explanation of Approach	Target	Key Results 2007-8
Core Output Indicators				
BD1 – Total amount of additional employment floorspace – by type.	Completions data obtained through Lambeth Commercial Pipeline.	10,000m <sup>2</sup> net employment floorspace developed per annum (estimated 150,000m <sup>2</sup> net floorspace required over 15 year plan period)	Overall net gain of 1,937m <sup>2</sup> through completions, of which: B1a: 3,300m <sup>2</sup> B1b: -492m <sup>2</sup> B1c: -1,534m <sup>2</sup> B2: -1,866m <sup>2</sup> B8: -2,529m <sup>2</sup>	
BD2 – Total amount of employment floorspace on previously developed land – by type.	Completions data obtained through Lambeth Commercial Pipeline.	100% of employment development on previously developed land.	100% of employment development on previously developed land.	
BD3 – Employment land available – by type.	Completions data obtained through Lambeth Commercial Pipeline. Figures based on employment floorspace, rather than site area because a breakdown of employment 'land' by use class is not currently available.	No net loss of employment floorspace in KIBAs.	Overall increase in employment floorspace in KIBAs. This is a new Core Indicator for 2007-8. Next year it should be possible to identify gains and losses in employment land available.	N/A
BD4 – Total amount of floorspace for 'town centre uses'.	Completions data obtained through Lambeth Commercial Pipeline.	N/A	37,523m <sup>2</sup> (gross) new floorspace for 'town centre uses' completed in 2007-8; 6,238m <sup>2</sup> of which was located within town centre areas. See Table 6B.	
H1 – Plan period and housing targets.	Housing provision targets for Lambeth are set out in the Adopted Lambeth UDP (August 2008) and London Plan, Consolidated with Alterations since 2004 (February 2008).	<ul style="list-style-type: none"><li>2002-16: 20,500 (UDP).</li><li>2007/8 – 2016/17: 11,000 (London Plan).</li></ul>	Projected completions would exceed the London Plan target over the life of the Plan.	N/A

Indicator	Explanation of Approach	Target	Key Results 2007-8	
H2(a) – Net additional dwellings – in previous years.	Recent housing delivery (2003/4 – 2007/8) shown as net completions.	<ul style="list-style-type: none"> <li>RDUDP = 1,367 homes per annum.</li> <li>London Plan target = 1,100 homes per annum.</li> </ul>	Consistent increase in net completions.	
H2(b) – Net additional dwellings – for the reporting year.	Housing completions data from Lambeth housing development pipeline. Net completions, disaggregated by type.	<ul style="list-style-type: none"> <li>London Plan target = 1,100 homes per annum.</li> </ul>	1,207 net completions in 2007-8.	
H2(c) – Net additional dwellings – in future years.	Information is sourced from Lambeth housing development pipeline.	2007/8 – 2016/17: 11,000 (London Plan).	Shows projected completions would exceed the London Plan target over the life of the Plan.	
H2(d) – Managed delivery target.	Information is sourced from Lambeth housing development pipeline.	2007/8 – 2016/17: 11,000 (London Plan).	Shows the total number of dwellings required falling gradually from 1,100 dwellings in 2007-8 to 409 in 2016-17.	
H3 – New and converted dwellings – on previously developed land.	Data shows all residential development in 2006-7 has taken place on previously developed land.	100% of dwellings on previously developed land.	100% of dwellings on previously developed land.	
H4 – Net additional Gypsy and Traveller pitches.	Information is sourced from Lambeth planning database.	2 additional pitches by 2012.	No new Gypsy and Traveller pitches have been delivered in the 2007-8 reporting year.	N/A
H5 – Gross affordable housing completions.	Information is sourced from Lambeth housing development pipeline. The analysis is based on additional affordable housing dwellings completed as although the policy refers to habitable rooms, it has not been possible this year to monitor affordable housing as a proportion of completed habitable rooms.	40%-50% of habitable rooms in major developments.	<ul style="list-style-type: none"> <li>404 (26%) gross affordable housing completions.</li> <li>346 (29%) net affordable housing completions.</li> <li>49% of new build affordable.</li> </ul>	
H6 – Housing quality – Building for Life Assessments.	This is a new indicator. There is no information available for this indicator for 2007-8; information will be collected for future AMRs, as data becomes available.	N/A	This is a new indicator. There is no information available for this indicator for 2007-8; information will be collected for future AMRs, as data becomes available.	N/A

Indicator	Explanation of Approach	Target	Key Results 2007-8	
E1 – Number of planning permissions granted contrary to Environment Agency (EA) advice on flooding and water quality grounds.	Information provided by EA and Lambeth planning database.	No applications granted contrary to EA advice.	The EA objected to five applications on flood risk grounds, two of which were approved. In both cases additional work was undertaken by the applicant to address the concerns raised by the EA in their objections.	
E2 – Change in areas of biodiversity importance.	Information sourced from Lambeth Parks and Greenspaces Department and Greenspace Information for Greater London.	No detrimental change. No net loss of metropolitan or borough nature conservation importance.	<ul style="list-style-type: none"> <li>No known detrimental change.</li> <li>No known net loss.</li> </ul>	
E3 – Renewable energy generation.	Renewable energy installed capacity of schemes permitted in 2007-8 and those completed in 2007-8, captured through the Council's current monitoring system. This COI is quantified with anecdotal evidence, although this is not sufficient to report in relation to the target. Monitoring database to be developed over the coming years to enable monitoring of figures in conjunction with colleagues in Building Control.	75% of major developments provide 10% of energy needs from renewable sources.	<ul style="list-style-type: none"> <li>0.164MW permitted installed capacity</li> <li>0.744MW completed installed capacity.</li> <li>It is not currently possible to measure performance against the target</li> </ul>	N/A
M1 – Production of primary land won aggregates by mineral planning authority.	Not applicable to Lambeth – no aggregate production			
M2 – Production of secondary and recycled aggregates by mineral planning authority.	It is not currently possible to monitor the collective production of recycled aggregates in the borough. AMR reports on tonnes of arisings diverted to recycling facility and tonnes used in the highways contract.	N/A	It is not currently possible to monitor the collective production of recycled aggregates in the borough.	N/A
W1 – Capacity of new waste management facilities by waste planning authority.	This Core Indicator is quantified with anecdotal evidence as the Council does not have available statistical data.	No net loss of waste management capacity.	No known loss or gain of waste sites or capacity	

Indicator	Explanation of Approach	Target	Key Results 2007-8	
W2 – Amount of municipal waste arising, and managed by management type by waste planning authority.	This information is sourced with data from the Council's Environment Department which sets out household, commercial, industrial and total municipal waste and how this waste was managed (e.g. recycling, landfill etc).	25% of household waste recovered:	<ul style="list-style-type: none"> <li>25.1% of household waste was recycled or composted</li> </ul>	
Local Output Indicators				
LOI 1 – Proportion of appeals allowed.	Sourced from Lambeth Planning database	34% of appeals allowed	39.5% of appeals allowed	
LOI 2 – Proportion of completed homes with 3 or more bedrooms.	Sourced from Lambeth Planning database	Maximise family sized dwellings.	17% of all affordable units with 3+ bedrooms; 11.6% of total completions.	N/A
LOI 3 – Road traffic casualty rates.	Data sourced from Transport Division	Reduction in casualty rates	<ul style="list-style-type: none"> <li>41% overall reduction since 1994-1998 average</li> <li>slight casualties have decreased by 48% since 1994-1998 average</li> </ul>	
LOI 4 – Number of persons using underground stations.	Data sourced from Transport Division	Increase in number of persons using underground stations.	13% increase 2004 to 2007	
LOI 5 – School travel.	Data on number of schools with travel plans are available. School survey January 2008 provided data on travel mode.	30% increase in children walking or cycling to school 2002-2017.	<ul style="list-style-type: none"> <li>24 new school travel plans agreed.</li> <li>84 schools in the borough with School Travel Plans (86%).</li> <li>57.2% walk and 1.1% cycle to school.</li> </ul>	N/A
LOI 6 – Proportion of major office developments in preferred locations.	Data based on planning records and anecdotal knowledge.	75% of major office floorspace situated in preferred locations	100% of approved major office developments were in preferred locations (including KIBAs).	
LOI 7 – Retail vacancy levels in the core of town centres.	Vacancy rates drawn from Experian/GOAD data for 2007.	20% reduction in vacant floorspace in cores of town centres by 2017	Overall vacancy rate of 7.4% in the five largest town centres in 2007.	
LOI 8 – unrestricted open space per 1000 persons.	Data sourced from the open space strategy 2004 and updated from the Parks division / Planning division (applications on open space).	No net loss of open space	<ul style="list-style-type: none"> <li>no net loss of open space</li> <li>1.54 hectares unrestricted open space per 1,000 persons</li> </ul>	
LOI 9 – Satisfaction with parks.	Residents survey is carried out every two years via Corporate Services .	60% (target set by Parks Department)	85% satisfaction	

Indicator	Explanation of Approach	Target	Key Results 2007-8	
LOI 10 – Fear of crime.	Residents survey is carried out every two years via Corporate Services.	75% of residents feel safe	<ul style="list-style-type: none"> <li>80% feel safe during the day</li> <li>45% feel safe after dark</li> </ul>	
LOI 11 – Number of listed buildings, changes to and buildings on the ‘at Risk’ register.	Data taken for Planning Division records	Reduction in listed buildings on at risk register	<ul style="list-style-type: none"> <li>2,500 listed buildings in total</li> <li>2 buildings added and 2 removed from the Buildings at Risk Register.</li> </ul>	
LOI 12 – Number of conservation areas with up to date character appraisals.	Data taken for Planning Division records	35% up to date character appraisals by 2008-9	10 (17%) conservation areas with up to date character appraisals	
LOI 13 – Overall satisfaction with local area	Data sourced from Residents survey, carried out every two years via Corporate Services.	2008/09: 66% 2010/11: 69%	70% of residents satisfied with their local area.	
LOI 14 – Parks with Green Flag Awards (previously reported on under Core Indicator Reference CO4c)	Parks and Greenspaces Department submit applications for the Borough’s open spaces.	6 parks awarded Green Flag status by 2010.	Milkwood Community Park and Vauxhall Park achieved Green Flag Awards in 2007-8	



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এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন  
হলে অনুগ্রহ করে ফোন করুন 020 7926 1180

#### Twi

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mu a fre 020 7926 1180

#### Yoruba

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