



**Lambeth**

**Lambeth Local  
Development Framework  
Annual Monitoring Report 2008/09**

## Reverse Cover Page

# Contents Page

<b>Executive Summary</b>	<b>6</b>
Quick Guide to AMR Indicators	6
Key Findings	8
<b>Section 1 - Introduction</b>	<b>11</b>
1.1 Introduction	11
1.2 Using Indicators to Measure Policy Performance	12
1.3 Significant Effects Indicators	13
1.4 Linkages with the Sustainable Community Strategy	14
1.5 Implementation of the Local Development Scheme	15
1.6 Infrastructure Delivery	15
1.7 Improvements to Monitoring	15
<b>Section 2 - Introducing Lambeth</b>	<b>16</b>
2.1 Introduction	16
2.2 Population Characteristics	17
2.3 Resident's Satisfaction with their Local Area	20
<b>Section 3 - Lambeth Planning</b>	<b>22</b>
3.1 Introduction	22
3.2 Planning Applications	22
3.3 Appeals Analysis for 2008/09	23
3.4 Section 106 Agreements	31
<b>Section 4 - Housing</b>	<b>35</b>
4.1 Introduction	35
4.2 Housing Policies	35
4.3 Household Characteristics	36
4.4 Housing Targets	37
4.5 Housing Delivery – Net Additional Dwellings	38
4.6 Dwelling Mix	44
4.7 Use of Previously Developed Land	45
4.8 Gypsy and Traveller Sites	46
4.9 Affordable Housing Completions	46
4.10 Housing Quality	47

<b>Section 5 - Employment</b>	<b>49</b>
5.1 Introduction	49
5.2 Employment Policies and Indicators	49
5.3 Lambeth Employment Profile	50
5.4 Business Development	52
5.5 Major Office Developments - Policies and Indicators	57
5.6 Major Office Developments - Performance	58
<b>Section 6 - Retail, Leisure and Town Centres</b>	<b>60</b>
6.1 Introduction	60
6.2 Retail, Leisure and Town Centres Policies and Indicators	60
6.3 Retail and Leisure Baseline in Town Centres	61
6.4 Floorspace for 'Town Centre Uses'	64
6.5 Vacancy Rates	65
6.6 Conclusions and Further Actions	66
<b>Section 7 - Environmental Resources</b>	<b>68</b>
7.1 Open Space	68
7.2 Open Space Policies and Indicators	69
7.3 Biodiversity Policies and Indicators	73
7.4 Water Quality and Flooding Policies and Indicators	75
7.5 Renewable Energy Policies and Indicators	77
<b>Section 8 - Conservation and Design</b>	<b>81</b>
8.1 Introduction	81
8.2 Conservation and Heritage Policies and Indicators	81
8.3 Urban Design Policies and Indicators	83
8.4 Community Safety and Designing out Crime Policies and Indicators	85
<b>Section 9 - Transport</b>	<b>87</b>
9.1 Introduction	87
9.2 Transport Policies	87
9.3 Sustainable Travel	88
9.4 Car Usage and Parking	91
9.5 Accessibility in Lambeth	94

<b>Section 10 - Minerals and Waste</b>	<b>98</b>
10.1 Minerals Policies and Indicators	98
10.2 Waste Policies and Indicators	99
<b>Section 11 - Implementation of the Local Development Scheme</b>	<b>105</b>
11.1 Introduction	105
11.2 Existing Policy Framework	105
11.3 Progress with Local Development Framework	106
11.4 Saved Policies	109
11.5 Anticipated Further Changes to the Local Development Scheme	109
<b>Section 12 - Implementing the Statement of Community Involvement</b>	<b>110</b>
12.1 Introduction	110
12.2 Consultation on Planning Documents	110
12.3 Consultation on Planning Applications	111
12.4 Looking Forward	112
<b>Appendix 1 - Acronyms</b>	<b>114</b>
<b>Appendix 2 - Use Classes Order</b>	<b>115</b>
<b>Appendix 3 - Summary of Core and Local Indicator Performance</b>	<b>116</b>
<b>Appendix 4 - Housing Trajectory Methodology and Accompanying Tables</b>	<b>122</b>

# Executive Summary

This is Lambeth's fifth Annual Monitoring Report (AMR) and relates to the period from the 1<sup>st</sup> of April 2008 to the 31<sup>st</sup> of March 2009, 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 2009, 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;
- Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the Core Strategy.

The AMR also provides an important part of the local evidence base to support Lambeth's emerging Local Development Framework.

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 12 Local Output 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	Table / Figure
Business Development			
BD1	Total amount of additional employment floorspace – by type	52	5D
BD2	Total amount of employment floorspace on previously developed land – by type	53	5E
BD3	Employment land available – by type	54	5F
BD4	Total amount of floorspace for 'town centre uses'	64	6B
Housing			
H1	Plan period and housing targets	38	4C
H2(a)	Net additional dwellings – in previous years	39	4D
H2(b)	Net additional dwellings – for the reporting year	40	4E
H2(c)	Net additional dwellings – in future years	41	4F
H2(d)	Managed delivery target	43	4H / 4G
H3	New and converted dwellings – on previously developed	45	N/A

	land		
H4	Net additional pitches (Gypsy and Traveller)	46	N/A
H5	Gross affordable housing completions	47	4K
H6	Housing quality – Building for Life Assessments	47	N/A
<b>Environmental Quality</b>			
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	77	7E
E2	Change in areas of biodiversity importance.	74	7C
E3	Renewable energy generation	79	7F
<b>Minerals</b>			
M1	Production of primary land won aggregates by mineral planning authority	98	N/A
M2	Production of secondary and recycled aggregates by mineral planning authority	98	N/A
<b>Waste</b>			
W1	Capacity of new waste management facilities by waste planning authority	100	N/A
W2	Amount of municipal waste arising and managed by management type by waste planning authority	101	10B

### Local Output Indicators

Reference	Local Indicators	Page	Table / Figure
LOI 1	Proportion of appeals allowed	24	3D
LOI 2	Proportion of completed homes with 3 or more bedrooms	44-45	4I / 4J
LOI 3	Road traffic casualty rates	93	9E
LOI 4	Number of persons using underground stations	89	9B
LOI 5	School travel	90	N/A
LOI 6	Proportion of major office developments in preferred locations	58	5K
LOI 7	Retail vacancy levels in the core of town centres	65	6C
LOI 8	Unrestricted open space per 1,000 persons	70	N/A
LOI 11	Number of listed buildings. Changes to and number of buildings on the 'Buildings at Risk' Register	82	8B
LOI 12	Number of conservation areas with up to date character appraisals.	82	8A
LOI 13	Overall satisfaction with local area	21	2F
LOI 14	Parks with Green Flag Awards (previously reported on under Core Indicator Reference CO4c)	70	N/A

### Contextual Indicators

Reference	Contextual Indicators	Page	Table / Figure
CXT 1	Population of Lambeth	17	2A / 2B
CXT 2	Age range of population	18	2C
CXT 3	Ethnicity of population	19	2D
CXT 4	Index of multiple deprivation	20	2E
CXT 5	Housing types	37	4A
CXT 6	Household types	37	4B
CXT 7	Population density	17	N/A
CXT 8	Employment rate (previously reported on as unemployment rate)	51	5A
CXT 9	Jobs density	51	5B

CXT 10	VAT registrations	51	5C
CXT 11	Number of criminal offences	86	8C
CXT 12	Main mode for journey to work	88	9A
CXT 13	Car ownership	91	9C

## Key Findings

Of the 29 output indicators (core and local) 21 have targets for 2008/09. Of those 21 indicators, 16 met or part met their targets, and five targets were not met. However, of those five, three of the targets were very nearly met (BD 1, LOI 1, LOI 11), and there were reasons for the other targets (LOI 6, LOI 12) not having been met that were unrelated to the performance of relevant planning policies, as set out below:

Indicator	Target	Performance 2008/09
BD 1: Total amount of employment floorspace	10,000m <sup>2</sup>	7,922m <sup>2</sup>
LOI 1: Proportion of appeals allowed	25%	33%
LOI 6: Proportion of major office developments in preferred locations	75% of major office floorspace situated in preferred locations	26% of approved major office floorspace in preferred locations. However, the two schemes located outside preferred locations were granted planning permission prior to the adoption of the UDP.
LOI 11: Number of listed buildings, changes to and buildings on the 'at Risk' register	Reduction in listed buildings on at risk register	21 buildings or registered parks / gardens on the Heritage at Risk Register in 2008/09- 4 added, 2 removed since 2007/08.
LOI 12: Number of conservation areas with up to date character appraisals	35% up to date character appraisals by 2008/09	19% of conservation areas with up to date character appraisals (12 appraisals).  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 2008/09, with a further six appraisals completed. The conservation and urban design team will continue to progress conservation area character appraisals for the remaining conservation areas.



The AMR sets out the following key findings for 2008/09:

- Performance in determining planning applications within statutory timeframes exceeded both government and local targets and was the highest in Inner London and second highest in London as a whole;
- Appeals performance improved with the proportion of appeals allowed dropping to 33%;
- 53 Section 106 agreements were signed with a total net value of £30,547,491;
- The total number of net conventional housing completions for this period was 1,095;
- Table 4F demonstrates a five year housing supply, based on the annual monitoring rate for Lambeth in the London Plan which is 1,100 homes per year;
- Projected completions over the next ten years will secure the Mayor's target for the borough in the London Plan;
- 44% of gross residential completions and 52% of net residential completions were affordable homes;
- Nearly 8,000m<sup>2</sup> of new employment floorspace was completed (net), all of which was on previously developed land;
- Nearly 9,000m<sup>2</sup> of new floorspace for 'town centre uses' was completed (over 3,500m<sup>2</sup> net).
- There was an overall vacancy rate of 6% in the largest town centres, a slight improvement from 2007/08 (7.4%);
- Milkwood Community Park, Vauxhall Park and St. Paul's Churchyard achieved Green Flag status;
- 70% of Lambeth residents were either very satisfied or fairly satisfied with their local area as a place to live;
- 0.02382MW renewable energy capacity was installed in new developments;
- 30 applications with low or zero car parking were approved, 8 workplace travel plans were secured through S106 legal agreements, and 98% of target Lambeth schools had school travel plans;
- 25.7% 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 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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# Section 1 - Introduction

## 1.1 Introduction

1.1.1 This is the London Borough of Lambeth's fifth Annual Monitoring Report (AMR). It covers the period from the 1<sup>st</sup> of April 2008 to the 31<sup>st</sup> of March 2009. 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. Planning Policy Statement 12 'Local Spatial Planning' states that an AMR should:

- Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
- Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects, reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy.
- Include progress against the core output indicators including information on net additional dwellings and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area.
- Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the Core Strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.

1.1.2 The AMR also provides an important part of the local evidence base to support Lambeth's emerging Local Development Framework. For example, the analysis of development monitoring data collected through the residential and commercial pipelines has informed the approach taken to employment and housing in the Core Strategy.

1.1.3 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.

1.1.4 During 2009, officers from the Policy team attended a seminar presented by the Government Office for London (GOL), which provided pan-London feedback on AMRs submitted in December 2008. At this seminar Lambeth's approach to reporting on renewable energy installed capacity was highlighted

as a good practice example. In addition, written feedback was provided to boroughs by GOL. Many of the recommendations received have been incorporated in this year's AMR, for example the inclusion of additional maps and graphical illustrations and further clarification and explanation of the five year housing supply.

## 1.2 Using Indicators to Measure Policy Performance

1.2.1 The AMR presents the results of the monitoring of policies in the Lambeth Unitary Development Plan (UDP), adopted in August 2007, as well as appeals and planning obligations, under the following themes:

- Lambeth Planning (applications, appeals and planning obligations)
- Housing
- Employment
- Retail, Leisure and Town Centres
- Environmental Resources
- Conservation and Design
- Transport
- Waste and Minerals

1.2.2 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. The impact of policies is assessed and conclusions are drawn for future policy implementation and review.

1.2.3 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 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 monitoring its policies and producing the AMR. In most cases there are a clear set of policies and targets that relate to each indicator.

1.2.4 There are three types of indicators reported on in this year's AMR, as explained below:

Indicator Type	Code	Explanation	Purpose	Examples
<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>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>Local</b>	<b>LOI</b>	Measure outcomes	Indicators chosen	Retail vacancy

<b>Output Indicators</b>		that are directly related to the implementation of local planning policies.	by a local authority to cover important issues not dealt with by Core Output Indicators.	levels in town centres.
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- 1.2.5 A summary table containing a consolidated list of indicators, targets, results and methodology is included in **Appendix 3**.
- 1.2.6 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 2008/09. Where this occurs, monitoring frameworks will be put in place in order that information can be collected for future AMRs as data becomes available.
- 1.2.7 Two Local Output Indicators included in previous AMRs have not been reported on in this year's AMR. These relate to resident's satisfaction with parks (LOI 9) and fear of crime (LOI 10). The indicators have been deleted from the AMR monitoring framework because the extent to which planning can influence residents' perception of parks or criminal activity is limited. Furthermore, there are other indicators which are considered to better reflect the extent to which policies are performing in relation to open space and crime and which are measurable. These are open space per 1,000 persons (LOI 8), parks with green flag awards (LOI 14), and the number of criminal offences (CXT 12).

### **1.3 Significant Effects Indicators**

- 1.3.1 Significant Effects Indicators measure significant economic, social and environmental issues within the borough. They provide a link to indicators and objectives prepared as part of the Sustainability Appraisal (SA) process for new local development documents.
- 1.3.2 The EU Directive on Strategic Environmental Assessment (SEA) 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.
- 1.3.3 Work on the Lambeth 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.
- 1.3.4 The UDP was 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 was the case here, subject to a requirement that the council explains the reasons for this and publicises this.

1.3.5 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 GOL was informed of this as well as the Greater London Authority (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.

1.3.6 As a result, Significant Effects Indicators will not be included in the AMR until the SA has been completed for the Local Development Framework. Consultants were commissioned to undertake the SA of the emerging Core Strategy. Significant Effects Indicators will be developed through the SA process for inclusion in next year's AMR.

#### 1.4 Linkages with the Sustainable Community Strategy

1.4.1 The Lambeth Sustainable Community Strategy (SCS) 2008-2020 was published in August 2008. The SCS 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 SCS:

- Equalities and community cohesion
- Sustainability
- Culture

1.4.2 The SCS 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, as shown in the table below:

Indicator	LAA / National Indicator Ref.	AMR Ref.
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

1.4.3 The UDP acts as a land use delivery mechanism for the SCS and therefore the indicators in this AMR 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 SCS. The Core Strategy within the LDF will set out in more detail how, through spatial planning, the SCS will be delivered.

## **1.5 Implementation of the Local Development Scheme**

1.5.1 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.

## **1.6 Infrastructure Delivery**

1.6.1 As noted above in paragraph 1.1.2, PPS12 requires AMRs to indicate how infrastructure providers have performed against their programmes for infrastructure set out in support of the Core Strategy.

1.6.2 Information about the content of infrastructure strategies and programmes is provided in an evidence base document titled 'Lambeth Local Development Framework Core Strategy – Infrastructure Programmes' (March 2009). A summary of infrastructure programmes and a schedule which lists major infrastructure projects is also provided in Annex 2 to the Submission Version Core Strategy itself. As the Core Strategy has not yet been submitted to the government it is not feasible to report on progress at this stage. However, progress against programmes for the delivery of infrastructure as set out in the infrastructure schedule will be reported on in future AMRs.

## **1.7 Improvements to Monitoring**

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

1.7.2 Data for the residential development pipeline has been included in the AMR since 2006/07. In relation to commercial development, prior to 2007/08 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, the council now has a monitoring system in place to track employment development completions (including those under construction) for a commercial development pipeline. It is now therefore possible to include full data on employment completions.

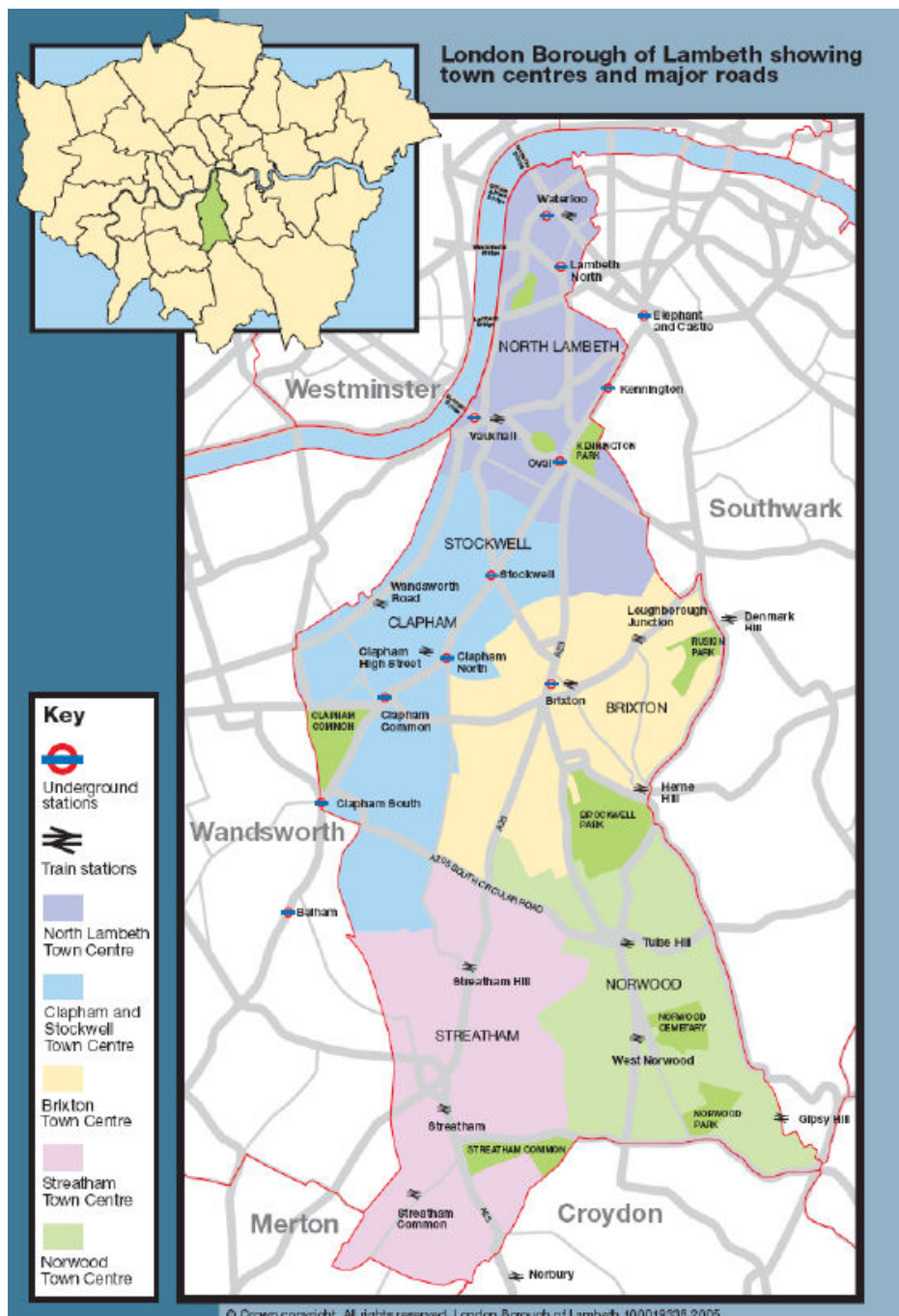
1.7.3 This AMR includes the following new information not previously available:

- Up to date information on current levels of employment floorspace in Key Industrial and Business Areas - after a KIBA survey was carried out in November 2008.
- Details of residential developments assessed against CAFE Building for Life criteria.
- Policy analysis of planning appeals determined by the Planning Inspectorate during the reporting year.

# Section 2 - Introducing Lambeth

## 2.1 Introduction

2.1.1 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.





2.1.2 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.

## 2.2 Population Characteristics

### 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 per ha.
LOI 13	Overall satisfaction with local area	2008/09: 66% 2010/11: 69%	70% of residents satisfied with their local area. (Figure 2F)

2.2.1 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 274,500 according to the Office for National Statistics mid-year estimates 2008.

**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%

2.2.2 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 2008 Lambeth has experienced a population increase.

**Table 2B: Mid-year population estimates 2001-2008 ('000 persons)**

Source: Office for National Statistics 2008

Year	Lambeth	Greater London	England
<b>2008</b>	<b>274.5</b>	<b>7,619.8</b>	<b>51,446.0</b>
2007	273.2	7,556.9	51,100.0

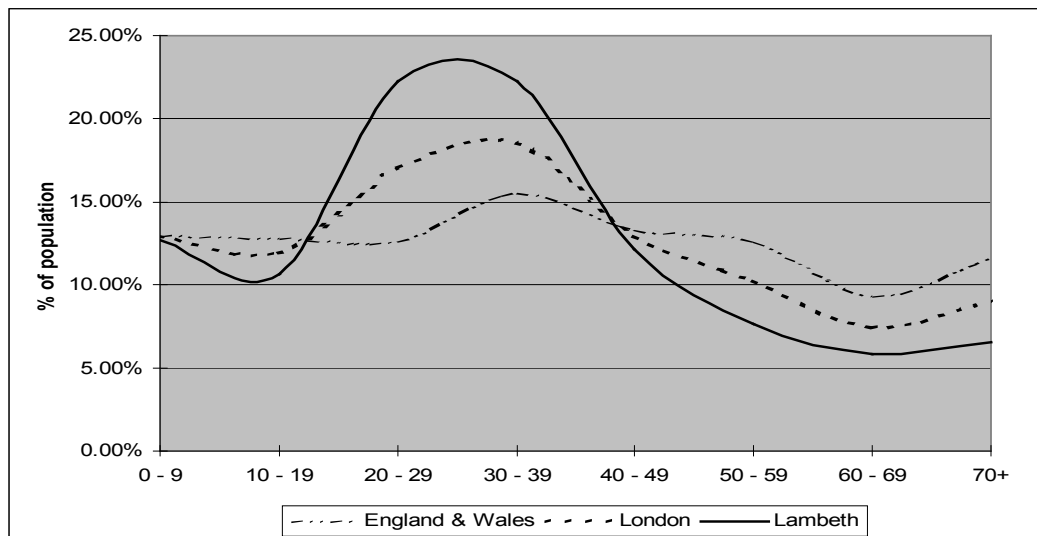
2006	272.0	7,512.4	50,763.0
2005	269.1	7,517.7	50,431.7
2004	268.1	7,428.6	50,093.1
2003	268.5	7,387.9	49,855.7
2002	271.1	7,371.2	49,646.9
2001	273.4	7,322.4	49,449.7

2.2.3 Projecting current population trends forward, the GLA estimates that Lambeth’s population will grow by 19% to 329,618 by 2030 (from a 2001 baseline).

2.2.4 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



### Diversity

2.2.5 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
White	British	131,939	46.6	50.5	59.8	87.0
	Irish	8,689	3.3	3.4	3.1	1.3
	Other White	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>
Black or Black British	Caribbean	32,139	12.1	6.9	4.8	1.1
	African	30,836	11.6	8.3	5.3	1.0
	Other Black	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>
Asian or Asian British	Indian	5,316	2.0	3.1	6.1	2.1
	Pakistani	2,634	1.0	1.6	2.0	1.4
	Bangladeshi	2,169	0.8	4.6	2.1	0.6
	Other Asian	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>
Mixed	White and Black Caribbean	5,322	2.0	1.3	1.0	0.5
	White and Black African	2,159	0.8	0.7	0.5	0.2
	White and Asian	2,100	0.8	0.9	0.8	0.4
	Other Mixed	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>
Chinese other	Chinese	3,362	1.3	1.4	1.1	0.4
	Other	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>

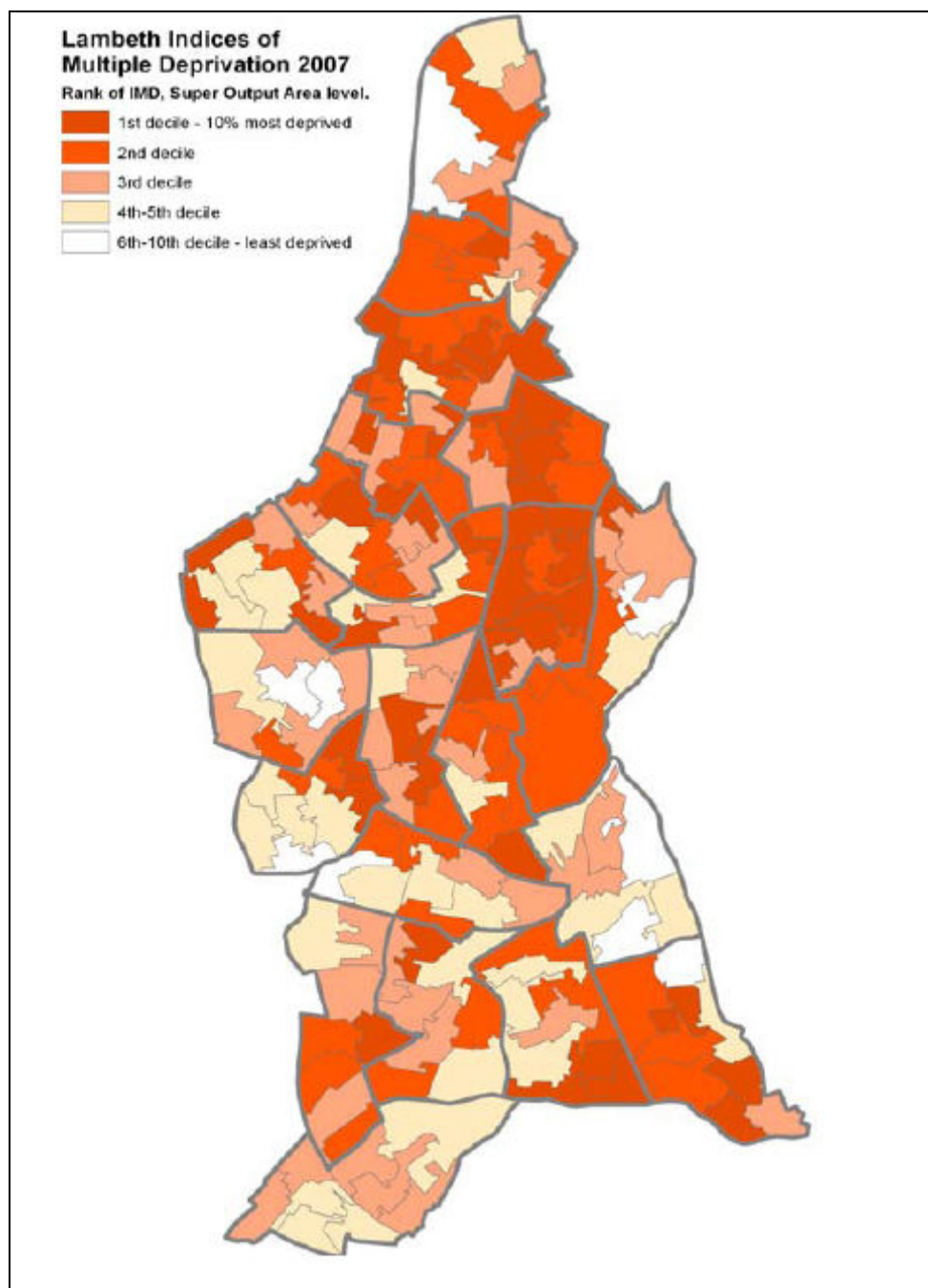
2.2.6 Lambeth's population experiences a number of socio-economic issues, including unemployment, crime and low incomes. However, there is significant spatial variation as shown in Figure 2E, which maps the distribution of multiple deprivation in the borough.

### Index of Multiple Deprivation

2.2.7 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 of the situation 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; and 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.

2.2.8 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



### **2.3 Resident's Satisfaction with their Local Area**

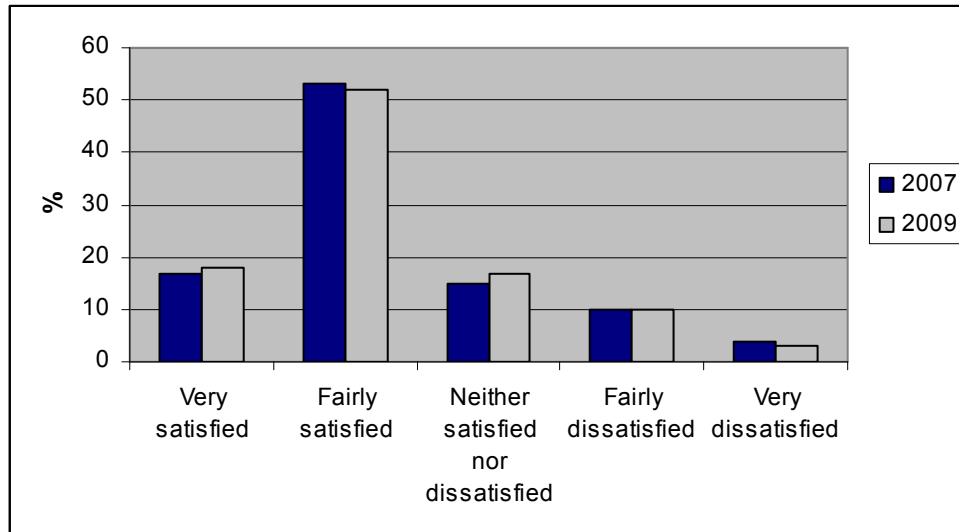
- 2.3.1 One measure of quality of life is resident's satisfaction with their local area as a place to live. This is monitored through the council's annual Residents Survey.
- 2.3.2 This indicator is relevant to the overall aim of the UDP, to 'promote the sustainable development of Lambeth by making it a great place to live, visit and work, based on strong communities, better living conditions, equality and citizenship'.

2.3.3 In 2009, seven in ten Lambeth residents (70%) stated that they are either very satisfied or fairly satisfied with their local area as a place to live; 13% indicated that they are dissatisfied. This very closely compares with the results of last year's residents survey (see below).

2.3.4 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.

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

Source: Lambeth Residents Survey 2007-2009



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

## Section 3 - Lambeth Planning

### 3.1 Introduction

3.1.1 Lambeth's Planning Division is divided into two main service areas. Development Control deals with applications for planning permission and investigates and carries out enforcement against breaches of planning control. Strategic Planning covers policy development (such as the preparation of the Local Development Framework), planning research and information, listed buildings, conservation areas, urban design, tree protection issues, guidance for the development of sites and Section 106 planning obligations.

### 3.2 Planning Applications

#### Performance

3.2.1 The Lambeth UDP was adopted in August 2007. Therefore 2008/09 is the first year during which the adopted UDP policies were in place for the whole of the reporting year.

3.2.2 The number of planning applications continuously increased over the 5 years, rising by 25% between 2003/04 and 2007/08, although this fell back slightly in 2008/09.

**Table 3A: Number of planning applications received by Lambeth per annum 2003/04-2008/09**

Source: Lambeth Planning Division, 2009

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
<b>Number of applications received</b>	3,349	3,461	3,572	3,867	4,200	3,628

**Table 3B: Number of decisions on major, minor and other planning applications (excluding withdrawals) 2003/04-2008/09**

Source: Lambeth Planning Division, 2009

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
<b>Major applications</b>	114	77	80	102	53	78
<b>Minor applications</b>	887	778	746	838	1,054	835
<b>Other* applications</b>	1,340	1,402	1,315	1,565	1,686	1,474
<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>	<b>2,387</b>

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

3.2.3 In spite of the increasing workload there has been a substantial improvement in handling times in dealing with planning applications. Table 3C sets out performance in determining applications against the target timescales set for National Indicator 157 in 2008/09.

**Table 3C: Performance in determining planning applications within target timescales 2008/09**

Source: Lambeth Planning Division, 2009

	Government target	Local target 2008/09	Performance 2008/09
Major applications determined within 13 weeks	60%	76%	93.6%
Minor applications determined within 8 weeks	65%	83%	86.7%
Other applications determined within 8 weeks	80%	91%	96.6%

3.2.4 Performance in determining major, minor and other applications within 13 and 8 weeks in 2008/09 exceeded both the government and local targets. Lambeth was second of all London boroughs in handling time performance in 2008/09 and was top of all Inner London boroughs. Improvements have been made to internal departmental processes, which have resulted in speedier determination of all types of planning applications, reflected by improved performance against national and local indicators.

### Conclusions

3.2.5 Overall performance in determining planning applications within target timescales substantially exceeded government and local targets for major, minor and 'other' applications in 2008/09, and Lambeth achieved the second highest performance of all London boroughs in 2008/09.

## 3.3 Appeals Analysis for 2008/09

### Appeals Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 1	Proportion of appeals allowed (same as Best Value Performance Indicator 204)	25%	33%

3.3.1 Only a relatively small number of all applications received 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. There are a number of different policies used in planning appeals and the analysis below relates specifically to the land use implications of the policies within the Lambeth UDP.

3.3.2 If the Inspector has agreed with the council then the appeal is dismissed and this is regarded as successful. In some instances, however, an appeal that has been dismissed and as a result regarded as successful, has not always been dismissed on all the grounds subject to the appeal. Therefore, the grounds of refusal relating to the land use have not necessarily been upheld. As such, the Inspector's decisions have been analysed to determine whether the council's individual grounds of refusal relating to land use policies are also being upheld to give a more accurate reflection of the robustness of the council's policies.

**Table 3D: Appeal Results 2003/04 – 2008/09**

Source: Lambeth Planning Division, 2009

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
<b>Dismissed</b>	50	68	71	60	72	81
<b>Allowed</b>	45	35	40	37	47	40
<b>Withdrawn</b>	6	7	6	4	36	8
<b>Total</b>	101	110	117	101	155	129
<b>% allowed</b>	47%	34%	36%	38%	39%	33%

**Table 3E: Appeals as a Proportion of Planning Applications 2003/04 – 2008/09**

Source: Lambeth Planning Division, 2009

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
<b>Applications*</b>	2,341	2,257	2,141	2,505	2,793	2,387
<b>Appeals**</b>	95	103	111	97	119	121
<b>% of Total</b>	4%	5%	5%	4%	4%	5%

\* This is the number of planning applications decided on major, minor and other planning applications (excluding withdrawals).

\*\* This is the total number of planning appeals decided.

3.3.3 Table 3D shows the council's performance in appeals has improved, with the percentage of appeals allowed having reduced from 47% in 2003/04 to 33% in 2008/09. Following a reduction in appeals allowed in 2004/05 to 34% there has been a steady, albeit small, rise in the number of appeals allowed over the monitoring periods from 2004/05 to 2007/08. The current monitoring period had the most significant reduction with only 33% of appeals allowed compared with 39% the previous year.

3.3.4 The number of applications appealed has steadily increased since 2003/04 both as a total number of appeals and as a proportion of the total number of applications decided. Table 3E shows that appeal performance has improved as a proportion of appeals and this monitoring period shows the best success rate when compared with the last five monitoring years.

3.3.5 Appeal performance needs to take in to account the increased pressure for development. The adoption of the UDP has also given greater clarity and certainty as to the status of the council's policies. The improved success rate at appeal may also be attributed to 2008/09 being the first full monitoring period in many years whereby the UDP has had full weight in decision making. Greater certainty and clarity has also been provided by various Supplementary Planning Documents being adopted during this period as well.

**Table 3F: Land Use Policy Appeals Result 2008/09**

Source: Lambeth Planning Division, 2009

	Total
<b>Dismissed</b>	19
<b>Allowed</b>	5
<b>Total</b>	24
<b>% allowed</b>	21%



**Table 3G: Results for Appeals which included Land Use Policy 2008/09**

Source: Lambeth Planning Division, 2009

Land Use Policy	Allowed	Dismissed	Total
Policy 4 (Town Centres and Community Regeneration)		1	1
Policy 15 (Additional Housing)	1	1	2
Policy 16 (Affordable Housing)	1	3	4
Policy 17 (Flat Conversions)		1	1
Policy 19 (Active Frontage Uses)		3	3
Policy 21 (Location and Loss of Offices)	1		1
Policy 22 (Key Industrial and Business Areas)	1	2	3
Policy 23 (Protection and Location of Other Employment Uses)	1	6	7
Policy 29 (The Evening and Late Night Economy, Food and Drink and Amusement Centre Uses)		2	2
Policy 50 (Open Space and Sports Facilities)	1	2	3
<b>Total</b>	<b>6 (22%)</b>	<b>21 (78%)</b>	<b>27 (100%)</b>

3.3.6 For the current monitoring period there were approximately twenty-four appeals which contained land use policies, of these nineteen were dismissed and five were allowed (see Table 3F). Table 3G shows the breakdown of appeals won which contained land use policies. The proportion is significant with 78% of appeals won. However, as stated above in some instances the appeal has not been dismissed on all the council's grounds of refusal. Of the twenty-four appeals, there were twenty-seven grounds of refusal relating to land use policy. The analysis of decisions broken down into land use policy is detailed in Table 3H below. This shows that in 59% of cases the Inspector agreed with the Council.

**Table 3H: Appeals by Land Use Policy 2008/09**

Source: Lambeth Planning Division, 2009

Category	Not supported	Upheld	Total
<b>Additional Housing</b> Policy 15 (Additional Housing)	1	1	2
<b>Affordable Housing</b> Policy 16 (Affordable Housing)	1	3	4
<b>Flat Conversions</b> Policy 17 (Flat Conversions)		1	1
<b>Employment</b> Policy 21 (Location and Loss of Offices) Policy 22 (Key Industrial and Business Areas) Policy 23 (Protection and Location of Other Employment Uses) Policy 24 (Use of Railway Arches)	5	6	11
<b>Retail and Town Centres</b> Policy 4 (Town Centres and Community Regeneration) Policy 19 (Active Frontage Uses) Policy 29 (The Evening and Late Night Economy, Food and Drink and Amusement Centre Uses)	3	3	6
<b>Open Space</b> Policy 50 (Open Space and Sports Facilities)	1	2	3
<b>Total</b>	<b>11</b>	<b>16</b>	<b>27</b>
<b>Percentage</b>	<b>41%</b>	<b>59%</b>	<b>100%</b>

3.3.7 There were also a number of land use policies within the UDP which were not contested at appeal. The land use policies which did not occur in any appeals in the monitoring period and which are relevant to note include:

Policy 5: The Sequential Approach to Uses which Attract a Lot of People;  
Policy 18: Shared Housing and Supported Housing;  
Policy 25: Live-Work and Work-Live;  
Policy 26: Community Facilities;  
Policy 27: Loss of Public Houses;  
Policy 28: Hotels and Tourism;  
Policy 40: Tall Buildings; and  
Section B: Area and Site Based Policies

3.3.8 Additionally, there were no occurrences of appeals which related to departures from the development plan.

### **Analysis by Development Category**

3.3.9 In terms of the highest occurrence of land use policy in appeals for the current monitoring period, eleven appeals contained policies relating to the loss of employment land/floorspace followed by policies relating to housing, including additional housing, affordable housing and flat conversions where there were seven appeals.

## **A. Housing**

### **i. Additional Housing (Policy 15)**

3.3.10 Two appeals included Policy 15 for additional housing during the monitoring period. One appeal which sought approval for the conversion of residential floorspace to office was dismissed on the basis that the development would result in a loss of housing which the policy does not allow.

3.3.11 The Inspector did not support the council's decision for the second appeal for change of use of a first floor residential flat to drinking establishment. The Inspector concluded that the loss of residential floorspace could be justified in the particular circumstances as it would enhance the viability and vitality of an active frontage use in a district centre.

3.3.12 Overall, the Inspectors concluded that Policy 15 was worthy of support however in the particular instance where the council's position was not supported the Inspector found that other plan policies should have greater weight in that particular circumstance.

### **ii. Affordable Housing (Policy 16)**

3.3.13 Three appeals related to the council's affordable housing policy (Policy 16). In all instances the appeal related to circumventing Policy 16 by failing to provide affordable housing on a site capable on accommodating ten or more units. The Inspectors did not conclude in any case that this policy was flawed or too onerous.

3.3.14 In two instances the Inspector agreed with the council that ten or more units could be provided and therefore Policy 16 should be triggered, however in another instance it was concluded that ten units could not be accommodated and therefore the requirement for affordable housing should not apply. In the specific instance where the Inspector found against the council it was concluded that it would be difficult to design a residential scheme for ten or

more units on the site and still provide acceptable living conditions for the future occupiers. The Inspector also noted that as previous planning applications for ten units were refused on the basis of poor standard of accommodation this added further weight to their findings.

### **iii. Flat Conversions (Policy 17)**

3.3.15 There were a significant number of appeals relating to flat conversions. The vast majority of appeals for flat conversions related to standard of accommodation and character and appearance and amenity impacts from associated extensions. Only one appeal was tested on land use grounds in relation to Policy 17(c) which seeks a full mix of unit sizes. This was dismissed on the basis that the dwelling mix, which provided all but one dwelling type, would not accord with Policy 17(c). Furthermore, the Inspector commented that the policy objective was deserving of support in the interests providing an appropriate mix of dwelling types across the borough.

## **B. Employment**

3.3.16 Pressure on protecting employment sites was reflected by the total number of applications decided seeking change of use to non employment uses. This was reflected by eleven appeals relating to protection of employment land and/or floorspace. There are several policies which protect various different types of employment land. Of the appeals relating to employment, the greatest occurrence was for Policy 23 Protection and Location of Other Employment Uses with seven appeals. Three appeals related to land designated as Key Industrial and Business Areas Policy 22 and one to Protection and Loss of Offices Policy 21. In the appeals the Inspectors found that the council's objectives to retain employment space within the borough was worthy of support. In some instances however, they came to differing conclusions in terms of the interpretation/application of the policy itself.

### **i. Offices (Policy 21)**

3.3.17 Only one appeal cited Policy 21 (Location and Loss of Offices). In this case the Inspector did not agree with the council's application of the policy in relation to size of offices in mixed use developments. The Inspector concluded that as the premises was located close to a Town Centre area a more flexible approach should be taken to office development. The Inspector did not conclude that the policy was flawed but rather a broader interpretation of the policy was required in this instance having regard to the particular site constraints.

### **ii. Key Industrial Business Area (Policy 22)**

3.3.18 Key Industrial Business Areas (KIBAs) are afforded the highest level of protection for employment uses and this is set out in Policy 22. In two appeals Inspectors supported the need to safeguard employment and agreed that the policy should apply in the circumstances of these appeals. An Inspector did not support the council in another appeal and concluded that while the particular requirements of Policy 22 were not being met in relation to incorporating the maximum feasible amount of employment floorspace on the site, the constraints of the site meant a reduced provision of floorspace as proposed could still provide what the Inspector considered was an adequate number of employees. Therefore within the employment floorspace proposed there would not be any harm to the objectives of the policy itself.

### **iii. Other Employment Uses (Policy 23)**

- 3.3.20 Policy 23 relates to the protection and location of other employment uses. There were a number of appeals where the council considered there was insufficient marketing information submitted with the application. This is one of the key tests used in the policy considering the acceptability for loss of employment sites. Many of the appeals pre-date the council's Planning Guidance Note: Marketing of Employment Premises and Sites which was issued in September 2008. This guidance provides more clarity for applicants about the type of marketing evidence required to support applications where there would be a loss of employment floorspace/land. It is envisaged that this will provide more clarity when applications are submitted and also when planning appeals are considered.
- 3.3.21 Two separate appeals took place on the same site relating to loss of employment floorspace; the first in January 2009 and the second in March 2009. Both these appeals were dismissed however the Inspectors came to differing findings in relation to the council's employment policies. In both appeals the Inspector referred to Policy 23 which seeks to protect employment land unless specific criteria outlined in the policy are met. In the first appeal decision the Inspector found that none of the five criteria outlined in the policy were satisfactorily met to allow for the loss of employment floorspace. Specifically the Inspector considered that it had not been demonstrated that the development included the maximum feasible proportion of employment floorspace. It was also acknowledged that whilst the development would bring the site back into beneficial use, creating a new dwelling and the resultant 24 hour occupancy would all be planning benefits, the Inspector did not consider them so substantial as to meet the criteria in the policy. As such the appeal was dismissed on grounds relating to the loss of employment land being contrary to Policy 23 and the council's decision was upheld by the Inspector.
- 3.3.22 The Inspector deciding the second appeal, however, did not uphold the council's reason for refusal in relation to loss of employment land. The findings of the first appeal decision were noted by the Inspector, however, the Inspector concluded that there was no reasonable prospect in the medium term for redevelopment of an environmentally acceptable employment use as required by Policy 23. The Inspector supported the council's well intentioned and proper policy of retaining employment floorspace in the borough, however in this instance in the view of the state of the site, its poor access and location, the Inspector concluded the land would be more appropriately redeveloped by means of a small residential scheme in this instance.
- 3.3.23 The above appeal decisions demonstrate the varying interpretations that can be given in specific site circumstances and the varying level of weight planning Inspectors can give to policies at appeal even in the case of the same site and within a short time frame. Another example of where varying weight was given to a different criterion in Policy 23 was for a change of use from small scale office to residential. In deciding this appeal the Inspector gave greater weight to criterion (v), which allows a listed building or building of significant architectural merit to change from employment use back to its original residential use. The property was in a conservation area (but not a listed building) and more weight was attached to this by the Inspector than the requirement to provide marketing evidence outlined by criterion (ii). The council however considered that marketing evidence should have been

submitted to demonstrate there was no reasonable prospect of re-use or redevelopment for employment use.

- 3.3.24 Overall, the intention to retain and protect employment sites was supported at appeal. However, Inspectors had varying views on harm resulting from loss and consequently just over half of the cases where loss of employment was involved were dismissed.

### **C. Retail and Town Centres (Policy 4, Policy 19 and Policy 29)**

- 3.3.25 There were six appeals which involved policies relating to retail and town centre development. Although in every case but one the appeals were dismissed, the Inspector only agreed with the council in three instances. Generally, the intention to sustain and enhance the retail centres within the borough was supported at appeal. Of the six appeals, three related to a change of use from A1 (Shop) to C3 (Dwelling House) and the rest from A1 (Shop) to A5 (Hot Food Take-Away), A1 (Shop) to mixed use A1 (Shop) and Sui Generis (Mini-Cab Office) and alteration to the A4 (Drinking Establishment) use permission.

- 3.3.26 Of the three appeals that related to change of use from A1 (Shop) to C3 (Dwelling House), the Inspector only agreed with the council in one case. This was on the basis that viability test which requires evidence of a continued marketing campaign in Policy 4 (Town Centres and Community Regeneration) had not been met and in the absence of this the change of use would harm the vitality of the small centre. In two other instances the Inspectors did not accept that the development would have an unacceptable impact on the intention of retail provision. In one appeal the Inspector concluded that the premises were not predominately retail in function (despite council's interpretation that it was in an A1 use) and was not enhancing the appearance of the host building or the local area and that it was isolated and therefore would not compromise the objectives of the policy.

- 3.3.27 Another appeal related to a change of use from A1 (Shop) to A5 (Hot Food Take-Away). The council's reason for refusal in this appeal was upheld by the Inspector on the test of overconcentration contained in Policy 29 (The Evening and Late Night Economy, Food and Drink and Amusement Centre Uses) as more than 25% of the units would have been be in A3 (Restaurant/Café), A4 (Drinking Establishment) and A5 (Hot Food Take-Away) use classes as a result of this proposal. A further appeal relating to an A4 use (Drinking Establishment) was also upheld on the amenity tests contained in Policy 29. In an appeal for a change of use from A1 (Shop) to mixed use A1 (Shop) and Sui Generis (Mini-cab office) the Inspector concluded that an active frontage use would be maintained and therefore harm would not be caused to the district centre and Policy 19 (Active Frontage Uses) would be met.

- 3.3.28 Overall, the Inspectors did not find that any of the policies relating to retail and town centre uses unsound or find that the policies were not worthy of support. The individual circumstances of the development proposals however resulted in various aspects of the council's reasons for refusal not being upheld by the Inspector.

### **D. Open Space and Sports and Recreation Facilities (Policy 50)**

- 3.3.29 There were three appeals relating to Policy 50 and the protection of open space. The inspector upheld the council's position in two instances where

there would be a loss of open space. In one of the appeals the Inspector found that the grounds of West Norwood Tennis Club undisputedly fell within the definition of open space and found that Policy 50 clearly relates both to public and private facilities and applies irrespective of whether public access is unrestricted, limited or restricted. Criterion (g) allows provision of replacement facilities of equivalent size and improved quality where there would be a loss of outdoor sports facilities. The Inspector considered that the scheme would have some benefit in terms of providing a large portion of public open space however the Inspector agreed with the council that while replacement provision was being provided this was not of an improved quality and therefore the criterion in the policy was not being met.

3.3.30 In another appeal the Inspector found that the proposal would lead to the unacceptable loss of open space. In reaching the conclusion it was considered that this loss would materially harm the site's function as open space and despite some provision of open space being available on the site, there were no material considerations to justify the overall loss.

3.3.31 It is important to note that in both of these cases there was no public access to the open spaces but the Inspectors reconfirmed that the policy applies in such cases. The council's position was not supported in relation to Policy 50(f) for indoor sports facilities. The Inspector did not agree that a snooker hall constituted a sports facility and therefore concluded that the use was not protected by Policy 50. Again, the Inspector agreed with the objectives of this policy and considered it worthy of support.

## **E. Conclusions**

3.3.32 The number and proportion of applications going to appeal only slightly increased in 2008/09 compared with 2007/08. 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 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.

3.3.33 None of the analysis undertaken in relation to appeals suggests the need to review council policy on land use in the UDP at this stage. The improved success rate at appeal may also be attributed to 2008/09 being the first full monitoring period in a number of years whereby the UDP has full weight in decision making. Greater certainty and clarity has also been provided by various Supplementary Planning Documents being adopted during this period as well. Measures to address varying performance, such as the council's Planning Guidance Note: Marketing of Employment Premises and Sites, are also expected to assist in improving the council's success rate at appeal. Consideration may need to be given to producing similar documents for retail and town centre policies.

3.3.34 Overall, there were no instances where an Inspector found that any of the land use policies detailed above were flawed. Generally, it was the case that the Inspector did not agree with the council's interpretation or application of the policy on that particular site, or found that the development would not have as a significant impact as assessed by the council in their decision.

### 3.4 Section 106 Agreements

#### Section 106 Policies

#### Lambeth Unitary Development Plan 2007

#### Policy 57 – Planning Obligations

#### Performance

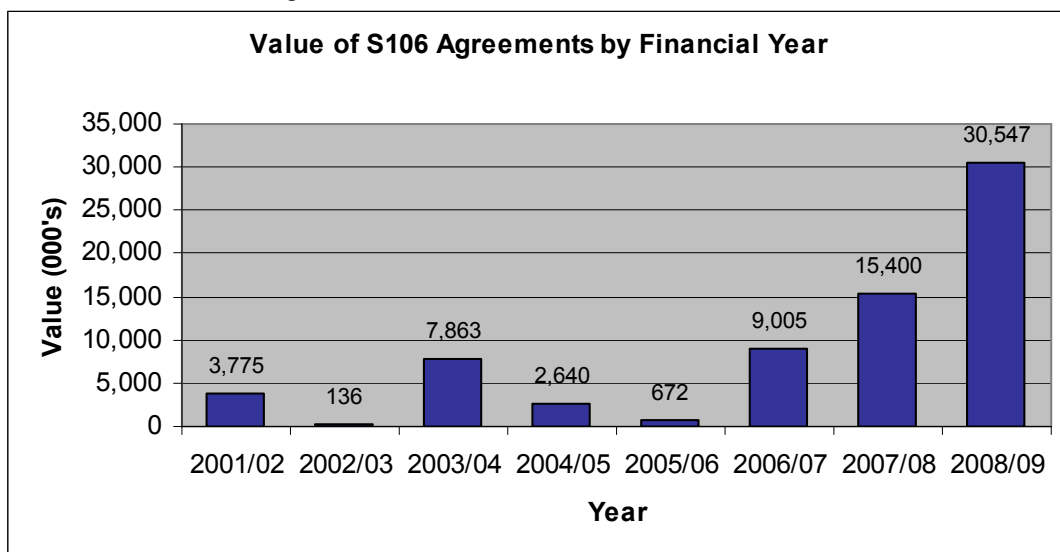
3.4.1 Planning obligations are intended to make acceptable development that would otherwise be unacceptable in planning terms. Policy 57 notes that the attainment of planning obligations can be a means of implementing the various social, economic and environmental policies in the UDP. In particular, the 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 adoption of an SPD on S106 planning obligations has strengthened the interpretation and application of the policy and resulted in a record amount of financial contributions being secured.

3.4.2 During 2008/09, 53 Section 106 agreements were signed involving financial contributions totalling £30,547,491.68. This continues the trend of growth in the number of agreements negotiated over the last six years and surpasses last year's record level of £15 million. Figure 3E below shows the trend over the last seven years.

3.4.3 A considerable proportion of the financial contributions secured in 2008/09 are classified as 'miscellaneous' obligations in the table 3F below. Most of this (£20.6 million) is due to a residential-led mixed use development at Doon Street. The agreement was actually signed in March 2008 but only took effect in August following approval of the scheme by the Secretary of State. It provides for financial contributions towards parks and open space, public transport, traffic and highway, employment and training and a miscellaneous obligation, a leisure centre payment of up to £20.6 million in 50 yearly instalments of £412,000 payable to the council. The payment is for operation and maintenance costs associated with the leisure centre.

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

Source: Lambeth Planning Division 2009



- 3.4.4 The 53 agreements signed in 2008/09 involved 287 planning obligations, of which 17 involved financial contributions. Table 3F below gives a breakdown of all the planning obligations by obligation type and receivable contributions, and compares this year's position with the previous two reporting years.
- 3.4.5 As noted above, although the total net value of S106 obligations secured in 2008/09 was nearly double the amount secured the previous year, a considerable proportion of these funds is related to one development scheme. These funds will be used to subsidise the operation and maintenance of a new leisure centre in Waterloo.
- 3.4.6 Eighteen separate contributions with a combined value of over £750,000 were secured for employment and training in 2008/09. Four million pounds in contributions towards off-site affordable housing was also secured. The value of contributions towards education was considerably less than the previous year, down by approximately two thirds. Payments towards public realm improvements were consistent with previous years.



**Table 3J: Number and Value of Obligations by Obligation Type 2005-2009**  
Source: Lambeth Planning Division 2009

Obligation Type	No. of Obligations 2005/06	Income Receivable 2005/06 (£)	No. of Obligations 2006/07	Income Receivable 2006/07 (£)	No. of Obligations 2007/08	Income Receivable 2007/08 (£)	No. of Obligations 2008/09	Income Receivable 2008/09 (£)
Affordable Housing - Off Site Financial	Not measured	0	Not measured	0	1	3,000,000	2	4,000,000
Affordable Housing - On Site	11	0	20	0	13	0	4	0
Affordable Housing - RSL Schemes only	8	0	16	0	4	0	2	0
Car Club	5	8,500	11	30,104	10	35,400	9	39,248
Employment and Training	1	0	9	289,820	12	243,149	18	776,119
Miscellaneous	25	150,000	107	234,000	105	512,380	89	20,835,865
Parking Restriction	64	0	67	0	63	0	31	0
Public Realm - parks and open spaces	3	108,180	17	1,012,403	24	1,856,500	24	1,227,910
Public Realm - streetscape	5	39,550	5	257,000	14	3,525,922	8	863,760
Public Realm - on site improvement	Not measured	0	1	75,000	0	0	1	0
Public Realm - revenue payment	Not measured	0	Not measured	0	0	0	2	26,149
Public Transport	4	199,330	6	1,390,490	12	1,630,506	8	1,546,118
Traffic and Highway	25	419,250	32	800,000	33	2,447,750	19	148,653
Community Facilities	Not measured	0	8	546,909	10	216,000	13	404,866
Education	Not measured	0	18	4,337,647	15	1,753,958	8	559,526
Monitoring Charge	Not measured	0	10	31,451	64	155,196	41	115,276
Travel Plan	Not measured	0	11	0	11	0	9	4,000
<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>	<b>287</b>	<b>30,547,491</b>

3.4.7 Eight agreements had planning obligations with financial contributions worth more than £100,000 in total, which accounts for 99% of total financial contributions negotiated during the year. These agreements relate to the following schemes:

**Table 3K: Schemes with more than £100k in financial value 2008/09**

Source: Lambeth Planning Division 2009

Legal Ref.	Scheme Address	No. of Obligations	Income Receivable
524/L/S106	Doon Street	1	£20,600,000
		17	£211,500
479/L/S106A	Becket House and York House	10	£5,597,655
554/L/S106	143-161 Wandsworth Road	22	£1,941,773
539/L/S106	Former Lambeth Hospital Site	16	£737,580
559/L/S106	Partnership House	16	£522,020
542/L/S106	Wah Kwong House	15	£316,760
557/L/S106	Dexters Playground	5	£186,025
561/L/S106	118-120 Westminster Bridge Road	11	£144,965
<b>TOTAL</b>		<b>113</b>	<b>£30,258,280</b>

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

3.4.8 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.

3.4.9 New monitoring systems allow continuing analysis of the distribution of the funds secured in 2008/09. There has been a considerable increase in the value of contributions over past years. Further strength will be added to the council's policy position for planning obligations in the years to come, as the Supplementary Planning Document on Planning Obligations and a toolkit for calculation obligations was 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

## 4.1 Introduction

- 4.1.1 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 has historically featured relatively high population densities.
- 4.1.2 One of the key issues in Lambeth is affordability and the ability to get on the property ladder. A recent review of housing need indicates that the level of housing need in the borough is increasing and accordingly the demand for more affordable housing is also increasing.

## 4.2 Housing Policies

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

\* 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.

- 4.2.1 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. 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.
- 4.2.2 UDP Policy 16 states that the maximum reasonable proportion of affordable housing will be sought and secured from housing developments. Policy 16 specifies that where housing grant is available, a 50% provision for specific

schemes will be required on a habitable room basis, otherwise 40% will be required, on all sites of 0.1Ha and above or involving 10 or more dwellings, unless the applicant can demonstrate through independent assessment that such provision is not viable. In line with the current London Plan strategic target, 70% of the affordable housing should be social and 30% intermediate. The policy requires that a range of unit sizes is provided, determined with regard to local circumstances and site characteristics, in the light of assessed housing need.

4.2.3 Lambeth’s Sustainable Community Strategy (SCS) sets out ‘Outcome 7 – Mixed and sustainable communities with an increased supply of new homes, improved existing dwellings and a high quality physical environment’. The SCS states that by 2020, “We will have helped more people to access affordable high quality housing and reduced the number of people living in temporary accommodation. Over 12,000 new homes will be provided by 2020 and town centre regeneration will include provision for new housing. This will help to meet the ever increasing housing demand and ensure the creation of mixed communities within easy reach of local services”.

4.2.4 Lambeth’s Local Area Agreement sets a target to increase the number of affordable homes delivered to 570 per annum by 2010/11. This LAA figure includes the new affordable homes to be delivered through the planning system, plus other sources of supply such as bringing into use existing empty dwellings and the purchase of existing dwellings by affordable housing providers. More recently, Lambeth Council has agreed with the Mayor a numerical target of 1,803 affordable homes to be delivered between 2008-11. This target is set out in the Draft London Housing Strategy (published for public consultation in May 2009).

### 4.3 Household Characteristics

#### 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

4.3.1 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.

4.3.2 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			
	1991	2001	%change	Detached/ semi-detached/ terraced		Purpose-built flats/ conversions	
				1991	2001	1991	2001
Lambeth	108,920	118,447	8.7	28.9	28.6	66.6	69.7
Inner London	1,096,141	1,219,859	11.3	28.7	29.0	67.1	68.9
Greater London	2,763,166	3,015,997	9.2	52.0	51.0	45.2	46.9
England	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	%
All households	118,447		3,015,997	
One person household	44,924	37.92	1,046,888	34.7
Married couple with no dependent children	14,803	12.49	602,194	19.96
Lone parent household with children	14,302	12.07	267,323	8.86
Married couple with dependent children	12,512	10.56	507,512	16.82
Cohabiting couple with no children	10,093	8.52	201,295	6.67
Lone parent household with no children	4,851	4.09	119,579	3.96
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

## 4.4 Housing Targets

### Housing Targets Indicator Summary

Indicator Number	Indicator	Target	Outcome
H1	Plan period and housing targets	NA	See Table 4C

### Explanation of Core Output Indicator

#### H1 – Plan period and housing targets

Purpose – To show the planned housing period and provision.

#### Plan period and housing targets

4.4.1 The London Plan, consolidated with Alterations since 2004, published in February 2008, sets a minimum target for Lambeth of 11,000 additional

dwelling completions 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)	2007/08	2016/17	11,000	London Plan, Consolidated with Alterations since 2004 (February 2008)

4.4.2 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.

4.4.3 However, the London Plan target was subsequently revised as part of the GLA's 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.

4.4.4 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.

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

## 4.5 Housing Delivery – Net Additional Dwellings

### 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 (1,095 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.

4.5.1 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.

### Recent housing delivery

4.5.2 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 2008/09. In 2008/09 1,095 dwellings were completed. In addition there were 317 dwellings of non-conventional supply, made up of a gain of 8 non-self contained units and 309 vacant private sector properties<sup>1</sup> brought back into use, making a total for monitoring purposes of 1,412.

4.5.3 Housing completions have been at a consistent level over the past three years, despite the downturn in the housing market in 2008. The achievement of the London Plan 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, 2009

H2(a)	Year	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
	<b>Net Completions</b>	1,005	850	1,152	1,127	1,207	1,095
	<b>Non-self contained</b>	13	-30	-4	-36	30	8
	<b>Vacancies returned to use BV106</b>	136	162	192	197	222	309
	<b>Total</b>	1,154	982	1,340	1,288	1,459	1,412

<sup>1</sup> Please note that the council has used the methodology of former Best Value Indicator 64 (BVI64) to indicate the number of vacant private sector properties returned to use, whereas the GLA have used the difference between overall number of vacant properties in consecutive years as recorded on the Housing Strategy Statistical Appendix (HSSA) form submitted annually by the council. For 2008/09 the BVI64 figure is 309, the HSSA figure is -307.

### Additional dwellings for the reporting year

4.5.4 Housing delivery for the reporting year 2008/09 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, 2009

H2(b)	Year	2008/09
	New build completions	723
	Change of use (net gain)	156
	Conversions (net gain)	216
	<b>Total</b>	<b>1095</b>
	Non-self contained	8
	Vacancies returned to use*	309
	<b>Total</b>	<b>1,412</b>

\* Former BV164 figure is 309. The HSSA figure is -307.

4.5.5 Lambeth Council produces an annual Housing Development Pipeline Report. This provides data on Lambeth's housing supply during the financial year 2008/09. It provides a detailed summary of different stages of the development pipeline covering completions, under construction, outstanding planning permissions and approvals as well as identified sites that have not yet come forward into the development process. It lists individually all new build sites and sites within potential. In 2008/09 there were 1,275 gross completions in Lambeth. The total number of net completions for this period was 1,095. Of the total completions, 723 were derived from new build units, 156 from change of use to residential and 216 resulted from conversions of single dwellings (most commonly houses) into flats. An additional 8 units were provided by way of dwellings comprising non-self contained units and 309 vacant properties returned to use (using the former BV164 Indicator). The HSSA figure for vacant properties returned to use is -307.

4.5.6 The Housing Development Pipeline Report is published and available on the council's website ([www.lambeth.gov.uk](http://www.lambeth.gov.uk)).

### Net additional dwellings in future years

4.5.7 Core Indicator H2(c) reports on the housing supply that is anticipated to come forward over the next 15 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. The housing supply position as at 1<sup>st</sup> April 2009 is explained below. The forward looking five year supply (2010/11-2014/15) is highlighted by way of shading to the relevant columns in Table 4F.

4.5.8 The housing supply position to 31<sup>st</sup> March 2015, as at 1<sup>st</sup> April 2009, is set out below:

Sites under construction	3,586
Sites with unimplemented planning permission	3,000
Sites approved awaiting completion of S106 agreements	587
<b>Total</b>	<b>7,173</b>



4.5.9 It is estimated that by 31<sup>st</sup> March 2010 (the current year) 1,001 homes will be completed. This is based on known completions in the first seven months of this financial year combined with expected completions from units currently under construction.

4.5.10 This therefore leaves a total of 6,172 homes either under construction, with unimplemented planning permissions or sites awaiting completion of S106 agreements. This amounts to five and a half 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 317 homes (Table 4E).

4.5.11 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.

**Table 4F: Phasing of net additional dwellings in future years**

Source: Lambeth Planning Division, 2009

H2(c)	Year	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
	<b>Net additions</b>	1095	1001	1191	1004	1273	1034	1128	1493
	<b>Hectares</b>			6.98	11.16	17.38	14.93	13.01	
	<b>Target</b>	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100

H2(c)	Year	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
	<b>Net additions</b>	1238	981	1366	1366	1366	1366	1366	1367
	<b>Target</b>	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100

\* Forward looking five year supply shaded (2010/11-2014/15).

\*\* The table reflects the phasing of sites expected to be implemented in the five year period 2010/11-2014/15. This excludes some dwellings which are programmed to be implemented at a later date even though they have already received planning permission as part of phased large scale developments.

\*\*\* For further details of the methodology and breakdown of future housing supply please see Appendix 4.

4.5.12 As noted above, the forward looking five year supply shown in Table 4F reflects the phasing of sites expected to be implemented in the period 2010/11-2014/15. Unlike the supply position set out in paragraph 4.5.8, this excludes some dwellings which are programmed to be implemented at a later date even though they have already received planning permission as part of phased large scale developments, and this accounts for the differences in the two sets of figures. Table 4F demonstrates a five year housing supply, based on the annual monitoring rate for Lambeth in the London Plan, which is 1,100 homes per year.

#### **Assessment of deliverability**

4.5.13 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.

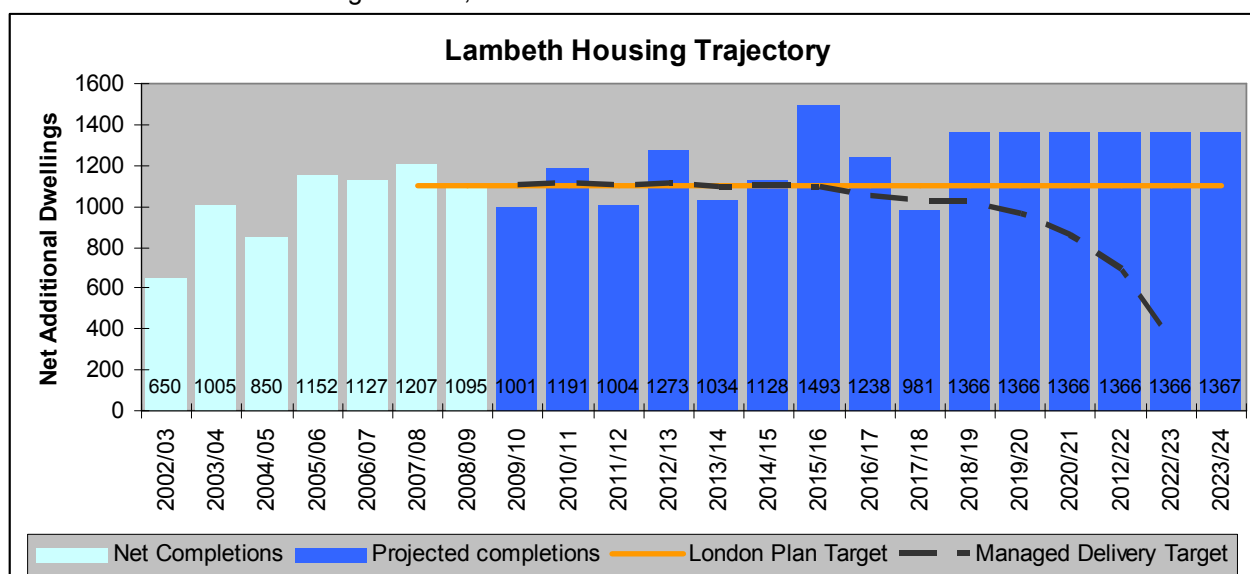
- 4.5.14 The deliverability of sites under construction is reflected in the fact that they are being implemented. Historically there has been a very high implementation level of housing planning permissions in Lambeth. The reduction of the life of planning permissions to just 3 years from 5 years reduces 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.
- 4.5.15 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 and this took into account issues of deliverability.
- 4.5.16 There were a total of 321 sites with planning permission in 2008/09 which amount to a gross total of 2,815 units and a net total of 2,357 units.

#### **Future housing delivery**

- 4.5.17 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.
- 4.5.18 The first year of the forward looking 15 year period is known as the current monitoring year. Local Authorities are required to estimate the shortfall in housing provision, that is, the gap between the housing provision target and projected completions. This is shown as the 'managed delivery target'. The managed delivery line for Lambeth shows the total number of dwellings required falling gradually from 1,100 dwellings in 2008/09 to 349 in 2022/23.

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

Source: Lambeth Planning Division, 2009



4.5.19 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, 2009

H2(d)	Year	03/04	04/05	05/06	06/07	07/08	08/09	09/10
	Net completions	1,005	850	1,152	1,127	1,207	1,095	
	Projected completions							1,001
	London Plan Target					1,100	1,100	1,100
	Managed Delivery Target							1,100

H2(d)	Year	10/11	11/12	12/13	13/14	14/15	15/16	16/17
	Net completions							
	Projected completions	1,191	1,004	1,273	1,034	1,128	1,493	1,238
	London Plan Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100
	Managed Delivery Target	1,107	1,101	1,109	1,094	1,100	1,097	1,048

H2(d)	Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24
	Net completions							
	Projected completions	981	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

<b>Managed Delivery Target</b>	1020	1027	959	858	688	349	
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### Assumptions

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

### Conclusions and further actions

4.5.20 The past year has seen planning permission granted for a range of development schemes, comprising 2,338 net additional dwellings. This is comparable with 2007/08 during which 1,927 dwellings were approved and, if implemented, will be above target. Projected completions over the next 10 years are generally in line with the proposed London Plan target.

## 4.6 Dwelling Mix

### Dwelling Mix Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 2	Proportion of completed homes with 3 or more bedrooms	Maximise family sized accommodation.	18% of all affordable units with 3+ bedrooms; 8% of total completions.

### Performance

- 4.6.1 Housing choice is an increasingly important issue in Lambeth. The council's Housing Needs Study Update (2007) 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.
- 4.6.2 Figure 4I illustrates the housing choice available from dwellings completed during 2008/09. 18% of all affordable units were family sized homes (3 bed+). This compares with 17% in 2007/08. In the private sector, nearly 90% of all homes completed in 2008/09 were 1 and 2 bed units. Again, this is comparable to the last reporting year.

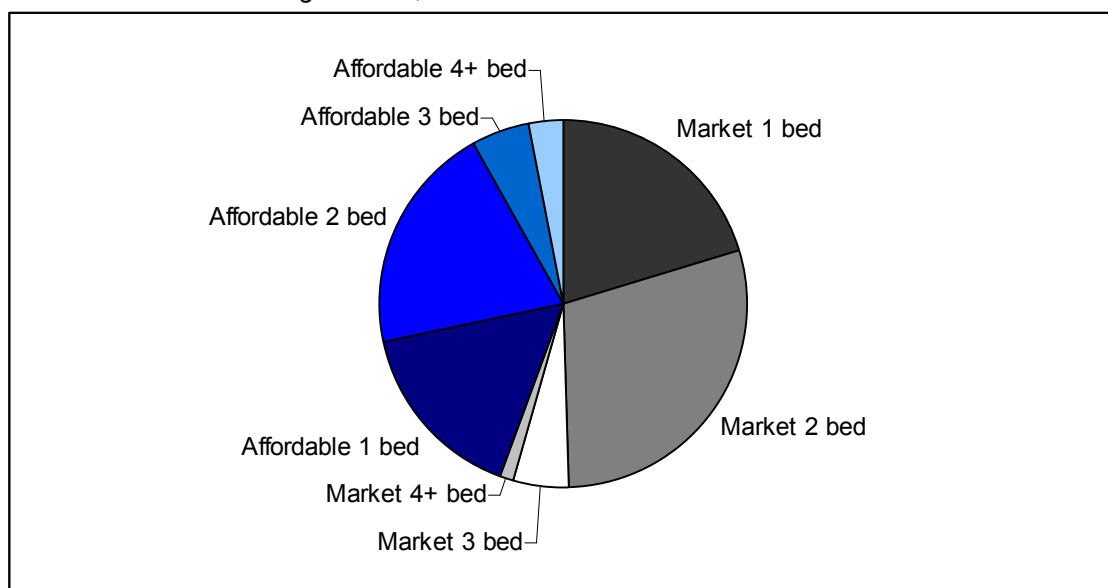
**Table 4I: Proportion of completions by unit size in 2008/09 (gross)**

Source: Lambeth Planning Division, 2009

	Market	%	Affordable	%	All units
<b>1 bed</b>	257	20	210	16	467
<b>2 bed</b>	375	29	253	20	628
<b>3 bed</b>	66	5	65	5	131
<b>4+ bed</b>	10	1	39	3	49

**Figure 4J: Proportion of completions by unit size in 2008/09 (gross)**

Source: Lambeth Planning Division, 2009



### Conclusions and further actions

4.6.3 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. Lambeth, along with the other six boroughs comprising the South West London Housing Partnership (SWLHP), has commissioned ECOTEC Research and Consulting to carry out a Sub-regional Housing Market Assessment (HMA). Work on the Sub-regional HMA started in August 2009 and the final report is expected in December 2009. The study will identify current and future housing markets and assess housing need within south west London. It will provide robust evidence to inform housing and planning policy for the sub-region and for Lambeth, including relating to housing mix requirements.

## 4.7 Use of Previously Developed Land

### 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).

### Performance

4.7.1 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.

### Conclusions and further actions

4.7.2 The results for 2008/09 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.

## 4.8 Gypsy and Traveller Sites

### Gypsy and Traveller Sites Indicator Summary

Indicator Number	Indicator	Target	Outcome
H4	Net additional pitches (Gypsy and Traveller)	7 additional pitches by 2012 10 additional pitches by 2017	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.

4.8.1 No new Gypsy and Traveller pitches were delivered in the 2008/09 reporting year.

## 4.9 Affordable Housing Completions

### Affordable Housing Completions Indicator Summary

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

#### Explanation of Core Output Indicator

##### H6 – Gross affordable housing completions

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

### Performance

4.9.1 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 data and analysis is based on numbers of affordable dwellings.

4.9.2 During the reporting year there were 567 net affordable housing completions out of a total of 1,095 net completions in Lambeth, which is 52%, and in line with the affordable housing target set out in Policy 16. The number of net affordable housing completions in 2007/08 was 346, which amounts to 29% of all dwellings completed during the monitoring period. It is also important to highlight that 49% of all new build completions were affordable homes in 2007/08.

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

Source: Lambeth Planning Division, 2009

H5		Affordable Housing Units			
		Gross		Net	
		No.	%	No.	%
	2005/06	620	37	328	29
	2006/07	223	16	209	19
	2007/08	404	26	346	29
	2008/09	567	44	567	52

### Conclusions and further actions

4.9.3 There has been a variation in the provision of affordable housing in recent monitoring years. The net proportion has varied from 29% in 2005/06, 19% in 2006/07, 29% in 2007/08 and 52% in 2008/09.

4.9.4 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.

4.9.5 As part of the preparation of the Core Strategy BNP Paribas Real Estate was commissioned to undertake an Affordable Housing Policy Viability Study, completed in October 2009. The study tested the ability of a range of sites throughout the borough to provide varying levels of affordable housing, with and without grant and with various tenure mixes. The study provided evidence that, over the plan period, 50% affordable housing is deliverable in a wide range of circumstances and provides a strong evidential base for a target based affordable housing policy that has in-built viability testing to ensure that it can be applied flexibly in different market conditions. The current UDP and emerging Core Strategy policies are intended to be flexible enough to enable private sector development at all stages of the economic cycle.

## 4.10 Housing Quality

### 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.

#### **Performance**

- 4.10.1 This was a new indicator introduced by the government in 2008 to monitor the quality of new housing development. Its basis is to show the total number of new build housing completions on housing sites assessed against Building for Life criteria. These criteria are now the national standard for well designed homes.
- 4.10.2 No schemes in the borough achieved a Building for Life Standard during the reporting year. However, one completed development was awarded a Building for Life Silver Standard in 2009 (outside of the monitoring period).
- 4.10.3 The site, located between Rathmell Drive and Clarence Avenue, is now known as Bateman Mews. Planning permission was granted for the development, which comprises five houses on a backland site, in March 2007 (planning application ref. 06/03178/FUL).
- 4.10.4 The development scored 15.5 of the 20 Building for Life criteria. A distinctive architectural style was adopted, utilising a number of sustainable technologies. The scheme was oriented to maximise light, and contains a communal garden and a small parking area. Overall, the assessor considered that this is a highly distinctive and pleasing scheme on the type of site that often produces mediocre and unimaginative responses.
- 4.10.5 In addition to being awarded a Building for Life Standard, the scheme will also be advanced to be considered by a panel of judges for a 2009 Building for Life award which recognises exceptional schemes.



# Section 5 - Employment

## 5.1 Introduction

5.1.1 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.

5.1.2 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.

5.1.3 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, last year the council was able to provide information for the first time on employment development completions in 2007/08, floorspace under construction, and unimplemented planning permissions. Comparative information is provided for 2008/09.

## 5.2 Employment Policies and Indicators

<b>Lambeth Unitary Development Plan 2007</b>	
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.
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.
Detailed Policies	
Policy 6 - Development of brownfield sites	
Policy 22 - Key Industrial and Business Areas	
Policy 23 - Protection and location of other employment uses	

5.2.1 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.

- 5.2.2 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.

### Employment Land and Development Indicator Summary

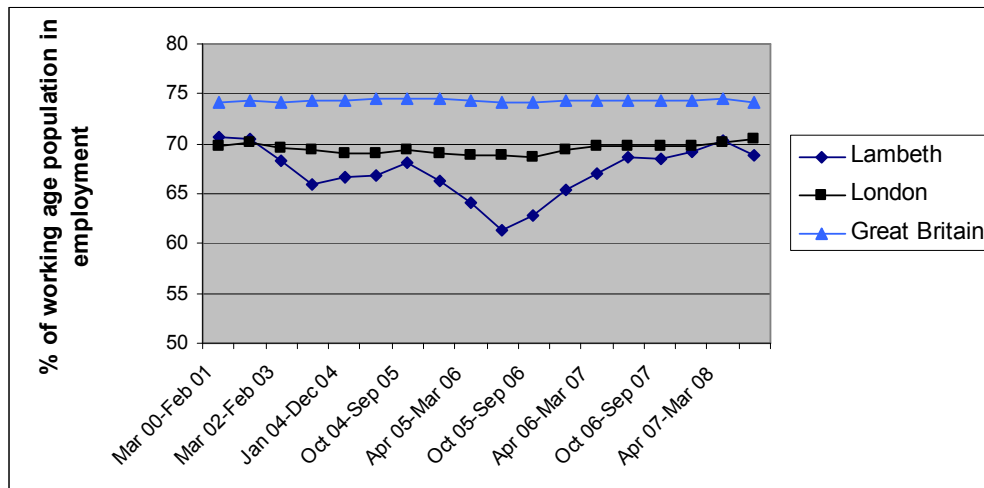
Indicator Number	Indicator	Target	Outcome
CXT 8	Overall employment rate	08/09: 67.8% 09/10: 68.5% 10/11: 69.3%	68.9% for 2008/09 (See Figure 5A)
CXT 9	Jobs density	N/A	0.70% (See Figure 5B)
CXT 10	New business registrations	N/A	1,350 new business registrations in 2007 (See Figure 5C)
BD1	Total amount 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 7,922m <sup>2</sup> through completions, of which: B1a: 2,825m <sup>2</sup> B1b: 66m <sup>2</sup> B1c: -1,279m <sup>2</sup> B2: -122m <sup>2</sup> B8: 6,432m <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 5F.

## 5.3 Lambeth Employment Profile

- 5.3.1 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. Employment levels steadily increased in Lambeth between June 2005 and March 2008, reaching 70.3%, which exceeded the employment rate for London overall. However, there was a slight drop by December 2008 to 68.9%. In 2008/09 Lambeth met its three year target for employment levels set out in the Local Area Agreement.
- 5.3.2 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).

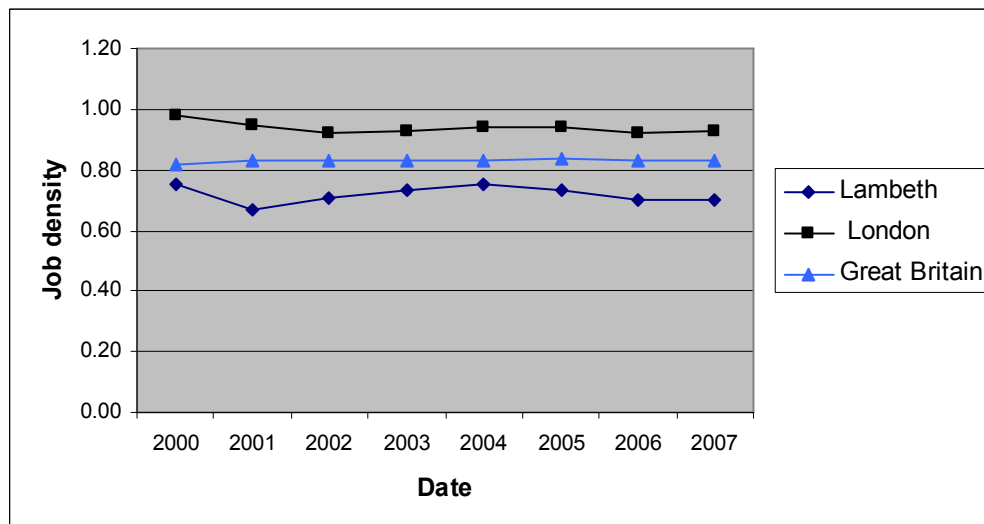
**Figure 5A: Overall employment rate**

Source: NOMIS, 2009



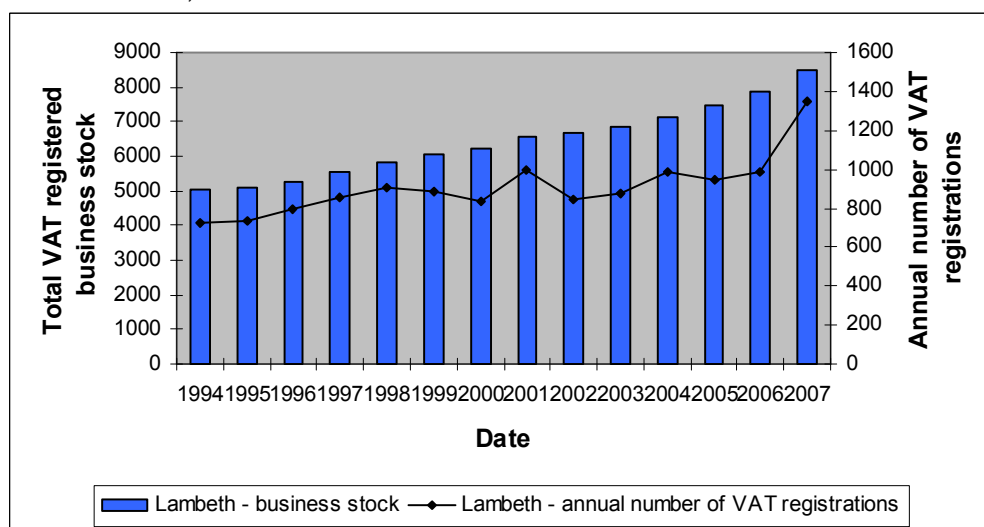
**Figure 5B: Job density levels**

Source: NOMIS, 2009



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

Source: NOMIS, 2009



5.3.3 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 has been looked at during preparation of the Local Development Framework Core Strategy.

5.3.4 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. Eighteen obligations, to a total value of £776,119, were secured through S106 agreements during the reporting year. This is considerably higher than previous years with contributions to a value of £289,820 being secured in 2006/07 and £243,149 in 2007/08.

## 5.4 Business Development

### Additional employment floorspace

5.4.1 Analysis of completions in 2008/09 shows a total net gain of 7,922sqm in employment floorspace. The majority of completed floorspace in 2008/09 was for B1 uses, totalling 15,790sqm (65.5%). Completions data for 2008/09 shows an overall net gain in B1a (office), B1b (research, studios, laboratories) and B8 (warehouse) floorspace, with a net decrease in B1c (light industry) and B2 (general industry) floorspace. No new B1c or B2 floorspace was completed during the reporting year.

5.4.2 This compares with a net gain of 1,937sqm in employment floorspace over the financial year 2007/08. The 2007/08 AMR reported that 33,616m<sup>2</sup> (63%) gross floorspace completed was for B1 uses. The reduction in B1c and B2 floorspace in 2008/09 follows a similar trend in the 2007/08 monitoring year, which similarly saw a net reduction in B1b, B1c and B2 floorspace.

5.4.3 Gross completions amounted to around a half of the total in 2007/08, but resulting net floorspace was four times as much as in 2007/08 and was the second highest level in the past four years.

5.4.4 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. The reduction employment floorspace for light and general industry (B1c and B2) will continue to be monitored by the Planning Division.

**Table 5D: Amount and type of completed employment floorspace 2008/09**

Source: Lambeth Planning Division, 2009

BD1	B1a	B1b	B1c	B2	B8	Total
Gross floorspace (m <sup>2</sup> )	15,724	66	0	0	8,319	<b>24,109</b>
Net	2,825	66	-1,279	-122	6,432	<b>7,922</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.

### Employment floorspace on previously developed land

5.4.5 As in previous years, all completed employment floorspace in 2008/09 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.

**Table 5E: Total amount of employment floorspace on previously developed land 2008/09**

Source: Lambeth Planning Division, 2009

<b>BD2</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Gross floorspace (m <sup>2</sup> )	15,724	66	0	0	8,319	<b>24,109</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.

### Employment land available

5.4.6 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.

5.4.7 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. The KIBAs across the borough range in size from 0.13ha (Brighton House) to 10.19ha (West Norwood Commercial Area).

5.4.8 Currently, the council monitors employment floorspace, rather than site area, by use class. It not been possible to split the borough's employment areas, all of which incorporate activities falling into different use classes, by use class. Table 5H therefore provides a breakdown of total employment floorspace, not 'land available'. The majority of employment floorspace available (including approved schemes not yet implemented) in the borough is in B1a use class (40%).

5.4.9 In last year's AMR the Atkins survey of KIBA sites carried out in 2004 provided the baseline figure for employment floorspace in KIBAs. Subsequent changes to floorspace that arose through completions since the study was undertaken were accounted for, giving a total figure of 55.83ha.

5.4.10 An update survey was carried out in November 2008 of all 29 KIBAs designated in the Lambeth UDP. The purpose of the update survey was to bring together previous information from surveys and studies (principally

Lambeth Employment Study 2004 (WS Atkins) and Business Premises Study March 2007 (DTZ)) and to establish a clear and consistent basis to inform and monitor policies and policy development in the future and uses and vacancies in KIBAs. This survey will accordingly now form the baseline for monitoring purposes and the analysis of employment land available in KIBAs in subsequent AMRs.

5.4.11 Table 5H shows a total of 39.35ha employment floorspace available in KIBAs.

5.4.12 Analysis of 2008/09 approvals indicates that the gross gain in employment floorspace outside KIBAs, if all schemes were implemented, would be 0.93ha. 0.88ha was approved for B8 uses. In comparison, in 2007/08 a total of 22.57ha of additional floorspace for employment uses was approved. The majority of this was B1a (20.6ha).

5.4.13 As stated above, the council now has an up to date baseline relating to employment floorspace in KIBAs. Next year it will be possible to identify gains and losses in available employment floorspace. 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.

**Table 5F: Employment land available 2008/09**

Source: Lambeth Planning Division, 2009

<b>BD3</b>		<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Employment floorspace available (hectares)	Within KIBAs (total floorspace)	15.82	2.32	6.74	5.71	8.75	<b>39.35</b>
	Outside KIBAs (approvals)	0.18	0.00	-0.16	0.03	0.88	<b>0.93</b>
	Total floorspace	16	2.32	6.58	5.74	9.63	<b>40.28</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 included in (i)).

#### **Performance in Key Industrial and Business Areas**

5.4.14 Completed 'B' class floorspace within KIBAs (gross) accounts for 53.4% of total completed 'B' class floorspace in Lambeth during 2008/09. There were six completed schemes that affected employment floorspace in KIBAs during 2008/09. This resulted in a total net increase of 6,993sqm. As during 2007/08, there was no new B1b floorspace completed, and a reduction in B1c floorspace.

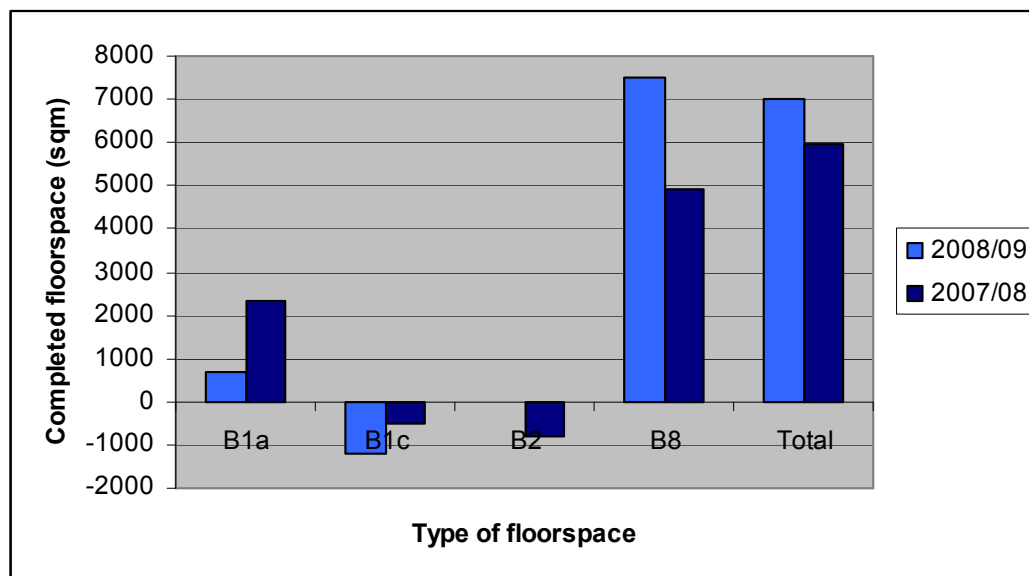
**Table 5G: Changes to employment floorspace in KIBAs 2008/09**

Source: Lambeth Planning Division 2009

	B1a	B1b	B1c	B2	B8	Total
Gross completed floorspace in KIBAs (m <sup>2</sup> )	4,716	0	0	0	8,158	12,874
Net completed floorspace in KIBAs (m <sup>2</sup> )	706	0	-1,200	0	7,487	6,993

**Figure 5H: Net completed floorspace in KIBAs (m<sup>2</sup>)**

Source: Lambeth Planning Division



5.4.15 Two completed schemes involved a net loss of employment floorspace within KIBAs during 2008/09.

**Table 5I: Completed schemes involving net loss of employment floorspace in KIBAs 2008/09**

Source: Lambeth Planning Division 2009

Reference no.	Site	Net loss of employment floorspace (m <sup>2</sup> )	Reason for loss of employment floorspace
07/01377/FUL	Canterbury Court, 6 Camberwell New Road, London SE5 0TG	507	Change of use from B1a to a rehearsal space (Sui Generis). Policy 22 identifies rehearsal areas as an appropriate use within KIBAs. The proposed development was considered acceptable on this basis.
06/02669/FUL	164 Clapham Park Road, London SW4 7DE	473	Loss of B1a to residential. This development was within a designated mixed-use employment area and provided a 60/40 split in floorspace weighted in favour of B1a use, which was compliant with the requirements of Policy 22 in the adopted UDP.

5.4.16 Within KIBAs there were 10 schemes under construction in the reporting year totalling 21,107m<sup>2</sup>. This will result in an overall net loss of 10,414m<sup>2</sup>

floorspace. The overall loss of 'B' class floorspace under construction within KIBAs is largely accounted for by a mixed-use development at the Freemans site on Clapham Road which will result in a net loss of 18,172m<sup>2</sup>. The site is within a designated mixed-use employment area and although this scheme involves an overall loss of 'B' class floorspace it was considered on balance that the merits of the scheme - retention of a major employer, more efficient use and improvement of the site, provision of a large amount of housing including affordable housing - satisfied the council's objectives in the particular circumstances of this case.

## Loss of employment land to residential development

**Table 5J: Employment land lost to residential 2008/09**

Source: Lambeth Planning Division 2009

Employment land lost to residential developments							
		Net Change (m <sup>2</sup> )					
	No of Cases	B1a	B1b	B1c	B2	B8	Total
In KIBAs	1	-373	0	0	0	0	-373
Outside KIBAs	4	-1,735	0	0	-122	-177	-2,034
<b>Totals</b>	<b>5</b>	<b>-2,108</b>	<b>0</b>	<b>0</b>	<b>-122</b>	<b>-177</b>	<b>-2,407</b>

5.4.17 Five schemes involving a net loss of 'B' class floorspace to residential were completed during the reporting year. Together these amounted to a net loss of 2,407m<sup>2</sup> (0.24ha) of 'B' class floorspace. Of these, only one scheme, involving a loss of 473m<sup>2</sup> of floorspace at 164 Clapham Park Road, was within a KIBA (see Table 5J above). However, this development was within a designated mixed-use employment area and provided a 60/40 split in floorspace weighted in favour of B1a use, which was compliant with the requirements of Policy 22 in the adopted UDP.

5.4.18 Comparatively, sixteen schemes involving loss of employment land to residential were completed during the previous reporting year (2007/08), resulting in a loss of 5,695m<sup>2</sup> (0.57ha) of employment land.

### Conclusions and further actions

5.4.19 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. The KIBA survey update undertaken in 2008 will provide an improved baseline for monitoring purposes.

5.4.20 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.

5.4.21 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.

5.4.22 The issue of KIBA designations and coverage has also been reviewed during preparation of the Local Development Framework. In view of the strong demand and limited availability of business floorspace in the borough, the emphasis and priority to address worklessness as a key part of the Sustainable Community Strategy, the protection of KIBAs has been strengthened in the Core Strategy. This has been done through the removal of the mixed use employment areas identified in the UDP.

## 5.5 Major Office Developments - Policies and Indicators

Lambeth Unitary Development Plan 2007	
Strategic Policies	
F.	The council will integrate planning and transport decisions to reduce the overall need to travel.
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.
I.	The council will promote the viability and competitiveness of the borough's town centres and district centres.
Detailed Policies	
Policy 21 - Location and loss of offices	
Policy 22 - Key Industrial and Business Areas	

5.5.1 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.

### 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>• 26% of approved major office floorspace in preferred locations (see table 5L).</li> <li>• Net gain of 2,798m<sup>2</sup> B1(a) floorspace through major office developments.</li> </ul>

## 5.6 Major Office Developments - Performance

5.6.1 There were four developments involving over 1,000m<sup>2</sup> (net) B1(a) floorspace completed during 2008/09. One of these schemes was situated within a KIBA, which are designated for employment generating uses. Two other developments which resulted in new B1(a) floorspace were approved prior to the adoption of the UDP and therefore prior to Policy 21 gaining full weight. One completed development (35 Clapham Park Road) resulted in a net loss off 1,595sqm of B1(a) floorspace through change of use from offices to residential. We will continue to monitor the location of large scale office developments to ensure this type of development is directed to appropriate locations as per UDP policy.

**Table 5K: Major B1(a) completions 2008/09**

Source: Lambeth Planning Division 2009

Address	B1(a) Floorspace	In preferred location?
Units 5 and 6 Citadel Place, London, SE11 5EF	1,010sqm	No – Infill extension to existing commercial area.
Unit 5 Coldharbour Industrial Estate, 129 - 131 Coldharbour Lane, London, SE5 9NY	1,134sqm	Yes – Coldharbour Industrial Estate KIBA. Change of use from B8.
53- 59 and 63 Old Town, London	2,249sqm	No – Mixed-use development.
35 Clapham Park Road, London SW4 7EE	-1,595sqm	Not applicable as no gain in floorspace.

### Conclusions and further actions

5.6.2 Two major office developments completed in 2008/09 were situated outside preferred locations however both were granted planning permission prior to the UDP being adopted. The location of large scale office developments will continue to be monitored to ensure this type of development is directed to appropriate locations as per UDP policy.

5.6.3 Last year's AMR reported a net reduction of 3,113m<sup>2</sup> B1(a) floorspace in major or district town centres in the borough. There was no net loss (or net gain) of B1(a) floorspace in major or district town centres through completions in 2008/09.

5.6.4 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. 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. In 2007/08 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. There was no loss of business floorspace in Brixton town centre in 2008/09. Similarly there was no net loss (or net gain) of B1(a) floorspace in major or district town centres through completions in 2008/09.

5.6.5 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

5.6.6 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.

5.6.7 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

## 6.1 Introduction

6.1.1 Lambeth has a network of two major town centres (Brixton and Streatham) and nine district centres, of which the five largest are Clapham, Lower Marsh in Waterloo, Stockwell 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.

6.1.2 A full account of the contextual background to retail issues in the borough was provided in previous years AMR's. 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.

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

Lambeth Unitary Development Plan 2007	
Strategic Policies	
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.
Detailed Policies	
Policy 4 - Town centres and community regeneration	
Policy 5 - The sequential approach to uses which attract a lot of people	
Policy 26 - Community facilities	

6.2.1 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.

### 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	8,969.24m <sup>2</sup> (gross) new floorspace for 'town centre uses' completed in 2008/09; 3,225.74m <sup>2</sup> of which was located within town centre areas. 63% of A1 completed floorspace was located within town centres. While 36% of B1(a) floorspace was located in town centres, the remainder was located elsewhere in the

			borough in line with policy. See Table 6B.
LOI 7	Retail vacancy in the core of major and district town centres	20% reduction in vacant floorspace in cores of town centres by 2017	Overall vacancy rate was 6% in the six largest town centres in 2009, (1.4% reduction in overall vacancy rates from 2007 - See Figure 6C).

### 6.3 Retail and Leisure Baseline in Town Centres

6.3.1 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, 2008 and 2009. Comparable data for 2008 and 2009 is also available for Stockwell town centre. This information is set out in Figure 6A below.

6.3.2 Percentage change figures for the individual A3 (restaurant/café), A4 (drinking establishment) and A5 (hot food take-away) 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 2002-2009**

Source: Experian/GOAD 2008 (NB: Some figures have been adjusted to correct inaccuracies in the data)

#### (i) Brixton Major Centre

Use Class	Floorspace (m <sup>2</sup> )					Floorspace change 2008-09 (m <sup>2</sup> )	% change 2008 to 2009	Floorspace change 2002-09 (m <sup>2</sup> )	% change 2002 to 2009
	2002	2004	2006	2008	2009				
A1	40150	44720	45730	45582	45057	-525	-1.2%	4907	12.2%
A2	4170	3760	4040	4019	4372	353	8.8%	202	4.8%
A3	9160	9750	2520	2376	2698	322	13.6%	n/a	n/a
A4	n/a	n/a	5260	5519	5274	-245	-4.4%	n/a	n/a
A5	n/a	n/a	1910	1888	2055	167	8.8%	n/a	n/a
D2	9850	9810	10820	10825	10825	0	0.0%	975	9.9%
<b>Total</b>	<b>63330</b>	<b>68040</b>	<b>70280</b>	<b>70209</b>	<b>70281</b>	<b>72</b>	<b>0.1%</b>	<b>6951</b>	<b>11.0%</b>
<b>Total A3/A4/A5</b>	<b>9160</b>	<b>9750</b>	<b>9690</b>	<b>9783</b>	<b>10027</b>	<b>244</b>	<b>2.5%</b>	<b>867</b>	<b>9.5%</b>

(ii) Streatham Major Centre

Use Class	Floorspace (m2)					Floorspace change 2008-09 (m <sup>2</sup> )	% change 2008 to 2009	Floorspace change 2002-09 (m <sup>2</sup> )	% change 2002 to 2009
	2002	2004	2006	2008	2009				
A1	47210	45000	45370	44759	44071	-688	-1.5%	-3139	-6.6%
A2	7680	7510	7670	8227	7566	-661	-8.0%	-114	-1.5%
A3	14710	14810	7220	7313	7081	-232	-3.2%	n/a	n/a
A4	n/a	n/a	4680	4204	4487	283	6.7%	n/a	n/a
A5	n/a	n/a	2680	2405	2255	-150	-6.2%	n/a	n/a
D2	11070	9400	8090	7731	7911	180	2.3%	-3159	-28.5%
<b>Total</b>	<b>80670</b>	<b>76720</b>	<b>75710</b>	<b>74639</b>	<b>73371</b>	<b>-1268</b>	<b>-1.7%</b>	<b>-7299</b>	<b>-9.0%</b>
<b>Total A3/A4/A5</b>									
	14710	14810	14580	13922	13823	-99	-0.7%	-887	-6.0%

(iii) Clapham District Centre

Use Class	Floorspace (m2)					Floorspace change 2008-09 (m <sup>2</sup> )	% change 2008 to 2009	Floorspace change 2002-09 (m <sup>2</sup> )	% change 2002 to 2009
	2002	2004	2006	2008	2009				
A1	21970	20190	21170	21080	22079	999	4.7%	109	0.5%
A2	4750	4680	4710	4959	4961	2	0.0%	211	4.4%
A3	12200	12140	5610	5819	5164	-655	-11.3%	n/a	n/a
A4	n/a	n/a	5640	5882	6446	564	9.6%	n/a	n/a
A5	n/a	n/a	1640	1627	1885	258	15.9%	n/a	n/a
D2	2190	3750	2540	2529	2573	44	1.7%	383	17.5%
<b>Total</b>	<b>41110</b>	<b>40760</b>	<b>41310</b>	<b>41896</b>	<b>43108</b>	<b>1212</b>	<b>2.9%</b>	<b>1998</b>	<b>4.9%</b>
<b>Total A3/A4/A5</b>									
	12200	12140	12890	13328	13495	167	1.3%	1295	10.6%

(iv) Lower Marsh District Centre (Waterloo)

Use Class	Floorspace (m2)					Floorspace change 2008-09 (m <sup>2</sup> )	% change 2008 to 2009	Floorspace change 2002-09 (m <sup>2</sup> )	% change 2002 to 2009
	2002	2004	2006	2008	2009				
A1	8480	9570	9200	8967	7724	-1243	-13.9%	-756	-8.9%
A2	790	970	970	976	808	-168	-17.2%	18	2.3%
A3	3830	4260	1570	1560	1880	320	20.5%	n/a	n/a
A4	n/a	n/a	1900	1709	2476	767	44.9%	n/a	n/a
A5	n/a	n/a	230	153	153	0	0.0%	n/a	n/a
D2	3600	3580	4450	4447	3679	-768	-17.3%	79	2.2%
<b>Total</b>	<b>16700</b>	<b>18380</b>	<b>18320</b>	<b>17812</b>	<b>16720</b>	<b>-1092</b>	<b>-6.1%</b>	<b>20</b>	<b>0.1%</b>
<b>Total A3/A4/A5</b>									
	3830	4260	3700	3422	4509	1087	31.8%	679	17.7%

**(v) West Norwood District Centre**

Use Class	Floorspace (m2)					Floorspace change 2008-09 (m <sup>2</sup> )	% change 2008 to 2009	Floorspace change 2002-09 (m <sup>2</sup> )	% change 2002 to 2009
	2002	2004	2006	2008	2009				
A1	18260	17330	16870	16927	18748	1821	10.8%	488	2.7%
A2	3470	3620	3410	3427	3622	195	5.7%	152	4.4%
A3	4870	5300	1570	1559	1694	135	8.7%	n/a	n/a
A4	n/a	n/a	1790	1797	1271	-526	-29.3%	n/a	n/a
A5	n/a	n/a	1770	1787	1578	-209	-11.7%	n/a	n/a
D2	780	1710	1610	1624	1624	0	0.0%	844	108.2%
<b>Total</b>	<b>27380</b>	<b>27960</b>	<b>27020</b>	<b>26504</b>	<b>28537</b>	<b>2033</b>	<b>7.7%</b>	<b>1157</b>	<b>4.2%</b>
<b>Total A3/A4/A5</b>	<b>4870</b>	<b>5300</b>	<b>5130</b>	<b>5143</b>	<b>4543</b>	<b>-600</b>	<b>-11.7%</b>	<b>-327</b>	<b>-6.7%</b>

**(v) Stockwell District Centre**

Use Class	Floorspace (m2)					Floorspace change 2008-09 (m <sup>2</sup> )	% change 2008 to 2009	Floorspace change 2002-09 (m <sup>2</sup> )	% change 2002 to 2009
	2002	2004	2006	2008	2009				
A1	n/a	n/a	n/a	4716	4891	175	3.7%	n/a	n/a
A2	n/a	n/a	n/a	1251	1085	-166	-13.3%	n/a	n/a
A3	n/a	n/a	n/a	234	234	0	0.0%	n/a	n/a
A4	n/a	n/a	n/a	1175	1175	0	0.0%	n/a	n/a
A5	n/a	n/a	n/a	141	141	0	0.0%	n/a	n/a
D2	n/a	n/a	n/a	0	0	0	0.0%	n/a	n/a
<b>Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>7517</b>	<b>7526</b>	<b>9</b>	<b>0.1%</b>	<b>n/a</b>	<b>n/a</b>
<b>Total A3/A4/A5</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>1550</b>	<b>1550</b>	<b>0</b>	<b>0.0%</b>	<b>n/a</b>	<b>n/a</b>

6.3.3 In terms of overall retail and leisure floorspace, Streatham is the larger of the two major centres, but it declined in size by 9% between 2002 and 2009. A significant part of this overall loss of space can be accounted for by losses in the D2 (assembly and leisure) use class. There was some transfer of A1 (retail) to D2 in the most recent monitoring period which improved the total amount of D2 floorspace in the centre. The reduction A1 floorspace for this monitoring period can largely be attributed to the development at Gracefield Gardens Customer Centre as B1 (business) use class (1,329 square metres of floorspace).

6.3.4 Brixton, on the other hand, saw an 11% increase in total town centre floorspace between 2002 and 2009. The quantity of A1 shopping floorspace in particular has increased, while A2 (financial and professional services) and D2 uses have also seen modest increases over this period. For this monitoring period the centre saw an increase in A2 and A3 of 8.8% and 13.6% respectively, this however resulted in a decline in A1 floorspace.

6.3.5 Clapham District Centre remained broadly constant during the period 2002 to 2009, and with a slight increase in A1 floorspace of 0.5% and an overall increase in floorspace of 4.9%. There was some transfer to D2 uses with an overall increase of 17.5% and this was largely at the expense of A1 floorspace. Significantly, there was an increase of 10.6% in A3/A4/A5 uses in

the centre over the period 2002 to 2009. This monitoring period did not show a significant increase in floorspace for A3/A4/A5 uses, with a 1.3% rise. The growth of A4 and A5 uses also appears to largely be at the expense of A3 floorspace rather than at the expense of A1 floorspace.

- 6.3.6 Of the three district centres, Lower Marsh has remained relatively consistent within an increase in total floorspace of 0.1% from 2002 to 2009. The A2 and D2 use classes all experienced an increase, however A1 declined overall. The most significant increase was A3/A4/A5 floorspace with an overall percentage increase of 17.7% and significantly this monitoring period a 31.8% increase in A3/A4/A5 floorspace. The centre also experienced an overall reduction in total floorspace for this monitoring year of 6.8%, this largely due to the transfer of A1 to D1 (non-residential institution), B1a (office) and sui generis uses.
- 6.3.7 West Norwood District Centre experienced an increase of just over 4% overall, the largest increase being D2 use class between 2002 and 2009 at 108%. The centre has also seen an increase in retail floorspace largely due to new developments at 214-238 Norwood Road and 353-355 Norwood Road, comprising an additional 1,122 square metres of A1 floorspace.
- 6.3.8 The smallest of all the district centres is Stockwell and comparable data is only available for the period 2008 to 2009. The centre has experienced little change during this period with only some transfer of floorspace from A1 to A2.
- 6.3.9 Further analysis is required in order to link the land use changes identified through the Experian/GOAD data for 2002 to 2009 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.

## 6.4 Floorspace for 'Town Centre Uses'

**Table 6B: Floorspace completed for 'town centre uses' 2008/09**

Source: Lambeth Planning Division, 2009

BD4		A1	A2	B1(a)	D2	Total
In Town Centres	<b>Gross (m<sup>2</sup>)</b>	639	0	2,586.74	0	<b>3,225.74</b>
In Town Centres	<b>Net (m<sup>2</sup>)</b>	639	0	2,304.60	0	<b>2,943.60</b>
Lambeth (total)	<b>Gross (m<sup>2</sup>)</b>	1,009	240.5	7,274.74	445	<b>8,969.24</b>
Lambeth (total)	<b>Net (m<sup>2</sup>)</b>	571.5	240.5	2,418.60	445	<b>3,675.60</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.



6.4.1 A total of 8,969sqm of new floorspace for 'town centre uses' was completed in 2008/09 (3,675.60sqm net floorspace). There was a net increase in A1 floorspace and a modest increase in floorspace for 'town centre uses' within the town centres overall. 63% of A1 (retail) and 36% of B1(a) (offices) completed floorspace (gross) was located within town centres (Table 6B).

6.4.2 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 37%. 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.

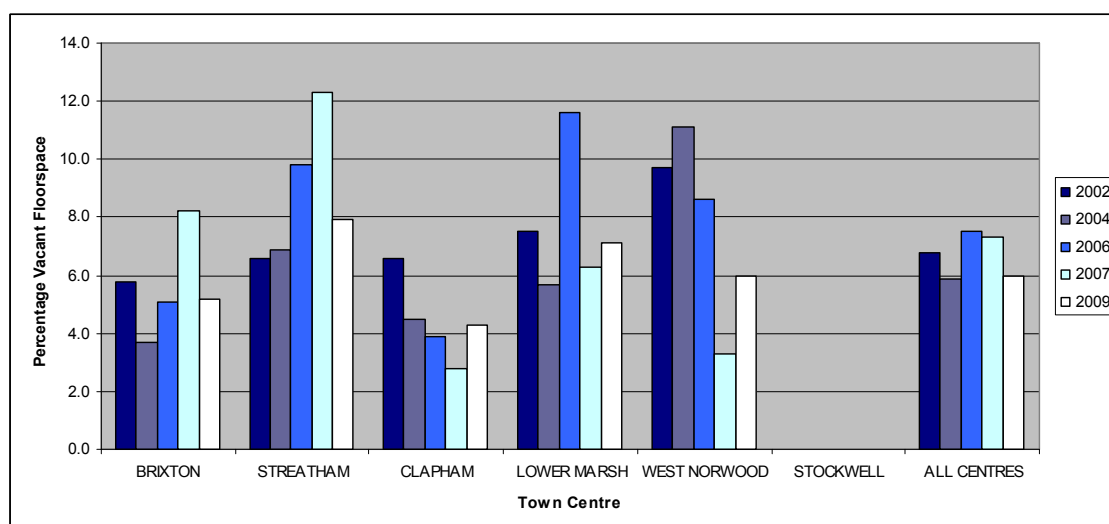
6.4.3 Although completions data shows that 74% of development for 'town centre uses' was situated outside of town centres, this is heavily skewed by the high proportion of B1(a) development completed in 2008/09. 68% of the floorspace completed for 'town centre uses' was B1(a) development, which can appropriately located elsewhere in the borough in line with UDP policy.

## 6.5 Vacancy Rates

6.5.1 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. Data is also available for Stockwell district centre for 2007 and 2009. This information is presented in Figure 6C below.

**Figure 6C: Vacancy rates in town centres 2002-2009**

Source: Experian/GOAD, 2009



NB. Data relating to vacancies within Stockwell town centre is only available for 2007 and 2009. There were no vacant premises within the centre's core area when the centre was surveyed in 2007 and 2009.

- 6.5.2 For all centres, the rate of vacancy largely varied between 6% and 8% over the seven year period for which data is available, with an overall rate of 6% in 2009. Streatham and Brixton both had reduced levels of vacancy between 2007 and 2009 down from 12.3% to 7.3% and 8.2% to 5.2% respectively. West Norwood is the one centre that has seen a rate of vacancy consistently above 8% for the full period between 2002 and 2006. This reduced considerably in 2007 to 3.3% however rose again in 2009 to 6%. Clapham is the district centre with the lowest rates, and had rates down to below 3% in 2007, this rose to 4.3% in 2009. Waterloo saw a modest rise in vacancy between 2007 and 2009 from 6.3% to 7.1% this remains considerably lower than in 2006 when vacancy rates peaked at 11.6%. Data is only available for 2007 and 2009 for Stockwell district centre; this centre is the smallest of all the centres and in both 2007 and 2009 did not have any vacant premises within the core area.
- 6.5.3 The 2009 London Town Centre Health Check Analysis Report, published in December 2009, compares vacancy rates in 2009 against a 2007 baseline. Whereas the council monitors the percentage of vacant floorspace within the core of major and district town centres, the GLA Health Check monitors the number of vacant outlets and vacant floorspace in Brixton, Streatham, Clapham, Stockwell and Tulse Hill town centre areas. Therefore the data is not directly comparable. However, the 2009 Health Check similarly shows a decrease in the number of vacant outlets and vacant floorspace in the borough's two major town centres, Brixton and Streatham, in 2009 compared with 2007. It also identifies an increase in vacancies in Clapham, with a 1.7% increase in vacant outlets and 2.5% increase in vacant floorspace. Increases in vacancy rates in Stockwell and Tulse Hill are also highlighted.
- 6.5.4 As stated above, vacancy rates are a good indicator of the health of a centre. The results for 2009 outline some noticeable differences in the health of the boroughs various centres. These differences 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.
- 6.5.5 Nathaniel Litchfield and Partners were commissioned to undertake a borough wide needs assessment for retail and commercial leisure uses in Lambeth. The study was completed in August 2008 and provides a detailed analysis of town centre vacancies and opportunities to accommodate growth, including through reoccupation of vacant units. The report concluded that the overall quality of both town centres and all four district town centres is good.

## **6.6 Conclusions and Further Actions**

- 6.6.1 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 2008/09. 63% of A1 completed floorspace was located within town centres in the reporting year. While only 3,226sqm of new floorspace for 'town centre uses' completed in 2008/09 was located within town centre areas, this is heavily skewed by the high proportion of B1(a) development completed in 2008/09 outside of town centres. 64% 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.

- 6.6.2 A baseline for the size of town centres (2002) was reported on for the first time in the 2007/08 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.
- 6.6.3 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 assist the council in preparing development plan policies over the coming years and assist development control decisions during this period. In addition, masterplans for Brixton, Streatham and Norwood town centres were approved by the council in 2009. 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.
- 6.6.4 The 2009 London Town Centre Health Check Analysis Report was published in December 2009. The Health Check is part of an ongoing series of strategic London wide health checks undertaken by the GLA with support from London boroughs. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of strategic health check indicators and illustrates how these have changed over time. The Health Checks will be used, alongside information held by the borough, to inform the monitoring of indicators relating to town centre vitality and viability in future AMRs and will also contribute to the evidence base for Lambeth's local development plan policies, development proposals and implementation of town centre and local strategies.
- 6.6.5 A Planning Guidance Note on marketing shop premises is to be prepared, 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

7.1.1 Lambeth has 64 officially designated 'parks and public greenspaces' which are managed by the 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**

Source: Lambeth Parks & Greenspaces Guide 2005, LB Lambeth



- 7.1.2 All parks and greenspaces 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.
- 7.1.3 Many of Lambeth's parks and greenspaces are also within Conservation Areas, and this confers protection from inappropriate developments, both surrounding and within the open space, 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.

## 7.2 Open Space Policies and Indicators

<b>Lambeth Unitary Development Plan 2007</b>	
Strategic Policies	
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
Detailed Policies	
Policy 49 - Metropolitan Open Land	
Policy 50 - Protection and enhancement of open space and sports facilities	

- 7.2.1 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.

### Open Space Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 8	Unrestricted open space per 1,000 persons	No net loss of open space.	1.49ha unrestricted open space per 1,000 persons. No net loss of open space.
LOI 14	Parks with Green Flag Awards	6 parks awarded Green Flag status by 2010.	Milkwood Community Park, Vauxhall Park and St. Paul's Churchyard achieved Green Flag Awards in 2008/09

### Quantity of open space

- 7.2.2 The total area of open space deficiency in Lambeth is 843.532ha, representing 31.07% of the borough. (Figure provided by Greenspace Information for Greater London (GiGL) (2008)).
- 7.2.3 The Lambeth Open Spaces Strategy 2004 identifies a deficiency in open space in the borough but there are limited opportunities to create significant

areas of additional open space. In 2008/09 there were no new areas of open space designated. However, the council will continue to explore opportunities to create new open spaces, particularly through regeneration and development proposals.

- 7.2.4 Current provision of unrestricted open space in the borough is approximately 1.49ha per 1,000 population. Unrestricted open spaces are areas that are available to the public at all times, and include local parks which may have restrictions between dusk and dawn. The Lambeth Open Space Strategy (2004) set out a figure of 1.54ha per 1,000 population. There have been no substantial losses of unrestricted open space since 2004 and no net losses recorded in the reporting year. Open space provision per 1,000 persons has reduced from 1.54ha to 1.49ha on account of population increases in Lambeth since 2001, which was the population baseline figure taken for the purposes of calculating open space per population in the Open Space Strategy 2004.
- 7.2.5 The National Playing Fields Association (NPFA) has a minimum standard for outdoor playing space of 2.4ha per 1,000 population, comprising 1.6ha for outdoor sport and 0.8ha for children's play. Opportunities to achieve the NPFA standard are limited in London because of the definition of outdoor playing space used by the NPFA (which excludes allotments, nature conservation areas and ornamental gardens and parks), the extent of the existing built environment, and high demand for new housing development.
- 7.2.6 There was no net loss of unrestricted open space during 2008/09. In fact, the total quantity of public open space increased slightly through the recovery of approximately 49sqm of open common land on Clapham Common attributed to the demolition of a building, 20sqm of unrestricted open space on Vauxhall Park resulting from the creation of a new patio area, 64sqm of open space on Knight's Hill Recreation Ground following removal of an old play building and the redevelopment of a site at Lakeview Road which resulted in a combined net increase of 99sqm to open space areas.

### **Quality of open space**

- 7.2.7 The Green Flag Award is the national standard for the quality of parks and open spaces. The Green Flag award is a measure of excellence in the management and maintenance of green spaces. For an open space to be eligible it has to be freely accessible to the public. The Green Flag award assessment is based on whether an open space is welcoming, healthy, safe and secure, clean and well maintained; whether the space is managed in a sustainable manner, promotes conservation of wildlife and the built heritage, reflects community needs and promotes community involvement; and whether it is well marketed and has a clear management plan. As such, policies 49 and 50 support these aims.
- 7.2.8 In July 2008, three Lambeth parks were awarded Green Flag Awards. Vauxhall Park and Milkwood Community Park retained their Green Flag status from the previous two years, while St. Paul's Churchyard was awarded a Green Flag for the first time.
- 7.2.9 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. Although outside the reporting year, it is worthwhile noting that three further parks were awarded Green Flag status in

July 2009; Archbishop's Park, Ruskin Park and Myatt's Fields Park. In addition, two popular community gardens, Eden at St. Paul's and Brockwell Community Greenhouses, secured Green Pennant Awards recognising the efforts of local residents in managing and developing these open spaces for the benefit of the wider community.

7.2.10 The Lambeth 2004 Open Space Strategy was endorsed by the council 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>

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

### **Conclusions and further actions**

7.2.12 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.

7.2.13 There was a slight increase in the total quantity of open space in Lambeth and two Lambeth parks retained Green Flag status and one new park was awarded a Green Flag for the first time in 2008/09. This reflects a steady improvement in the quality of open spaces in the borough, with only one open space having achieved the award in 2005/06 and two awarded Green Flags in 2006/07 and 2007/08. With three additional parks achieving Green Flag status in 2009, the council has met its LAA stretch target to achieve six awards by the end of 2010.

7.2.14 On residential developments, where a potential future need is created for open space, the council requires developers to provide new open space or, if

this is not possible due to site constraints, to provide a financial contribution to improve parks and open spaces elsewhere in the borough. In 2008/09, £1,227,910 was secured towards parks and open space improvements through Section 106 agreements. These funds will be incorporated into the rolling programme of improvements for public open spaces across the borough.

7.2.15 In 2008/09 over £115,000 secured through S106 was put towards the regeneration of Spring Gardens. Funded by the open space contribution received from the developers of St George Wharf, the Spring Gardens Regeneration project is aimed at further improvements to the landscaping, planting, furniture and in particular, entrances and thresholds to raise the profile of the park within the area. Architects have been commissioned to design plans for the entrance and adjacent areas to the park at Kennington Lane.

**Figure 7C: Spring Gardens**

Technical drawings submitted by the architect for further improvements at the park located near Vauxhall station.



7.2.16 Also in 2008/09, £15,000 was put towards the Coldharbour Lane / Somerleyton Road Landscaping Project, partly funded by the £30,000 landscaping contribution from the developers of 360-366 Coldharbour Lane. The project involves an innovative and excellent site-specific public artwork for the green space in response to the Section 106 requirement to implement a landscaping scheme that will make a lasting improvement to the site that will reflect a shared heritage, community feel and sense of place. Public artist Taslim Martin has been commissioned to design and produce a landscaping scheme for the Green Space that will feature a site-specific intervention to render a permanent improvement to this area. Planning permission has been obtained. The local community was involved in the creative process to



generate shared ownership and sense of place and to mitigate against vandalism and anti-social behaviour.

7.2.17 Existing policies and strategy will continue to be implemented and the Planning Division will continue to work with the Parks Division to review planning applications against relevant planning policies, and to monitor permissions and completions for impacts on the provision of open space in the borough.

### 7.3 Biodiversity Policies and Indicators

Lambeth Unitary Development Plan 2007	
Strategic Policies	
L.	The council will protect and enhance the borough's natural environment and biodiversity
Detailed Policies	
Policy 50 - Protection and enhancement of open space and sports facilities	

7.3.1 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.

7.3.2 Policy 52 protects habitats and species of biodiversity significance, which 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.

#### 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.

#### Explanation of Core Output Indicator

##### **E2: Change in areas of biodiversity importance**

Purpose – to show losses or additions to biodiversity habitat.

#### Performance

7.3.3 Greenspace Information for Greater London (GiGL) provide annual updates on biodiversity habitats, defined as Sites of Special Scientific Interest, Sites of Importance for Nature Conservation (defined below as Sites of Metropolitan and Borough Importance) and other local sites. This year's data shows a total of 256.88ha of land is classed as having biodiversity importance. There has been no change in this area between 2007/08 and 2008/09.

**Table 7C: Change in areas of biodiversity importance 2008/09**

Source: Greenspace Information for Greater London

<b>E2 Designation Type</b>	<b>Number of Sites</b>	<b>Area (ha)</b>	<b>Annual Change (sites)</b>	<b>Annual Change (area)</b>
Sites of Special Scientific Interest	0	-	0	-
Sites of Metropolitan Importance	2	42.98	0	0
Sites of Borough Importance – Grade 1	6	115.01	0	0
Sites of Borough Importance – Grade 2	14	70.92	0	0
Sites of Local Importance	18	27.97	0	0
<b>Total</b>	<b>40</b>	<b>256.88</b>	<b>-</b>	<b>-</b>

**Conclusions and further actions**

- 7.3.4 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 as 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.
- 7.3.5 The improvement of green spaces 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 2008.
- 7.3.6 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.
- 7.3.7 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.

- 7.3.8 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.
- 7.3.9 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 Core Indicator E2.

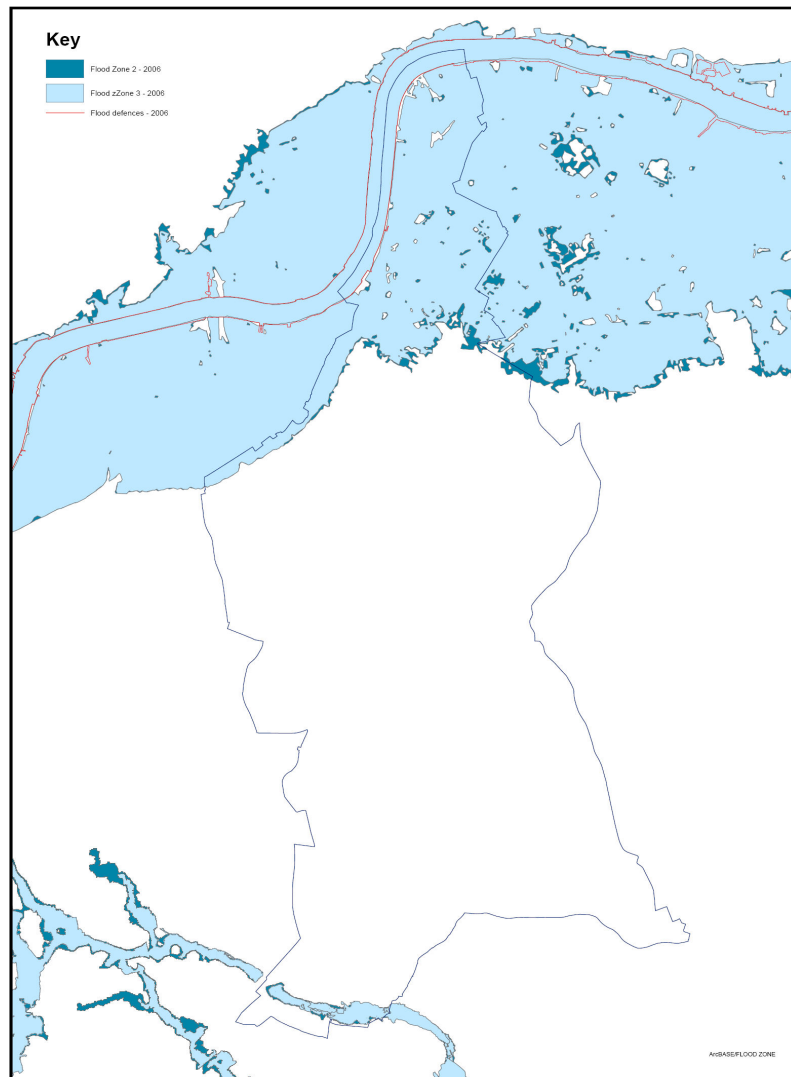
#### 7.4 Water Quality and Flooding Policies and Indicators

Lambeth Unitary Development Plan 2007	
Strategic Policies	
N.	The council will minimise pollution and seek sustainable management of energy, water and other resources including waste.
Detailed Policies	
Policy 54 - Pollution, public health and safety	

#### Flood Risk in Lambeth

- 7.4.1 The 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.

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



**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.	No applications granted contrary to EA advice.	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.

## Performance

**Table 7E: Planning Permissions Granted Contrary to EA Advice (2008/09)**

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

7.4.2 This indicator monitors developments in the borough that could have a detrimental effect on water quality or could be affected by flooding.

7.4.3 No planning permissions were granted contrary to the advice of the Environment Agency on either flood risk or water quality grounds during 2008/09. The Environment Agency (EA) was consulted on 79 planning applications during 2008/09, and objected to six applications on flooding grounds and none on water quality grounds. Two of those applications were subsequently withdrawn by the applicants and three were refused by the council. One planning application that was the subject of an initial EA objection on flooding grounds was approved after the concerns raised in the initial objection were addressed (application ref. 08/02750/FUL). The EA confirmed in writing prior to permission being granted that the Flood Risk Assessment was acceptable.

### Conclusions and further actions

7.4.4 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.

7.4.5 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.

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

## 7.5 Renewable Energy Policies and Indicators

<b>Lambeth Unitary Development Plan 2007</b>	
Strategic Policies	
N.	The council will minimise pollution and seek sustainable management of 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.
Detailed Policies	

7.5.1 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.

### 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.	0.38148MW permitted installed capacity 0.09826MW 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.

### Performance

7.5.2 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.

7.5.3 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.

7.5.4 The table below sets out the renewable energy installed capacity of schemes permitted in 2008/09 and those completed in 2008/09, 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 2009; this includes data from last year’s AMR and data collected retrospectively prior to this where possible.

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

Source: Lambeth Planning Division, 2009

E3	Wind Onshore	Solar Photovoltaics	Hydro	Biomass	Bio-Diesel	Total
Permitted in 2008/9 installed capacity in MW	0.0025	0.045	0	0	0.19	0.2375
Completed in 2008/9 installed capacity in MW	0.00375	0.02007	0	0	0	0.02382
Total permitted installed capacity in MW	0.02125	0.170232	0	0	0.19	0.38148
Total completed installed capacity in MW	0.01775	0.0805	0	0	0	0.09826

7.5.5 Three schemes that included provision for renewable energy technologies were completed in 2008/09. Two of these included photovoltaic installations, and two incorporated wind turbines.

7.5.6 Six applications incorporating (electricity generating) renewable energy technologies were granted in 2008/09. These are set out in Table 7H below. This compares with nine applications in 2007/08.

**Table 7G: Renewable energy permission granted 2008/09**

Source: Lambeth Planning Division, 2009

Site	Development Description	Type of Renewable Energy Technology	Capacity
Clapham Goods Yard Timber Mill Way London SW4 6LY	Erection of a wind turbine for self storage building (under construction).	Wind	2.5KWh
260 Knight's Hill London SE27 0QA	Redevelopment of the site involving demolition of existing buildings and erection of a 3 storey building to provide 14 dwellings (4 x 1 bedroom flats, 8 x 2 bedroom flats and 2 x 4 bedroom houses) including two integral garages and 7 car parking spaces and provision of cycle and refuse storage units.	Solar	To be confirmed.*
Becket House And York House, Lambeth Palace Road London	Demolition of York House and erection of a new building comprising of two basement levels, ground and fifteen upper floors of offices (class B1), rooftop plant and a retail (Class A1/A3/A4 use) and office (Class B1) unit at ground floor, together with associated plant, access and service arrangements, disabled car and bicycle parking and landscaping works.	Solar	To be confirmed.*
Wah Kwong House 10 Albert Embankment London SE1 7SP	Demolition and rebuilding to provide for the erection of a 15 storey (including basement) apart hotel together with restaurant and residential penthouse.	Solar	To be confirmed.*
143-161 Wandsworth Road London SW8 2LY	Redevelopment of the site involving the demolition of existing buildings and the erection of a part three storey, part six storey and part thirty five storey plus basement building to provide a mixed use development comprising ground floor commercial unit	Solar	45KWh

157 Waterloo Road London SE1 8XA	Demolition of existing office building and re-development of the site to provide a part 9, part 8, part 5 storey plus basement 278 bed hotel including ancillary restaurant, cafe/bar, meeting/conference facilities and dry gym along with cycle storage.	Bio-diesel	190KWh
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\*full details of renewable energy to be provided as part of scheme to come as part of reserved matters or approval of details.

7.5.7 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.

### Conclusions and further actions

7.5.8 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.

7.5.9 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). The policies in the council's forthcoming LDF Core Strategy will be set in this context.

7.5.10 This core indicator does not monitor the number of new major developments which meet the 10% target for carbon dioxide emissions reduction, nor does it monitor the effectiveness of this policy makes towards the council's corporate priority to reduce carbon dioxide emissions in the borough. Therefore whether or not a local indicator should be introduced to monitor these aspects of policy will be considered in preparing the 2009/10 AMR.



# Section 8 - Conservation and Design

## 8.1 Introduction

8.1.1 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.

## 8.2 Conservation and Heritage Policies and Indicators

Lambeth Unitary Development Plan 2007	
Strategic Policies	
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.
Detailed Policies	
	Policy 45 - Listed buildings
	Policy 47 - Conservation Areas

8.2.1 The UDP policies play an important role in influencing the urban character of the borough. There are 62 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.

8.2.2 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.

### 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	Approx. 2500 listed buildings total; 4 added to English Heritage statutory register; 21 buildings or registered parks / gardens on the Heritage at Risk Register - 4 added, 2 removed in 2008/09
LOI 12	Number of conservation areas with up to date character appraisals	35% up to date character appraisals by 2008/09	19% (12 appraisals)

## Performance

8.2.3 No new conservation areas were designated during the reporting year. The Streatham Lodge Conservation Area was designated on the 8<sup>th</sup> of June 2009. There are now 62 designated conservation areas in the borough.

**Table 8A: Conservation indicators**

Source: Lambeth Planning Division, 2009

<b>Number of conservation areas in Lambeth</b>	62
<b>Change to size or number of conservation areas in 2007-8</b>	0
<b>Number of conservation areas with up to date character appraisals (up to five years old)</b>	12 (19%)

8.2.4 Twelve conservation areas in Lambeth have up to date character appraisals. Six additional character appraisals were completed during the reporting year. These were:

- Albert Square
- Lansdowne Gardens
- Clapham High Street
- Rectory Grove
- Hackford Road
- Stockwell Park

8.2.5 The other six conservation areas with existing up to date character appraisals are:

- Lower Marsh
- Mitre Road and Ufford Street
- Renfrew Road
- Roupell Street
- South Bank
- Waterloo

8.2.6 In addition, although outside the monitoring period, during May and June 2009 the council consulted on a character appraisal for the Brixton Conservation Area and in October and November 2009 consulted on five further appraisals prepared for - Clapham Road, Herne Hill, Kennington, Larkhall and South Lambeth Road.

8.2.7 Table 8B sets out performance against listed building indicators.

**Table 8B: Listed buildings indicators**

Source: Lambeth Planning Division, 2009

<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 2008/09</b>	4
<b>Number of statutory listed buildings removed from the list in 2008/09</b>	0
<b>Added to English Heritage at Risk Register of Buildings in 2008/09</b>	1. Roman Catholic Church of Corpus Christi, 70 Brixton Hill 2. West Norwood Memorial Park

	3. Water Tower to former Lambeth Workhouse, Renfrew Road 4. St Michael's Convent (formerly Park Hill)
<b>Removed from English Heritage at Risk Register in 2008/09</b>	1. 90 Acre Lane 2. 359 Clapham Road
<b>Total number of buildings on Heritage at Risk Register in 2008/09</b>	19 buildings + 2 registered parks and gardens

8.2.8 Four listed buildings or structures were added to the statutory list in 2008/09, as follows:

1. Conyers Road – gates, gate-piers, curved wall section and railings associated with pumping station (September 2008) Grade II
2. Renfrew Road – Water tower to former Lambeth Workhouse (September 2008) Grade II
3. Renfrew Road – Administrative block to former Lambeth Workhouse (September 2008) Grade II
4. Vauxhall Bridge (December 2008) Grade II\*

8.2.9 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 and two registered parks and gardens in the borough on the Heritage at Risk Register in 2008/09. Four listed buildings were added to the Heritage at Risk Register in 2008/09 and two were removed from the register following restoration.

### 8.3 Urban Design Policies and Indicators

<b>Lambeth Unitary Development Plan 2007</b>	
Strategic Policies	
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.
Detailed Policies	
	Policy 31 - Streets, character and layout
	Policy 33 - Building scale and design
	Policy 37 - Shopfronts and advertisements
	Policy 38 - Design in existing residential / mixed use areas
	Policy 39 - Streetscape, landscape and public realm design

#### Performance

8.3.1 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. Michael Tippett School and the Brockwell Lido both won commendations in the Civic Trust Awards in 2009.

#### *Brockwell Lido*

8.3.2 Originally designed in the 1930s by Rowbotham and Smithson, the lido has been refurbished and in part rebuilt and now includes dance studio, gym and children's activity centre. The scheme is a good example of how an existing facility can be brought up to date without losing the historical qualities of the

existing building. Local people were extensively consulted during the design process, and the facilities are well used.

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

- 8.3.3 The first “Building Schools for the Future” (BSF) project in London, this scheme accommodates up to 80 students aged between 11 and 18 with profound and multiple learning difficulties. The scheme demonstrates excellent sustainability and inclusion, with provision for bus drop off, and in general, meets or exceeds good practice guidance. The school is non-threatening and provides a friendly environment for children as well as making a positive contribution to the local built environment. Michael Tippett School has been much praised for its design and was also nominated for the London Planning Awards 2008.



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

- 8.3.4 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 urban design team.
- 8.3.5 A number of schemes in Lambeth were nominated for, and were awarded, design awards in 2008/09.
- 8.3.6 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 2008/09, with a further six appraisals completed. The conservation and urban design team will continue to progress conservation area character appraisals for the remaining conservation areas. This will assist significantly in implementing conservation and design policies within the UDP.
- 8.3.7 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. The Waterloo Area SPD was adopted in June 2009. The Vauxhall Area SPD has been put on hold to ensure consistency and alignment with the Vauxhall Nine Elms Battersea

Opportunity Area Planning Framework which was published for consultation by the GLA in November 2009 and to make sure that it fully takes into account the draft revised London View Management Framework and the draft replacement London Plan (October 2009).

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

## 8.4 Community Safety and Designing out Crime Policies and Indicators

Lambeth Unitary Development Plan 2007	
Strategic Policies	
A. The council will ensure that all development proposals contribute to safer communities.	
Detailed Policies	
Policy 19 - Active frontage uses	
Policy 31 - Streets, character and layout	
Policy 32 - Community safety / designing out crime	
Policy 37 - Shopfronts and advertisements	
Policy 39 - Streetscape, landscape and public realm design	

- 8.4.1 Successful crime prevention depends on a wide range of factors. The contribution that can be made by planning in 'designing out' crime is important. Design can reduce the fear of crime by creating places where people feel safe to live or travel through. The promotion of safe, secure and accessible developments is a key part of the planning process. Consideration of crime issues early in the design phase of new developments and urban spaces can significantly reduce opportunities to perpetrate crime in the future.
- 8.4.2 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.

### Community Safety Indicator Summary

Indicator Number	Indicator	Target	Outcome
CXT 11	Number of criminal offences	NA	35,260 offences committed. See Table 8C.

### Performance

- 8.4.3 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 38% (Table 8A).

8.4.4 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 2008/09.

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

Source: Metropolitan Police, 2009

Borough	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	Change 2001-2009	% Change
Westminster	86,270	86,151	79,296	79,338	71,582	66,267	62,545	63,943	22,327	25.9%
Camden	53,103	53,890	51,016	45,432	42,236	42,435	34,291	33,843	19,260	36.3%
Lambeth	57,092	54,188	49,937	45,784	41,968	38,868	35,328	35,260	21,832	38.2%
Southwark	45,707	45,960	46,276	43,771	41,432	39,713	41,043	37,241	8,466	18.5%
Hackney	39,769	39,267	39,035	36,492	34,630	31,160	31,912	28,989	10,780	27.1%
Newham	40,616	41,157	40,615	36,460	39,020	35,597	35,010	33,228	7,388	18.2%
Islington	37,611	39,425	40,816	37,956	37,050	35,248	29,125	29,208	8,403	22.3%
Tower Hamlets	37,273	41,124	39,188	36,329	33,756	32,627	30,187	26,685	10,588	28.4%
London Total	1,057,360	1,080,471	1,060,930	1,015,121	984,125	921,779	854,314	839,802	217,558	20.6%

### Conclusion and further actions

8.4.5 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.

# Section 9 - Transport

## 9.1 Introduction

- 9.1.1 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.
- 9.1.2 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.

## 9.2 Transport Policies

<b>Lambeth Unitary Development Plan 2007</b>	
Strategic Policies	
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.
H.	Through the planning process, the council will seek to establish a safe, accessible and attractive transport network, and prioritise walking, cycling and public transport.
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	

- 9.2.1 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.

## 9.3 Sustainable Travel

### 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	16% overall increase in usage of underground stations in Lambeth since 2004. 2.3% increase between 2007 - 2008.
LOI 5	School travel	30% increase in children walking or cycling to school by 2017	See Section 9.2.9-11

### Performance

9.3.1 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 bus. 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%		
<b>By public transport</b>	<b>76,663</b>	<b>63.50%</b>	<b>1</b>	<b>1</b>
Car as driver	24,736	20.5%		
Car as passenger	1,504	1.2%		
<b>By car</b>	<b>26,240</b>	<b>21.73%</b>	<b>368</b>	<b>26</b>
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'.

9.3.2 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.



9.3.3 Policies 8 to 14 specify workplace travel plans as one method of delivering sustainable transport objectives. In 2008/9 8 travel plans were secured through Section 106 legal agreements. This is consistent with the previous two years, during which 11 travel plans were secured (per year). 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.

9.3.4 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, 2009

Station	2004	2005	2006	2007	2008	% change 2004-2008
Brixton	18.11	18.59	19.70	20.57	20.93	16%
Clapham Common	7.79	7.48	8.35	8.77	9.05	16%
Clapham North	4.80	5.02	5.54	5.71	5.85	22%
Kennington	3.27	3.19	3.59	4.15	4.18	28%
Lambeth North	2.70	2.54	2.84	2.94	3.2	18%
Oval	4.99	4.58	5.17	5.92	5.92	18%
Stockwell	7.15	6.92	7.68	7.99	8.36	17%
Vauxhall	14.7	16.74	18.24	18.82	18.56	26%
Waterloo	68.42	67.39	72.87	74.84	77.2	13%
<b>Total</b>	<b>131.97</b>	<b>132.48</b>	<b>144.03</b>	<b>149.73</b>	<b>153.25</b>	<b>16%</b>

9.3.5 Overall there has been a 16% increase in usage of underground stations in Lambeth since 2004. Almost all stations experienced an increase in entry and exit figures in 2008.

9.3.6 Vauxhall Underground Station experienced the largest single increase since 2004 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.

9.3.7 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.

- 9.3.8 In previous years the AMR has referred to the Cross River Tram proposal. However, in 2008 the Mayor announced that given the lack of funding available to implement the project and the likelihood of not securing additional third party funding, a decision was 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.

#### **School travel**

- 9.3.9 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.
- 9.3.10 In 2008/9, Lambeth agreed 9 new school travel plans, compared to 24 in 2007/8, 30 in 2006/7, 27 in 2005/6 and only three the year before. There are now 93 schools in the borough with school travel plans, which represents 98% of the (95) target schools.
- 9.3.11 The council began monitoring modes of travel to school in 2007 through a school census. Data collected in the school survey carried out in January 2009 shows that 51.9% of respondents walked to school, while 1.1% cycle. This result is comparable to the 2007 and 2008 surveys reported in last year's AMR (57.7% and 1.2% walked and cycled respectively in 2007 and 57.16% and 1.1% in 2008) This annual survey will enable the changes in numbers of children walking or cycling to school and the effectiveness of school travel planning to be monitored.

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

- 9.3.12 Lambeth's extremely 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.
- 9.3.13 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.
- 9.3.14 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 (with the main exceptions being Streatham Common, Clapham Park and the part of the borough that borders Tooting Bec Common, which have lower PTAL levels), more development will 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.

9.3.15 Studies undertaken to inform the draft Vauxhall and adopted 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.

## 9.4 Car Usage and Parking

### Car Usage and Parking Indicator Summary

Indicator Number	Indicator	Target	Outcome
CXT 13	Car ownership	NA	See Table 9C
LOI 3	Road traffic casualty rates	Reduction in casualty rates	Compared to 1994-98 (average), casualty rates have reduced by 48% and slight casualties by 44%.

### UDP approach

9.4.1 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.

9.4.2 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.

9.4.3 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%)

- 9.4.4 The current UDP reflects a shift from policies in previous development plans on parking requirements for new developments, moving 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.
- 9.4.5 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.
- 9.4.6 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.

#### **Implementation of car parking standards**

- 9.4.7 In the north of the borough, which generally has higher PTAL scores and is dominated by Controlled Parking Zones, developments with zero or low car parking are often negotiated. 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.
- 9.4.8 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.
- 9.4.9 A review of S106 legal agreements shows that in the 2008/9 monitoring period 30 applications with low or zero car parking were approved. This is considerably fewer than the previous year when 63 schemes were approved with parking restrictions, however this is likely to be due to there having been fewer S106 agreements signed in 2008/09 (53 agreements, compared to 84 agreements in 2007/08).

**Table 9D: Examples of development approved in 2008/09 with low or zero car parking**

Source: Lambeth Planning Division 2009

#### **Examples of developments approved in 2008/09 with low or zero car parking**

##### **8 Station Rise (application reference 08/00397/FUL)**

Conversion of existing building to provide 171sqm of B1 space and 9 residential units. The scheme provided cycle parking, 3 motorcycle bays and 1 disabled car parking space.

##### **Doon Street (application reference 05/03498/FUL)**

Redevelopment of site to provide a 8,292sqm multi purpose community sports centre and swimming pool, 902sqm A1, A2, A3 and A4 floorspace, 329 residential units and underground parking for 56 cars.

##### **340 Brixton Road (application reference 08/01790/FUL)**

Conversion of building to provide six self contained flats. This is a car free

development.

**69 Clapham Road (application reference 08/03901/FUL)**

Conversion of existing dwellinghouse to provide 4 x self-contained flats. This is a car free development.

**Former Lambeth Hospital Site (application reference 08/00427/FUL)**

Redevelopment of the site to provide 112 residential units and one 4 bed house. The scheme provided 22 car parking spaces.

**Road safety**

9.4.10 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

Killed and seriously injured	1994-1998 Average	2003	2004	2005	2006	2007	2008	Target Number by 2010	% Reduction by end 2008 average
Pedestrians	124	62	67	62	68	65	53	62	57%
Children	45	21	19	7	20	14	12	22	73%
Cyclists	36	32	20	22	27	38	26	18	28%
Motorcycles	51	65	44	50	55	46	39	26	24%
Total	313	222	167	162	195	185	164	156	48%
Slight Casualties	1832	1521	1248	1173	1038	944	1023	1648	44%

9.4.11 Table 9E above shows how many people have been killed or seriously injured in Lambeth over the last 6 years, set against the average numbers killed or injured during 1994-1998. It shows that compared to 1994-98, casualty rates have reduced by 48% and slight casualties by 44%. The total number of people killed or seriously injured in road traffic accidents since 2003 has fluctuated, but with a downward trend since 2006. It is not possible to determine to what extent current UDP policies have influenced these trends but 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.

**Conclusions and further actions**

9.4.12 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.

9.4.13 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.

## **9.5 Accessibility in Lambeth**

### **UDP approach**

9.5.1 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.

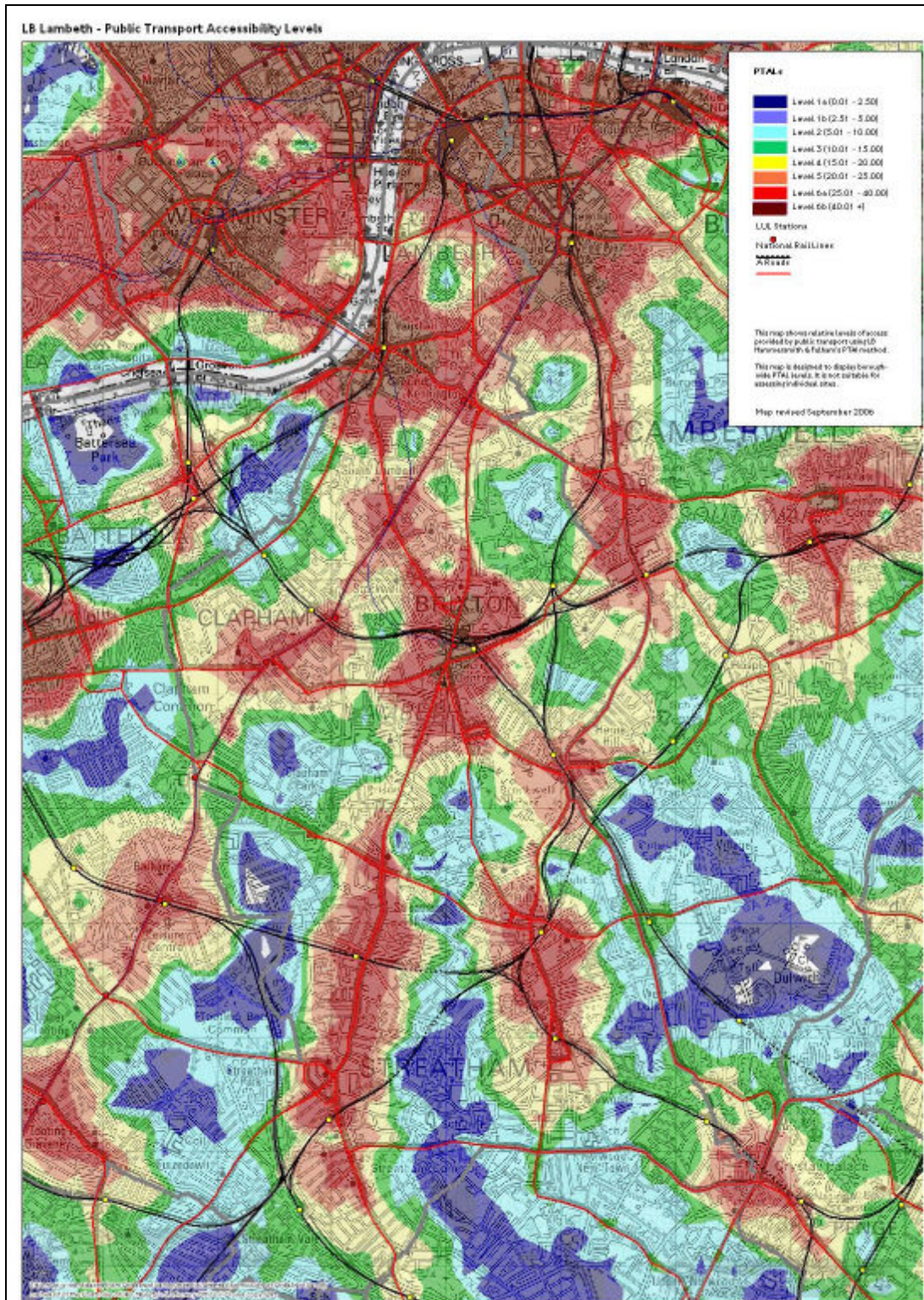
### **Accessibility of services**

9.5.2 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.

9.5.3 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)**

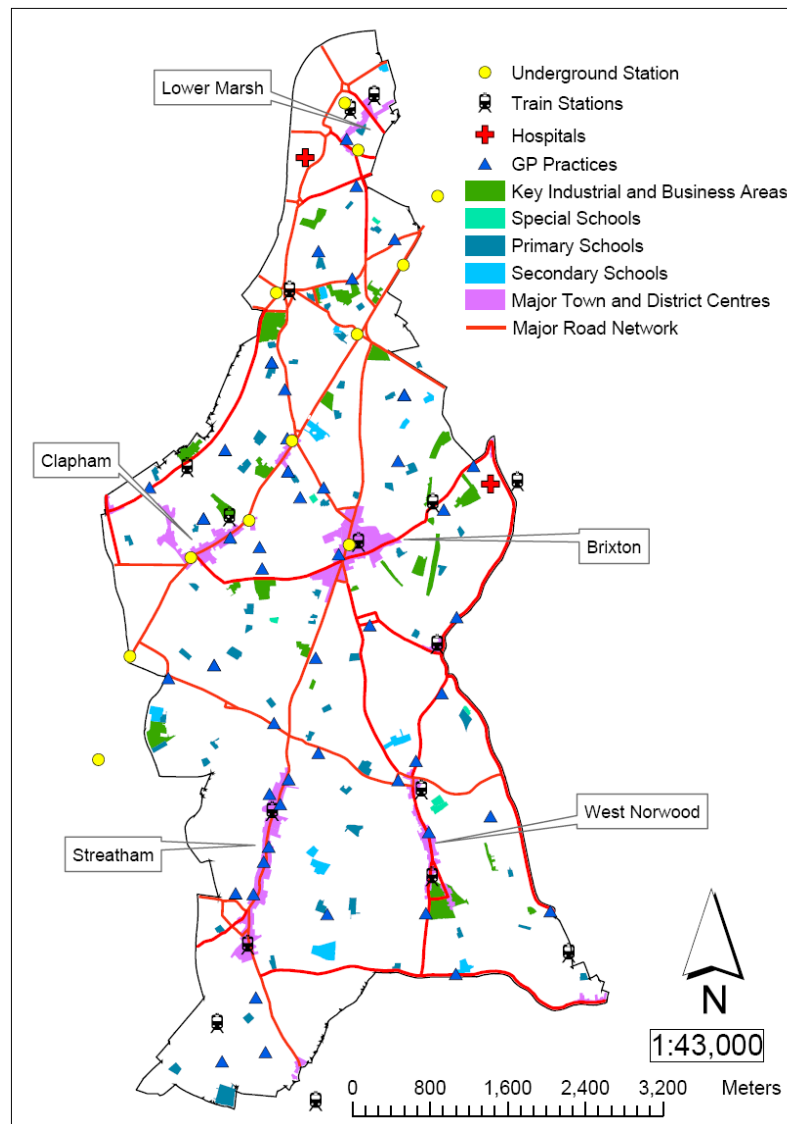
Source: Transport for London September 2006



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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## Conclusions and further actions

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

9.5.5 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.

- 9.5.6 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 Policies and Indicators

Lambeth Unitary Development Plan 2007	
Strategic Policies	
N. The council will minimise pollution and seek sustainable management of the borough's energy, water and other resources (including waste).	
Detailed Policies	
Policy 35 - Sustainable Design and Construction	
Policy 56 - Waste	

10.1.1 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.

### 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	N/A

### Explanation of Core Output Indicators

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

Purpose – To show the amount of land won 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.

10.1.2 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.

## 10.2 Waste Policies and Indicators

Lambeth Unitary Development Plan 2007	
Strategic Policies	
N. The council will minimise pollution and seek sustainable management of the borough's energy, water and other resources (including waste).	
Detailed Policies	
Policy 35 - Sustainable Design and Construction	
Policy 56 - Waste	

### 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.	Exceed recycling or composting levels in municipal waste of: 35% by 2010 45% by 2015 (London Plan)  Recycling or composting levels: 27% 2009/10 29% 2010/11 30% 2011/12 (Lambeth)	25.7% of household waste recycled or composted.

### Explanation of Core Output Indicators

#### **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.

#### **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.

### Context

10.2.1 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.

10.2.2 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.

- 10.2.3 Indicators used in this AMR 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 were new indicators introduced by CLG in 2008 and were therefore reported for the first time in last year's AMR.

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

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

#### **Capacity of new waste management facilities**

- 10.2.5 No new waste management facilities were permitted or constructed in Lambeth in 2008/09.

- 10.2.6 There are six existing waste management sites in the borough. One of these, a reuse and recycling centre at the Vale Street depot, is listed in the UDP as a waste site (paragraph 4.22.7). The other five sites are:

- Block F, Offley Works, 25-27 Clapham Road (furniture reuse)
- 61 Lilford Road (food waste)
- 9 Knight's Hill (furniture reuse)
- Windsor Grove (scrap metal)
- Railway Arch 439, Wickwood Street (scrap metal)

- 10.2.7 The estimated capacity of the above six waste management sites is 11,658 tonnes per annum.

- 10.2.8 Five other sites are listed as waste sites in the UDP (paragraph 4.22.7). These are:

- 4-16 Belinda Road SW9
- Shakespeare Wharf, Shakespeare Road SE24
- 26 Wanless Road SE24
- 44 Clapham Common Southside SW4
- Wandsworth Road SW8

- 10.2.9 Three of these sites are currently used for waste transfer (Shakespeare Wharf, Belinda Road and part of Clapham Common Southside; none are currently used for waste management.

#### **Management of waste**

- 10.2.10 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.

10.2.11 The table below sets out the quantity of municipal waste and the way in which it was managed, by management type, in 2008/09.

**Table 10B: Amount of Municipal Waste Arising and Managed**

Source: Lambeth Waste Division, 2009

W2	Landfill	Incineration with EfW	Incineration without EfW	Recycled /Composted	Other (reused)	Total Waste Arisings
Amount of waste arisings in tonnes	115,623.99	90.42	0	25,166.68	180.546	141,061.64

10.2.12 The total amount of waste arising in Lambeth has decreased by almost 10% since 2004/5, despite the population increasing. In 2008/09 Lambeth produced 10,162 tonnes less waste than in 2007/08, and 14,592 tonnes less waste than in 2004/05. Table 10C also shows a general trend towards increased levels of recycling and composting and a reduction in disposal (i.e. landfill). The council's recycling initiatives have been successful in seeing an increase in the total amount of recycling from 9.36% of municipal waste in 2004/05 to 15.51% in 2008/09.

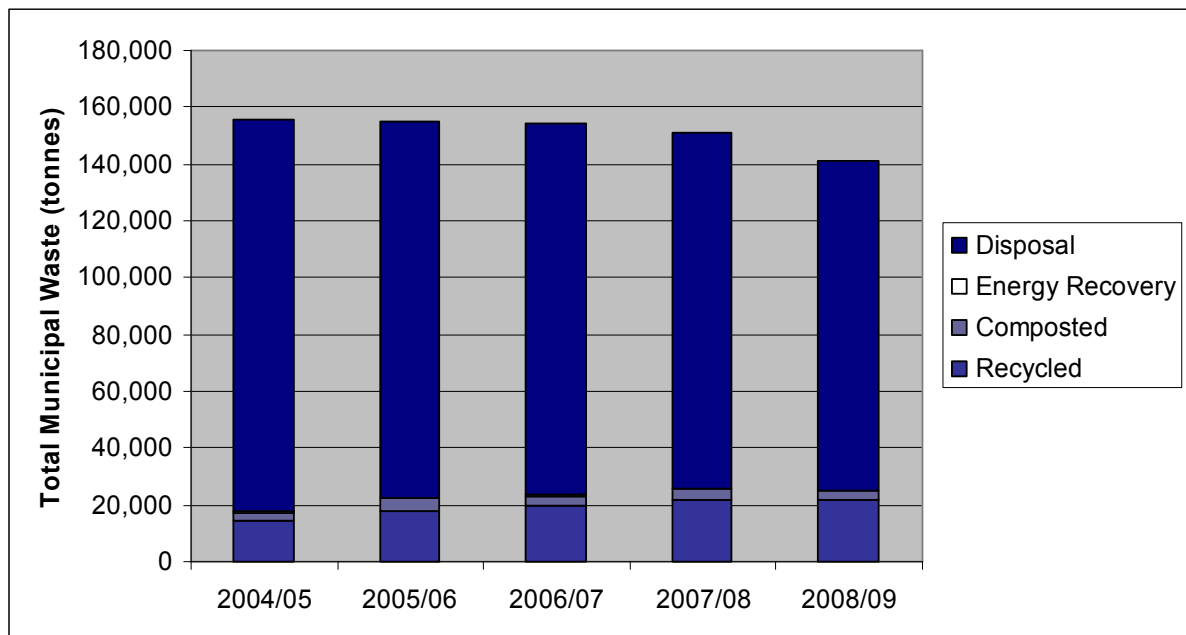
**Table 10C: London Borough of Lambeth Municipal Waste Management by Type**

Source: Lambeth Waste Division, 2009

Total Municipal Waste	Management	Tonnes	%	Total Tonnes
2004/05	Recycling	14,564.04	9.36	155,653.99
	Composting	2,846.36	1.83	
	Energy Recovery	93.27	0.06	
	Disposal	138,150.3	88.75	
2005/06	Recycling	18,031.41	11.64	154,866.8
	Composting	4,418.34	2.85	
	Energy Recovery	92.89	0.06	
	Disposal	132,324.2	85.44	
2006/07	Recycling	19,694.03	12.77	154,237.51
	Composting	3,630.3	2.35	
	Energy Recovery	219.78	0.14	
	Disposal	13,0693.4	84.74	
2007/08	Recycling	22,026.41	15	151,224.03
	Composting	3,835.88	3	
	Energy Recovery	151.33	0.10	
	Disposal	125,210.41	82.80	
2008/09	Recycling	21,884.51	15.51	141,061.64
	Composting	3,282.17	2.33	
	Energy Recovery	90.42	0.06	
	Disposal	115,623.99	81.97	

**Figure 10D: London Borough of Lambeth Municipal Waste Management by Type 2004/05 – 2008/09**

Source: Lambeth Waste Division, 2009



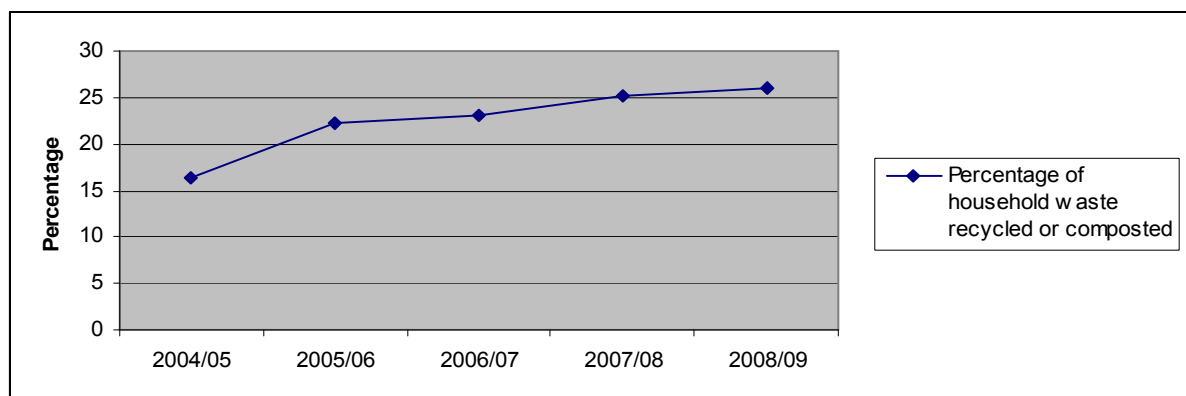
#### Household waste recovery

10.2.13 The government has set high national targets for the recycling and composting of household waste - 40% by 2010, 45% by 2015 and 50% by 2020. Lambeth's local targets for the recycling and composting of household waste are 27% by 2009/10, 29% by 2010/11, and 30% by 2011/12.

10.2.14 There was a slight increase in the proportion of household waste recycled or composted between 2007/08 and 2008/09, rising from 25.1% to 25.7%. The council's recycling initiatives have been successful in seeing an increase in the total amount of recycling, with household recycling nearly doubling from 14% in 2004/05 to 23% in 2008/09. The percentage of household waste composted has also seen a steady improvement, increasing from 1.63% in 2004/05 to 2.55% in 2008/09.

**Figure 10E: Household Waste Recycled or Composted 2004/05 – 2008/09**

Source: Lambeth Waste Division, 2009



## **Conclusions and further actions**

- 10.2.15 Policy 56 in the UDP is effectively supporting the sustainable management of waste in the borough.
- 10.2.16 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.
- 10.2.17 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.
- 10.2.18 The 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 2006/07 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.
- 10.2.19 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.
- 10.2.20 The London Plan 2008 includes projections for London's combined municipal and commercial / industrial waste arisings until 2020, and breaks these down by borough. The London Plan then apportions the proportion of waste to be managed by London to the individual boroughs, taking account of their location, density and land availability.
- 10.2.21 Lambeth's projected waste arisings by 2020 are 486,000 tonnes per annum. Lambeth's apportionment of waste to be managed in London by 2020, as set out in the current London Plan, is 346,000 tonnes per annum. Minor alterations to the consultation draft replacement London Plan, published in December 2009, set out revised figures for projected waste arisings in London to 2031. Within this document Lambeth's proposed new allocation is 250,000 tonnes per annum by 2021, which equates to 3.1 hectares of land needed, 281,000 tonnes per annum by 2026 (3.5ha), and 313,000 tonnes per annum by 2031 (3.9ha).
- 10.2.22 The difference between the current capacity of Lambeth's waste management sites (not including existing sites used for waste transfer sites) and that required by the London Plan will need to be addressed through a combination of increasing capacity on the existing sites, identifying new

sites and incorporating on site waste management facilities in major developments, in accordance with policies in the Local Development Framework Core Strategy. Using the GLA ratio of 80,000 tonnes per hectare, approximately 4.2 hectares need to be allocated for waste in order to meet the London Plan apportionment. 10.2.22 The council is also preparing a Municipal Waste Management Strategy, which will set out how domestic waste will be managed in Lambeth over the next ten years to 2020. The strategy, provisionally scheduled for completion by January 2010, will help to determine waste management site requirements for the future.



# Section 11 - Implementation of the Local Development Scheme

## 11.1 Introduction

11.1.1 The Lambeth Local Development Scheme (LDS) was last revised in February 2008. A revised LDS will be prepared and submitted to the Greater London Authority and Government Office for London in early 2010, following submission of the AMR.

11.1.2 The replacement Lambeth Unitary Development Plan (UDP) came into effect on 6 August 2007. On adoption the UDP policies were automatically saved for three years, until August 2010. Work on Lambeth's Local Development Framework (LDF) began in January 2008.

## 11.2 Existing Policy Framework

11.2.1 The development plan in Lambeth is the London Plan ("consolidated with Alterations since 2004", published in February 2008), and the London Borough of Lambeth UDP adopted in August 2007, with material considerations including planning policy statements and planning policy guidance.

11.2.2 A number of Supplementary Planning Documents (SPDs) have been produced to provide detailed guidance to the policies in Lambeth's UDP as well as site specific and area guidance to support the development of sites and regeneration in the borough. Two SPDs were adopted during 2007/08, giving guidance to the interpretation and application of key policy areas. These were the Shopfronts and Signage SPD (March 2008) and Safer Built Environments SPD (March 2008).

11.2.3 An additional four SPDs were adopted during the reporting year (2008/09). Table 11A sets out progress against milestones for the production of SPDs in 2008/09.

**Table 11A: Supplementary Planning Documents - Milestones April 2008 to March 2009**

LDS Key Milestones 2007/08	Projected adoption date in LDS February 2008	Actual adoption date	Commentary
Residential Alterations and Extensions	March 2008	April 2008	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.
Sustainable Design and Construction	Apr / May 2008	July 2008	Report back delayed so that account could be taken of proposed changes by

			government to permitted development rights relating to the installation of domestic microgeneration equipment. Changes were made to the SPD to try and “future proof” it as far as possible.
Housing Development and House Conversions	Jan / Mar 2008	July 2008	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.
Waterloo Area SPD	Oct / Nov 2008	June 2009	A large number of responses were received during consultation on the SPD which led to substantial changes being made to its content. For this reason the council decided to re-consult the public on the revised version of the document, which led to a delay in the adoption of the SPD.
Vauxhall Area SPD	Oct / Nov 2008	Not yet adopted	The adoption of the SPD was delayed in part due to the council needing to ensure the guidance it contained was consistent and aligned with the Vauxhall Battersea Nine Elms Opportunity Area Planning Framework (OAPF) prepared by the GLA. The OAPF was published for consultation in November 2009.

11.2.4 The Lambeth Statement of Community Involvement, which sets out how the council will consult and involve the community and other stakeholders in the preparation of the LDF and how it will carry out public consultation on planning applications, was also adopted in April 2008.

### 11.3 Progress with Local Development Framework

11.3.1 Table 11B sets out the progress in the preparation of the Lambeth LDF against milestones in the LDS.

11.3.2 Work on the Core Strategy has been progressed broadly in line with the programme set out in the revised LDS. 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. Consultation on issues and options for the Core Strategy was completed in accordance with the requirements of the statutory Statement of Community Involvement (April – June 2008).

- 11.3.3 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 introduced a number of changes to the process by which local planning authorities should prepare development plan documents, including core strategies.
- 11.3.4 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 council would prepare and consult on a preferred options document. However, following consultation with the Government Office for London (GOL) a draft Core Strategy was prepared for non statutory consultation during April to May 2009. This was followed by pre-submission publication during November and December 2009. It is intended that the Core Strategy will be submitted to the Secretary of State in March 2010.
- 11.3.5 The current LDS also refers to the preparation of a Site Allocations Development Plan Document (DPD) and a Development Management Policies DPD. Taking into consideration advice from GOL, consultation on issues and options for the Site Allocations document was undertaken alongside that on the draft Core Strategy during April and May 2009. This and the Development Management 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.
- 11.3.6 The timetable will be reviewed taking account of progress in other relevant areas of work which may require planning guidance in the form of SPDs, including the master plans for Brixton, Streatham, Norwood and Stockwell in particular.

#### **Evidence gathering**

- 11.3.7 A number of studies and background reports were undertaken by or on behalf of the planning division during the reporting year as part of the evidence base for the LDF. These were:
- Strategic Flood Risk Assessment, August 2008 (Scott Wilson);
  - Borough Retail Capacity Study, August 2008 (Nathaniel Lichfield and Partners);
  - Lambeth Commercial Development Pipeline Report 2008/09;
  - Lambeth Residential Development Pipeline Report 2008/09;
  - Key Industrial and Business Areas Survey, November 2008; and
  - Lambeth Local Development Framework Core Strategy – Infrastructure Programmes, March 2009;
- 11.3.8 In addition, the following studies were underway, although not completed, during the reporting year:
- Affordable Housing Policy Viability Study, October 2009 (BNP Paribas);
  - Residential Conversions Study, November 2009 (Atkins);
  - GLA Housing Capacity and Strategic Housing Land Availability Assessment, November 2009; and
  - Strategic Housing Market Assessment (currently underway).

**Table 11B: Development Plan Documents - Milestones April 2008 to March 2009**

Development Plan Document	Stage	LDS Milestone	Milestone Reached	Commentary
Core Strategy	Issues and Options Preferred Options Submission Examination Adoption	<b>Apr-May 2008</b>	✓	Consultation on Issues and Options was carried out during April-June 2008. In June 2008 the government introduced a number of changes to the process by which local planning authorities should prepare development plan documents, including core strategies (see below). Non-statutory consultation on a draft Core Strategy commenced in April 2009.
		<b>Jan-Feb 2009</b> Oct 2009 Mar 2010 Dec 2010	N/A	
Development Management Policies	Issues and Options Preferred Options Submission Examination Adoption	<b>Jan-Feb 2009</b>	✗	The Development Management Policies DPD will be progressed when the Core Strategy has reached a more advanced stage.
		Oct-Nov 2009 Jul 2010 Jan 2011 Sept 2011	✗	
Site Allocations	Issues and Options Preferred Options Submission Examination Adoption	<b>Jan-Feb 2009</b>	✗	Consultation on Site Allocations Issues and Options took place between June and August 2009. The need to assess a significant number of additional sites for potential inclusion in the document, and the extent of resources available to progress the DPD, resulted in a delay to the production of this to the original timetable. The Site Allocations DPD will be progressed when the Core Strategy has reached a more advanced stage.
		Oct-Nov 2009 Jul 2010 Jan 2011 Sept 2011	✗	

## **11.4 Saved Policies**

- 11.4.1 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**

- 11.5.1 A revised Local Development Scheme will be prepared and submitted to the Greater London Authority and the Government Office for London in early 2010, following submission of the AMR.

# Section 12 - Implementing the Statement of Community Involvement

## 12.1 Introduction

12.1.1 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.

12.1.2 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.

## 12.2 Consultation on Planning Documents

12.2.1 The methods set out in the adopted SCI informed the approach taken to consultation on two Supplementary Planning Documents (SPDs), the Core Strategy and the Site Allocations DPD during 2008/09.

12.2.2 Table 12A sets out the methods of consultation used in each case, reflecting minimum statutory requirements and additional measures used by the council.

12.2.3 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 Planning Documents 2008/09**

Document	Minimum Government Requirements			Additional Council Measures								Outcome
	Website	TPAC and libraries	Statutory press notice	Lambeth Life	Consultation Diary	Press release	Mailout	Online / postal questionnaire	Summary leaflet / newsletter	Focus groups / workshops	In street surveys	
<b>Consultation carried out in the 2008/09 monitoring period</b>												
Core Strategy Issues and Options consultation (Apr-Jun 2008)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	724 people and organisations participated in the consultation process.
Waterloo Area SPD (Oct-Dec 2008)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	226 online/paper questionnaires and 392 on-street surveys were completed. As part of the

												stakeholder consultation 37 responses were received.
Vauxhall Area SPD (Oct-Dec 2008)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

### Outcomes

12.2.4 The above analysis 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 planning documents.

12.2.5 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.

## 12.3 Consultation on Planning Applications

12.3.1 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 other appropriate events.	As appropriate, depending on proposal	n/a	n/a	n/a	n/a
Meetings/workshops including at community and other appropriate events.	As appropriate depending on proposal	n/a	n/a	n/a	n/a
Right to address the Planning Applications Committee subject to prior arrangement with democratic services and standing orders.	✓	✓	✓	✓	✓

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

12.3.2 During 2008/09 Lambeth Planning received approximately 3,674 valid applications and consulted the community directly (letters to neighbours) on approximately 1,876 of those applications. These 1,876 consultations involved sending around 119,104 consultation letters. The council also sent approximately 11,849 consultation letters (paper and electronic) to other statutory consultees, internal council departments, and amenity groups. 5,379 representations on planning applications were recorded in 2008/09, approximately 19% of which were online or email responses.

12.3.3 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.

## 12.4 Looking Forward

12.4.1 The publication of the Planning Act November 2008 and the Town and Country Planning (Local Development) (England) Regulations 2008 means some changes are required to the adopted SCI. Under the old Regulations (2004), the plan making process for development plan documents included an 'Issues and Options' phase and a 'Preferred Options' phase. The changes introduced by the Planning Act and the Town and Country Planning (Local Development) (England) Regulations 2008 in June 2008 have sought to combine these two phases, giving the council flexibility in how it engages stakeholders and the local community in drafting a plan.



- 12.4.2 Revisions to the SCI will also be informed by the results of applicant and community consultation surveys, which were carried out between March and April 2009 by consultants MVA on behalf of the Planning division. The purpose of the surveys was to measure applicant satisfaction with the planning service and to gain an understanding of how stakeholders prefer to be consulted and receive feedback on planning related consultations.
- 12.4.3 The community consultation survey was distributed to 974 residents, community and local interest groups, developers, housing associations, local businesses and others on the council's Local Development Framework consultation database. A total of 165 survey responses were received, the analysis of which is summarised below.
- 12.4.4 The majority of respondents (79%) recalled being consulted in the past by Lambeth Planning. Of the respondents who recalled being consulted, 40% stated they had been consulted on the Core Strategy, 35% on individual planning applications and 18% on the Vauxhall Area SPD. Over half of respondents recalled receiving feedback on the most recent consultation they were involved with (55%), the majority of which (75%) stated that they found this feedback useful.
- 12.4.5 Overall, the majority of respondents indicated a preference for being consulted by letter, postal or online questionnaire, summary leaflet or newsletter and / or an article in Lambeth Life. Twenty percent of respondents expressed a preference for focus groups or workshops, while relatively few supported being consulted by way of a press notice / article or via the Lambeth consultation website.
- 12.4.6 Forty percent of respondents stated that they were satisfied with the council's overall performance when consulting on planning matters, with the survey analysis showing that satisfaction was higher amongst those who had received feedback.
- 12.4.7 Consultees were asked to suggest ways in which Lambeth Planning could improve the consultation process. Eighty-five respondents provided suggestions which included:
- Provide up to date information to local groups (40%)
  - Listen, respond, act and feed back (33%)
  - Consult more with local community / residents (19%)
  - Allow time for groups to consult and respond (12%)
  - Simplify information (12%)
  - Better publicity (11%)
- 12.4.8 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 the effectiveness of the consultation measures used and the customer preferences for different forms of consultation as reflected through the applicant and consultation surveys as well as experience of the different consultations carried out both by the council and from elsewhere, and will focus on different ways of increasing effectiveness.

# Appendix 1 - Acronyms

Below is a list of acronyms used in this report:

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

## Appendix 2 - Use Classes Order

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

Use Class	Examples
A1	<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.

## Appendix 3 - Summary of Core and Local Indicator Performance

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

Indicator	Explanation of Approach	Target	Key Results 2007-8	Target Met
<b>Core Output Indicators</b>				
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 7,922m <sup>2</sup> through completions, of which: B1a: 2,825m <sup>2</sup> B1b: 66m <sup>2</sup> B1c: -1,279m <sup>2</sup> B2: -122m <sup>2</sup> B8: 6,432m <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.	An update survey was carried out in November 2008 of all 29 KIBAs designated in the Lambeth UDP. 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.	39.35ha employment floorspace available in KIBAs. 0.93ha of new employment floorspace outside KIBAs approved in 2008/09.  A new baseline for monitoring employment floorspace in KIBAs was established through the KIBA survey carried out in November 2008; in future years it will be possible to identify gains and losses in available employment floorspace.	N/A

Indicator	Explanation of Approach	Target	Key Results 2007-8	Target Met
BD4 – Total amount of floorspace for ‘town centre uses’.	Completions data obtained through Lambeth Commercial Pipeline.	N/A	8,969.24m <sup>2</sup> (gross) new floorspace for ‘town centre uses’ completed in 2008/09; 3,225.74m <sup>2</sup> of which was located within town centre areas. 63% of A1 completed floorspace was located within town centres. While 36% of B1(a) floorspace was located in town centres, the remainder was located elsewhere in the borough in line with policy.	N/A
H1 – Plan period and housing targets	Housing provision targets for Lambeth are set out in the Lambeth UDP (adopted August 2007) 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.	✓
H2(a) – Net additional dwellings – in previous years	Recent housing delivery (2003/04 – 2008/09) shown as net completions.	<ul style="list-style-type: none"> <li>• UDP = 1,367 homes per annum.</li> <li>• London Plan target = 1,100 homes per annum.</li> </ul>	Over the previous three years from 2005/06-2007/08 the borough target of 1,100 homes was met.	✓
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>	The total number of net completions for 2008/09 was 1,095, only very slightly below target.	
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).	The managed delivery line for Lambeth shows the total number of dwellings required falling gradually from 1,100 dwellings in 2008/09 to 349 in 2022/23.	✓
H3 – New and converted dwellings – on previously developed land	Data shows all residential development in 2008/09 has taken place on previously developed land.	100% of dwellings on previously developed land.	100% of dwellings on previously developed land.	✓

Indicator	Explanation of Approach	Target	Key Results 2007-8	Target Met
H4 – Net additional Gypsy and Traveller pitches	Information is sourced from Lambeth planning database.	7 additional pitches by 2012.	No new Gypsy and Traveller pitches have been delivered in the 2008/09 reporting year.	N/A (ongoing target)
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>• 567 (44%) gross affordable housing completions.</li> <li>• 567 (52%) net affordable housing completions.</li> </ul>	✓
H6 – Housing quality: Building for Life Assessments	This is a new indicator. There is no information available for this indicator for 2008/09; information will be collected for future AMRs, as data becomes available.	N/A	One scheme in the borough achieved a Building for Life Silver Standard in 2009 (outside of the monitoring period).	N/A
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.	No applications granted contrary to EA advice.	✓
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>	✓

Indicator	Explanation of Approach	Target	Key Results 2007-8	Target Met
E3 – Renewable energy generation	Renewable energy installed capacity of schemes permitted in 2008/09 and those completed in 2007/09, 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>0.2375MW permitted installed capacity (2008/09)</li> <li>0.02382MW completed installed capacity (2008/09)</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	There are no known mineral deposits in the borough and no primary aggregates are produced in Lambeth.	N/A	There are no known mineral deposits in the borough and no primary aggregates are produced in Lambeth.	N/A
M2 – Production of secondary and recycled aggregates by mineral planning authority	No secondary aggregates are produced in Lambeth. It is not currently possible to monitor the collective production of recycled aggregates in the borough.	N/A	No secondary aggregates are produced in Lambeth. 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	Information provided by Lambeth's Waste Division.	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 waste planning authority	This information is sourced with data from the council's Waste Division which sets out household, commercial, industrial and total municipal waste and how this waste was managed (e.g. recycling, landfill etc).	% of waste recycled or composted: 27% 2009/10 29% 2010/11 30% 2011/12	25.7% of household waste recycled or composted. The proportion of household waste recycled or composted has shown a continuing upward trend since 2004/05.	✓
Local Output Indicators				
LO1 1 – Proportion of appeals allowed	Sourced from Lambeth Planning database	25% of appeals allowed	33% of appeals allowed	

Indicator	Explanation of Approach	Target	Key Results 2007-8	Target Met
LOI 2 – Proportion of completed homes with 3 or more bedrooms	Sourced from Lambeth Planning database	Maximise family sized dwellings.	18% of all affordable units with 3+ bedrooms; 8% 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>48% reduction in casualties overall since 1994/98</li> <li>slight casualties have decreased by 44% 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.	16% overall increase in usage of underground stations in Lambeth since 2004. 2.3% increase between 2007-2008.	✓
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>9 new school travel plans agreed.</li> <li>93 schools in the borough with School Travel Plans (98%).</li> <li>52% walk and 1.1% cycle to school.</li> </ul>	✓
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	26% of approved major office floorspace in preferred locations (see table 5L). Net gain of 2,798m <sup>2</sup> B1(a) floorspace through major office developments. However, the two schemes located outside preferred locations were approved prior to the adoption of the UDP.	
LOI 7 – Retail vacancy levels in the core of major and district 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 was 6% in the six largest town centres in 2009. 1.4% reduction in overall vacancy rates from 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 records (applications on open space) and current population figures.	No net loss of open space	<ul style="list-style-type: none"> <li>1.49ha unrestricted open space per 1,000 persons.</li> <li>No net loss of open space.</li> </ul>	✓



Indicator	Explanation of Approach	Target	Key Results 2007-8	Target Met
LOI 11 – Number of listed buildings, changes to and buildings on the 'at Risk' register	English Heritage Listed Buildings register and Heritage at Risk register used for monitoring purposes.	Reduction in listed buildings on at risk register	Approx. 2,500 listed buildings total; 4 added to English Heritage statutory register; 21 buildings or registered parks / gardens on the Heritage at Risk Register - 4 added, 2 removed in 2008/09.	
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 2008/09	19% of conservation areas with up to date character appraisals (12 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, Vauxhall Park and St. Paul's Churchyard achieved Green Flag Awards in 2008/09.	✓

# Appendix 4 - Housing Trajectory Methodology and Accompanying Tables

## Methodology / Rules for calculating future years supply:

1. Units under construction minus major schemes projected to be completed in 2009/10 and 2010/11.
2. Outstanding unimplemented applications minus major schemes projected to be completed 2010/2011, 2011/12 and 2012/13.
3. Major schemes either under-construction or unimplemented have had their completion dates estimated through contact with officers and developers. Very large phased schemes have had their units spread over 2 or more years.
4. For the years 2015/16 to 2023/24 we have included the predicted Housing Capacity Studies small sites windfall amount of 457 units.
5. Applications with currently pending S106 agreements projected to be completed over years 2012/13 to 2014/15.
6. Remaining phase 2 and 3 Housing Capacity Sites spread over years 2015/16 to 2017/18.
7. Remaining phase 4 Housing Capacity Study sites spread over years 2018/19 to 2023/24.

Housing Trajectory Evidence Table

Source	2008/09	Current Year	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Net Completions	1095	0							
Estimated completions to date current year		70							
Remaining under construction units 856		428	428						
Remaining unimplemented applications other - 1034			344	344	344	345			
Founders Place - 05/01168/FUL - 516							172	172	172
Clapham Park -06/03680/OUT - 1541					256	256	257	257	257
Stockwell Park - 06/01769/OUT - 368		58		104	104	104	104		
Streatham Hub - 02/02557/FUL - 250							83	83	83
Old Lambeth Hospital Site 08/00427/FUL - 113						113			
Kerrin Point - 07/01355/RG4 - 214		214							
St George Tower 03/01501/FUL - 223							223		
Southbank University 08/03976/FUL - 231 -		231							
15 Stockwell Green - 06/00186/FUL - 290				145	145				
St George Wharf - Block A - 05/00781/FUL - 274			274						
143-161 Wandsworth Road - 08/02750/FUL - 178								178	
Hampton House 20 Albert Embankment - 07/04264/FUL - 242								242	
Freemans Site - 06/02044/FUL - 260						260			
368 To 372 Coldharbour Lane - 06/04037/FUL - 155					155				
Pending S106 - 587						195	195	196	
Remaining identified sites from HCS 2 & 3 - 1572									524
Remaining HCS Phase 4 Sites									
Small Sites Uplift									457
<b>Totals</b>	1095	1001	1191	1004	1273	1034	1128	1493	

Source	2016/17	2017/18	2018/19	2019/20	2020/21	2012/22	2022/23	2023/24
Net Completions								
Estimated completions to date current year								
Remaining under construction units 856								
Remaining unimplemented applications other - 1034								
Founders Place - 05/01168/FUL - 516								
Clapham Park -06/03680/OUT - 1541	257							
Stockwell Park - 06/01769/OUT - 368								
Streatham Hub - 02/02557/FUL - 250								
Old Lambeth Hospital Site 08/00427/FUL - 113								
Kerrin Point - 07/01355/RG4 - 214								
St George Tower 03/01501/FUL - 223								
Southbank University 08/03976/FUL - 231 -								
15 Stockwell Green - 06/00186/FUL - 290								
St George Wharf - Block A - 05/00781/FUL - 274								
143-161 Wandsworth Road - 08/02750/FUL - 178								
Hampton House 20 Albert Embankment - 07/04264/FUL - 242								
Freemans Site - 06/02044/FUL - 260								
368 To 372 Coldharbour Lane - 06/04037/FUL - 155								
Pending S106 - 587								
Remaining identified sites from HCS 2 & 3 - 1572	524	524	909	909	909	909	909	910
Remaining HCS Phase 4 Sites	457	457	457	457	457	457	457	457
Small Sites Uplift	1238	981	1366	1366	1366	1366	1366	1367
Totals								

Housing Trajectory Evidence Table – Hectares

Hectares	2010/11	2011/12	2012/13	2013/14	2014/15
remaining under construction units 856	4.39				
Outstanding applications other - 1034	1.57	1.57	1.57		
Founders Place - 516				0.54	0.54
Clapham Park - 1541		5.97	5.97	5.97	5.97
Stockwell Park - 368		2.57	2.57	2.57	
Streatham Hub - 250				0.8	0.8
Old Lambeth Hospital Site 08/00427/FUL - 113			0.6		
St George Tower 03/01501/FUL - 223				0.012	
15 Stockwell Green - 06/00186/FUL - 290	0.62	0.62			
St George Wharf - Block A - 05/00781/FUL - 274	0.4				
143-161 Wandsworth Road - 08/02750/FUL - 178					0.19
Hampton House 20 Albert Embankment - 07/04264/FUL - 242					0.47
Freemans Site - 06/02044/FUL - 260			1.63		
368 To 372 Coldharbour Lane - 06/04037/FUL - 155		0.43			
S106 - 587			5.04	5.04	5.04
Totals	6.98	11.16	17.38	14.932	13.01

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