

# Lambeth Local Development Framework

Annual Monitoring Report  
2009/10

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# Executive Summary

This is Lambeth's sixth Annual Monitoring Report (AMR) and relates to the period from the 1 April 2009 to 31 March 2010, 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 Communities and Local Government by the end of December 2010, 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 effectiveness of policies in Local Development Documents;
- Identify steps that should be taken to ensure that policies are effective;
- 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 twenty National Core Output Indicators, which must be covered in AMRs. In addition, the AMR reports on twelve Local Output Indicators and thirteen 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	46	5D
BD2	Total amount of employment floorspace on previously developed land – by type	46	5E
BD3	Employment land available – by type	48	5F
BD4	Total amount of floorspace for 'town centre uses'	60	6B
Housing			
H1	Plan period and housing targets	30	4C
H2(a)	Net additional dwellings – in previous years	32	4D
H2(b)	Net additional dwellings – for the reporting year	32	4E
H2(c)	Net additional dwellings – in future years	34	4F
H2(d)	Managed delivery target	35	4G/4H
H3	New and converted dwellings – on previously developed	N/A	N/A

Reference	Core Output Indicators	Page	Table / Figure
	land		
H4	Net additional pitches (Gypsy and Traveller)	N/A	N/A
H5	Gross affordable housing completions	39	4K
H6	Housing quality – Building for Life Assessments	N/A	N/A
Environmental Quality			
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	72	7E
E2	Change in areas of biodiversity importance.	69	7C
E3	Renewable energy generation	74	7F
Minerals			
M1	Production of primary land won aggregates by mineral planning authority	N/A	N/A
M2	Production of secondary and recycled aggregates by mineral planning authority	N/A	N/A
Waste			
W1	Capacity of new waste management facilities by waste planning authority	N/A	N/A
W2	Amount of municipal waste arising and managed by management type by waste planning authority	97	10B

### Local Output Indicators

Reference	Local Indicators	Page	Table / Figure
LOI 1	Proportion of appeals allowed	23	3D
LOI 2	Proportion of completed homes with 3 or more bedrooms	37	4I / 4J
LOI 3	Road traffic casualty rates	89	9E
LOI 4	Number of persons using underground stations	84	9B
LOI 5	School travel	N/A	N/A
LOI 6	Proportion of major office developments in preferred locations	52	5K
LOI 7	Retail vacancy levels in the core of town centres	61	6C
LOI 8	Unrestricted open space per 1,000 persons	N/A	N/A
LOI 11	Number of listed buildings. Changes to and number of buildings on the 'Buildings at Risk' Register	77	8B
LOI 12	Number of conservation areas with up to date character appraisals.	77	8A
LOI 13	Overall satisfaction with local area	20	2F
LOI 14	Parks with Green Flag Awards (previously reported on under Core Indicator Reference CO4c)	N/A	N/A

### Contextual Indicators

Reference	Contextual Indicators	Page	Table / Figure
CXT 1	Population of Lambeth	15	2A / 2B
CXT 2	Age range of population	16	2C
CXT 3	Ethnicity of population	17	2D
CXT 4	Index of multiple deprivation	19	2E
CXT 5	Housing types	29	4A
CXT 6	Household types	29	4B
CXT 7	Population density	N/A	N/A
CXT 8	Employment rate (previously reported on as	44	5A

Reference	Contextual Indicators	Page	Table / Figure
	unemployment rate)		
CXT 9	Jobs density	44	5B
CXT 10	VAT registrations	44	5C
CXT 11	Number of criminal offences	81	8C
CXT 12	Main mode for journey to work	83	9A
CXT 13	Car ownership	86	9C

## Key Findings

Of the thirty-two output indicators (core and local) twenty-four have targets for 2009/10. Of the twenty-four indicators with targets, twenty-one met or part met, and three targets were not met (H2(a), LOI1, E1). As can be seen from the list below not all of the output indicators are directly capable of being influenced through planning powers. The targets not met are set out in the table below:

Indicator	Target	Performance 2009/10
H 2(a): Net additional dwellings – in previous years	UDP = 1,367 homes per annum.  London Plan target = 1,100 homes per annum	Over the previous three years from 2006/07-2008/09 the London Plan targets of 1,100 homes have been exceeded.  2008/09 was only very slightly below target in with 1,095 homes
LOI1: Proportion of appeals allowed	25%	34%
E1: Number of planning permissions granted contrary to Environment Agency (EA) advice on flooding and water quality grounds	No applications granted contrary to EA advice	One planning application was granted permission despite the Environment Agency objecting to on flood risk grounds during 2009/10. The council approved this application (LBL Ref: 09/00841/FUL) as the EA failed to provide comments within time and the decision had already been granted once receipt of their objection was received.

The AMR sets out the following key findings for 2009/10:

- 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;
- The proportion of appeals allowed was 34%;
- Thirty-five Section 106 agreements were signed with a total net value of £3,991,695;
- The total number of net conventional housing completions for this period was 1,152, exceeding the London Plan target for the borough;



- Table 4F demonstrates that there is currently 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 would exceed London Plan target over the life of the Plan (11,243 dwellings)
- 33% of gross residential completions and 36% of net residential completions were affordable homes;
- Net loss of 15,226 square metres of employment floorspace;
- Nearly 30,000 sqm of new floorspace for 'town centre uses' was completed (net loss of 13,802 sqm).
- There was no significant change in the vacancy rate which was 5.8% in the largest town centres Brixton, Streatham, Clapham, West Norwood, Waterloo and Stockwell;
- Milkwood Community Park, Vauxhall Park and St. Paul's Churchyard retained their Green Flag status and Archbishop's Park, Myatt's Fields Park and Ruskin Park achieved Green Flag status for the first time in 2009;
- 79% of Lambeth residents were either very satisfied or fairly satisfied with their local area as a place to live;
- 0.11743MW renewable energy capacity was installed in new developments;
- Eighteen 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; and
- 27.2% 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.

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# Section 1 - Introduction

## 1.1 Introduction

1.1.1 This is the London Borough of Lambeth's sixth Annual Monitoring Report (AMR). It covers the period from 1 April 2009 to 31 March 2010. 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 31 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 2010, 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 2009. 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. Areas for improvement included, monitoring of infrastructure provision as set out in PPS12 and inclusion of Significant Effect Indicators (SEI). It was recognised that the council has made a commitment

to monitoring infrastructure provision in future years once the Core Strategy moved towards adoption and that there was a clear explanation as to why SEI have not been included in the AMR. For the same reasons as outlined in last year's AMR the council has not included these aspects in the report . These issues will be addressed in next years AMR when monitoring of the Core Strategy policies will begin.

## 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, and 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 relation to most indicators there is a clear set of policies and targets that relate to the 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	Provide a background context to inform planning policies.	Population of Lambeth; unemployment levels.

Indicator Type	Code	Explanation	Purpose	Examples
		that exist within the borough.		
Local Output Indicators	LOI	Measure outcomes that are directly related to the implementation of local planning policies.	Indicators chosen by a local authority to cover important issues not dealt with by Core Output Indicators.	Retail vacancy levels in town centres.

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 2009/10. Where this occurs, monitoring frameworks will be put in place in order that information can be collected for future AMRs as data becomes available.

### 1.3 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 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 As reported in last year's AMR, Significant Effects Indicators will not be included in the Lambeth's AMRs until the Sustainability Appraisal has been completed for the Local Development Framework. Consultants were commissioned to undertake the Sustainability Appraisal of the emerging Core Strategy. Significant Effects Indicators will be developed through the Sustainability Appraisal process for inclusion in next year's AMR when Core Strategy policies will start to be monitored.

### 1.4 Linkages with the Sustainable Community Strategy

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

- Equalities and community cohesion
- Sustainability
- Culture

1.4.2 The Sustainable Community Strategy contains improvement targets for the next three years as well as key projects/programmes that Lambeth First, the council's Local Strategic Partnership, will be taking forward through the Local Area Agreement (LAA). Where possible and appropriate, common targets and indicators have been adopted for this year's AMR, 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 Sustainable Community Strategy 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 Sustainable Community Strategy. The Core Strategy within the LDF will set out in more detail how, through spatial planning, the Sustainable Community Strategy will be delivered.

## 1.5 Implementation of the Local Development Scheme

1.5.1 Lambeth's first three Local Development Schemes (LDSs) were dated March 2005, December 2005 and February 2008. These have now been superseded by a new LDS which sets out the programme for the Local Development Framework. The GLA approved this on 12 March 2010 and it came into effect on 24 March 2010. Section 11 of this AMR assesses progress against milestones in the revised LDS March 2010.

## 1.6 Infrastructure Delivery

1.6.1 PPS12 requires AMRs to indicate how infrastructure providers have performed against their programmes for infrastructure set out in support of the Core Strategy. As part of the work on the Core Strategy a schedule providing information on the content of infrastructure strategies and programmes as part of the evidence base ‘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 adopted it is not feasible to report on progress until next year. However, progress against programmes for the delivery of infrastructure as set out in the infrastructure schedule will be reported on in future AMRs.

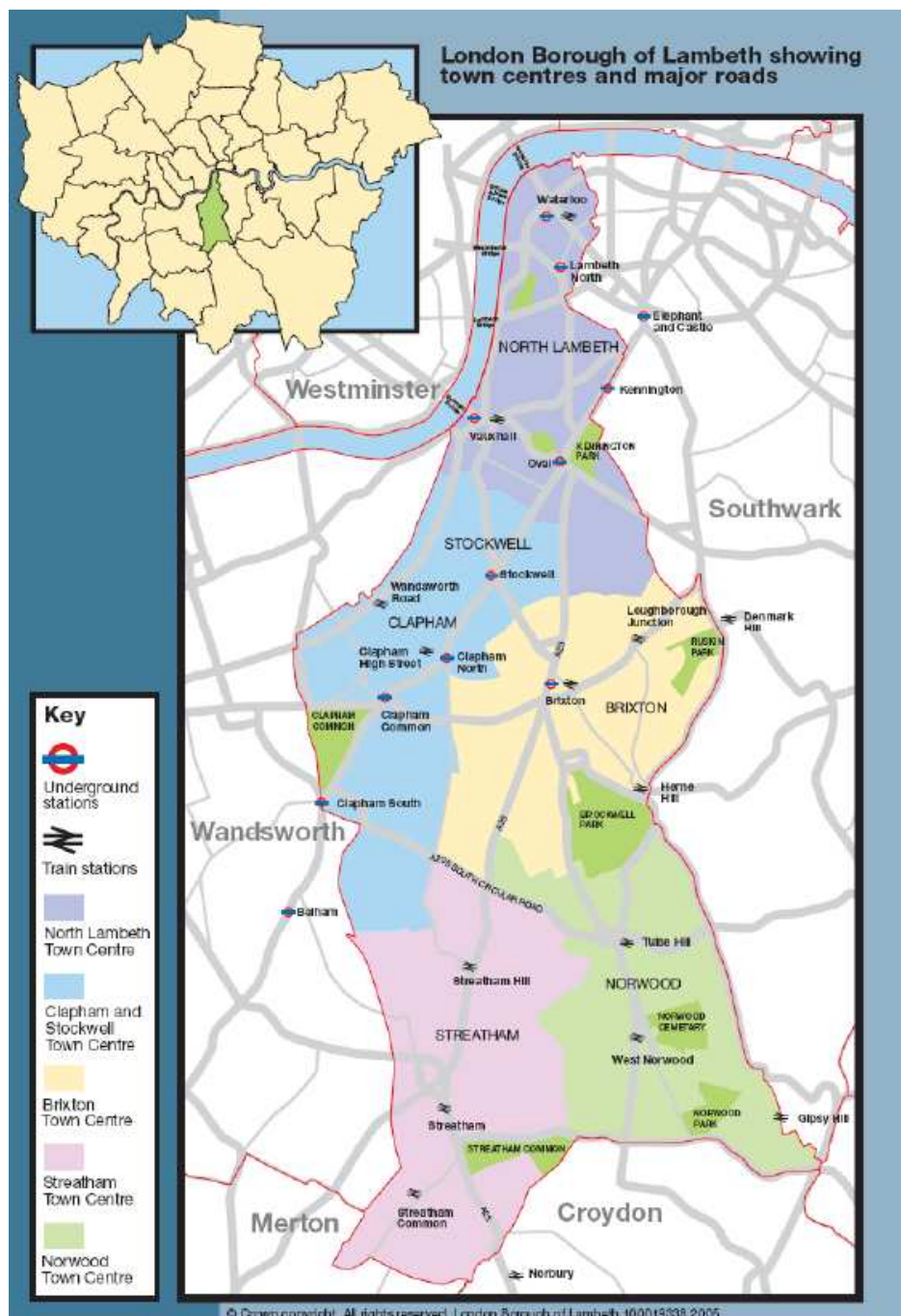
## **1.7 Improvements to Monitoring**

- 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. The council now has a monitoring system in place to track employment development completions (including those under construction) for a commercial development pipeline. It was therefore possible to include full data on employment completions in the previous two year's AMR. Similarly this information has been included for this 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%	79% 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 283,300 according to the Office for National Statistics 2009 mid-year estimates. Lambeth is one of eight inner London boroughs with more than twice the London population density, and is the most densely populated inner London borough and among the most densely populated places in the country.

**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 2009 Lambeth has experienced a population increase.



**Table 2B: Mid-year population estimates 2001-2009 ('000 persons)**

Source: Office for National Statistics 2009

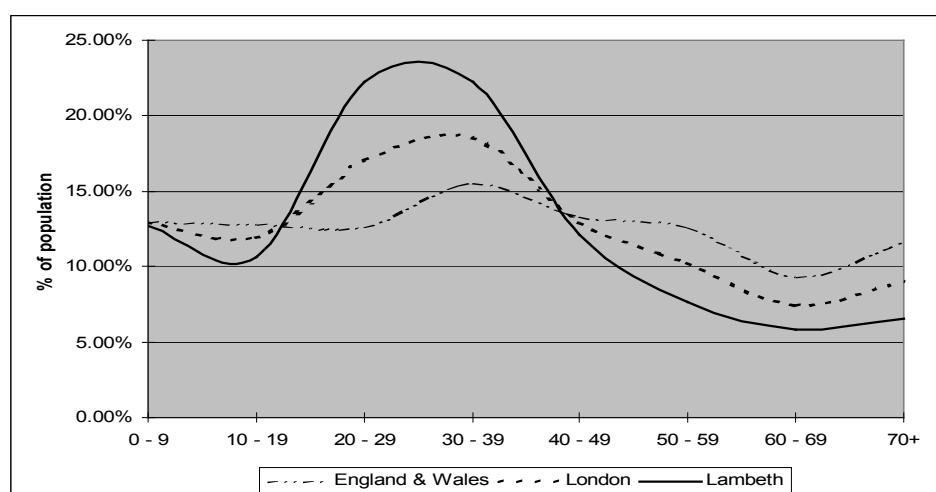
Year	Lambeth	Greater London	England
2009	283.3	7,753.6	51,809.7
2008	281.4	7,668.3	51,464.0
2007	273.2	7,556.9	51,100.0
2006	272.0	7,512.4	50,763.0
2005	269.1	7,517.7	50,431.7
2004	268.1	7,428.6	50,093.1
2003	268.5	7,387.9	49,855.7
2002	271.1	7,371.2	49,646.9
2001	273.4	7,322.4	49,449.7

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
	Total White	166,058	62.5%	65.7%	71.2%	91%
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
	Total Black	68,554	25.8%	16.5%	10.9%	2.3%
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
	Total Asian	12,164	4.6%	10.6%	12.1%	4.6%
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
	Total Mixed	12,854	4.8%	4.04%	3.23%	1.4%
Chinese other	Chinese	3,362	1.3	1.4	1.1	0.4
	Other	3,177	1.2	2.0	1.6	0.4
	Total Chinese/other	44,478	2.5%	3.4%	2.7%	0.8%

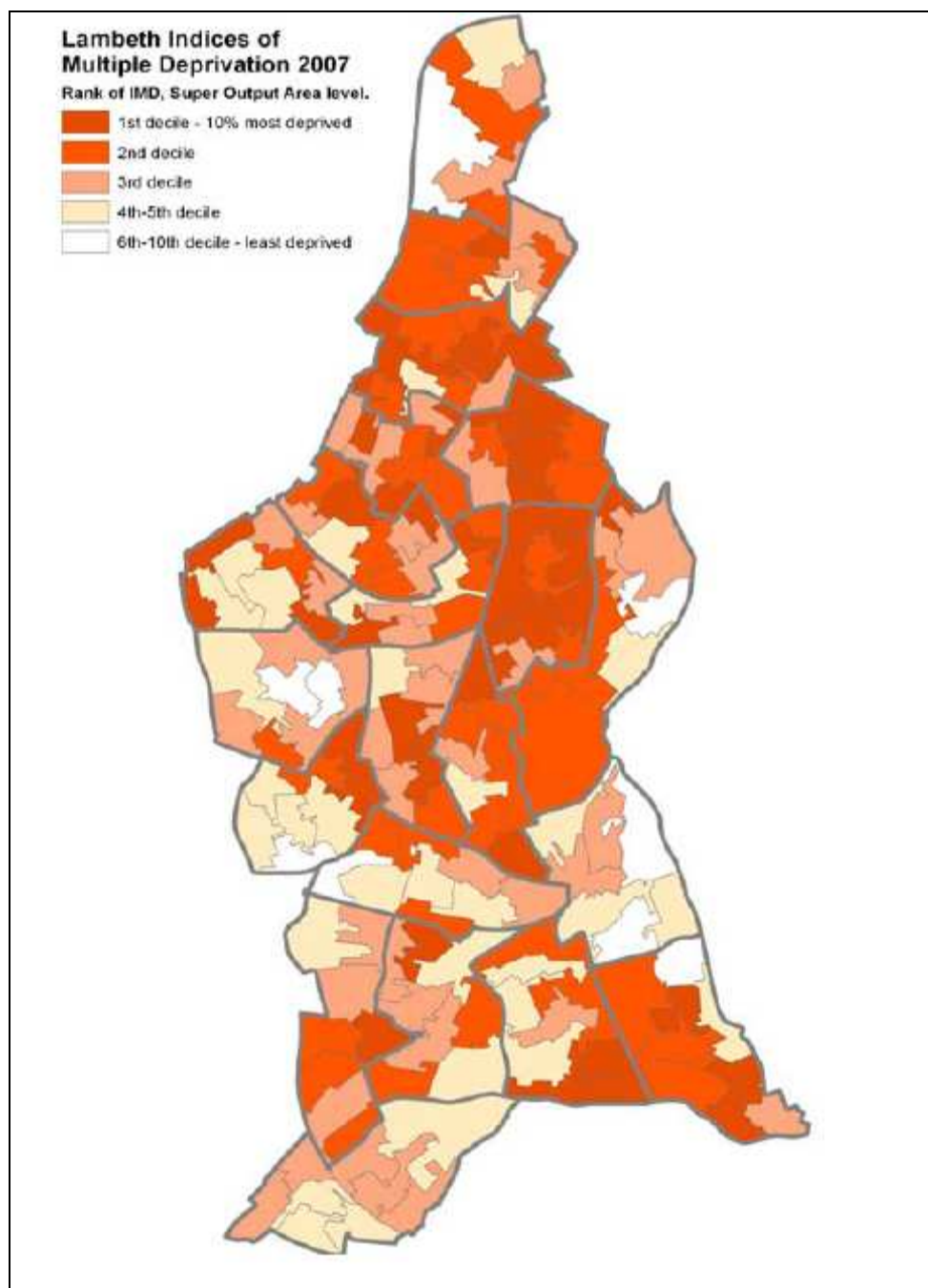
2.2.6 Lambeth's population experiences a number of socio-economic issues, including unemployment, crime and low incomes. However, there is

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 is a result of relative improvements in other boroughs and a decline in Lambeth in four of the seven areas that comprise overall IMD: living environment; access to housing and barriers to services; income; health and disability. The other three areas are employment; education, skills and training; and crime and disorder, all of which remained the same or improved.
- 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

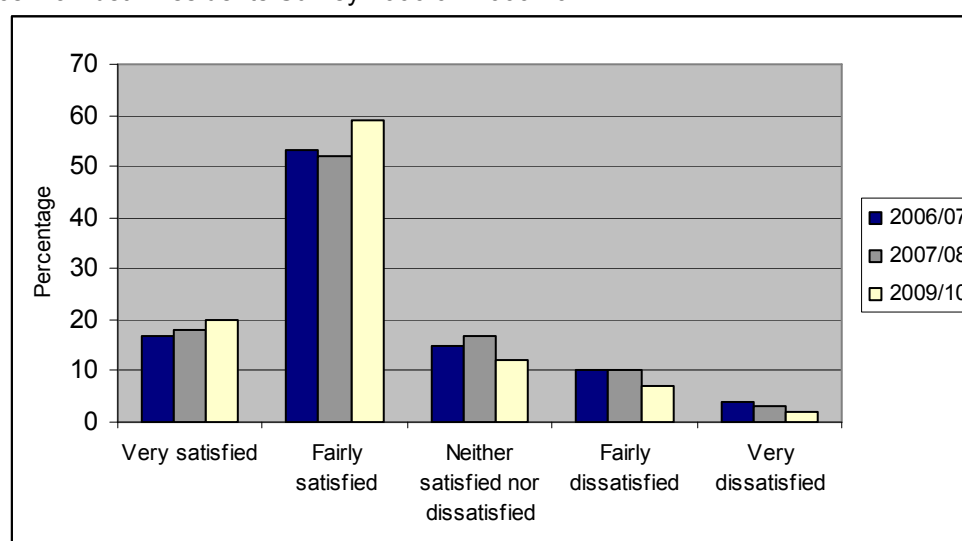
- 2.3.1 One measure of quality of life is resident's satisfaction with their local area as a place to live. This is monitored through the council's annual Residents Survey.
- 2.3.2 This indicator is relevant to the overall aim of the UDP, to 'promote the sustainable development of Lambeth by making it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

2.3.3 In October 2009, 79% of Lambeth residents stated that they are either very satisfied or fairly satisfied with their local area as a place to live; 9% indicated that they are dissatisfied. This is an improvement on the results reported in last years AMR where 70% of residents were very satisfied or fairly satisfied and 13% were dissatisfied. Figure 2F below compares resident's satisfaction with their local area as a place to live for 2006/07 to 2009/10.

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. The target has therefore been met and exceeded.

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

Source: Lambeth Residents Survey 2006/07-2009/10



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 comparative data for earlier years has not been provided.

## 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 2009/10 is the second year whereby the adopted UDP policies were in place for the whole of the reporting year.

3.2.2 The number of planning applications received by the council has not significantly changed since 2008/09 with 3,655 applications received this reporting year (only 27 more applications than the previous year). There had been a steady increase in application numbers from 2003/04 to 2007/08 however application numbers have remained relatively constant over the past two reporting years.

**Table 3A: Number of planning applications received by Lambeth per annum 2003/04-2009/10**

Source: Lambeth Planning Division, 2010

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
<b>Number of applications received</b>	3,349	3,461	3,572	3,867	4,200	3,628	3,655

**Table 3B: Number of decisions on major, minor and other planning applications (excluding withdrawals) 2003/04-2009/10**

Source: Lambeth Planning Division, 2010

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
<b>Major applications</b>	114	77	80	102	53	78	62
<b>Minor applications</b>	887	778	746	838	1,054	835	766
<b>Other applications*</b>	1,340	1,402	1,315	1,565	1,686	1,474	1,229
<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>	<b>2,057</b>

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

3.2.3 The council has continued to show excellent performance for handling times in dealing with planning applications. Table 3C sets out performance in determining applications against the target timescales set for Best Value Performance Indicator 157 in 2009/10.

**Table 3C: Performance in determining planning applications within target timescales 2009/10**

Source: Lambeth Planning Division, 2010

	Government target	Local target 2009/10	Performance 2009/10
Major applications determined within 13 weeks	60%	77%	93.7%
Minor applications determined within 8 weeks	65%	84%	90.8%
Other applications determined within 8 weeks	80%	82%	96.7%

- 3.2.4 Performance in determining major, minor and other applications within 13 and 8 weeks in 2009/10 exceeded both the government and local targets. The Government has not published the National annual statistics on development control which provides information on planning applications, decisions and enforcement action. Therefore the official handling time performance has not formally been published for 2009/10. Based on the live tables for development control statistics published by the Department for Communities and Local Government Lambeth's performance in handling times was excellent in 2009/10. For the second year Lambeth was top of all Inner London boroughs and second of all London boroughs in handling time performance. Improvements made to internal departmental processes, which have continued to result in improved handling times of all types of planning applications, are also 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 2009/10, and Lambeth achieved the second highest performance of all London boroughs and the highest in inner London.

## 3.3 Planning Appeals

### Appeals Indicator Summary

Indicator Number	Indicator	Target	Outcome
LOI 1	Proportion of appeals allowed (same as Best Value Performance Indicator 204)	25%	34%

- 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. The overall outcome of these appeals is set out in Table 3D.

**Table 3D: Appeal Results 2003/04 – 2009/10**

Source: Lambeth Planning Division, 2010

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
<b>Dismissed</b>	50	68	71	60	72	81	93
<b>Allowed</b>	45	35	40	37	47	40	52
<b>Withdrawn</b>	6	7	6	4	36	8	9
<b>Total</b>	101	110	117	101	155	129	154
<b>% allowed</b>	47%	34%	36%	38%	39%	33%	34%

3.3.2 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 34% in 2009/10. 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 years from 2004/05 to 2007/08. Appeals performance has remained relatively constant over the last two monitoring years with 33% and 34% of appeals being allowed in 2008/09 and 2009/10 respectively.

### Conclusions

3.3.3 Overall, in spite of the already excellent levels, handling times in determining planning applications in 2009/10 has continued to improve and performance has significantly exceeded both national and local targets for major, minor and other planning applications.

3.3.4 The number and proportions of appeals dismissed remained low this reporting year at 34% and the total number of appeals dismissed reflects the robustness of the council's policies.

## 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 developments that would otherwise be unacceptable in planning terms acceptable. 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.

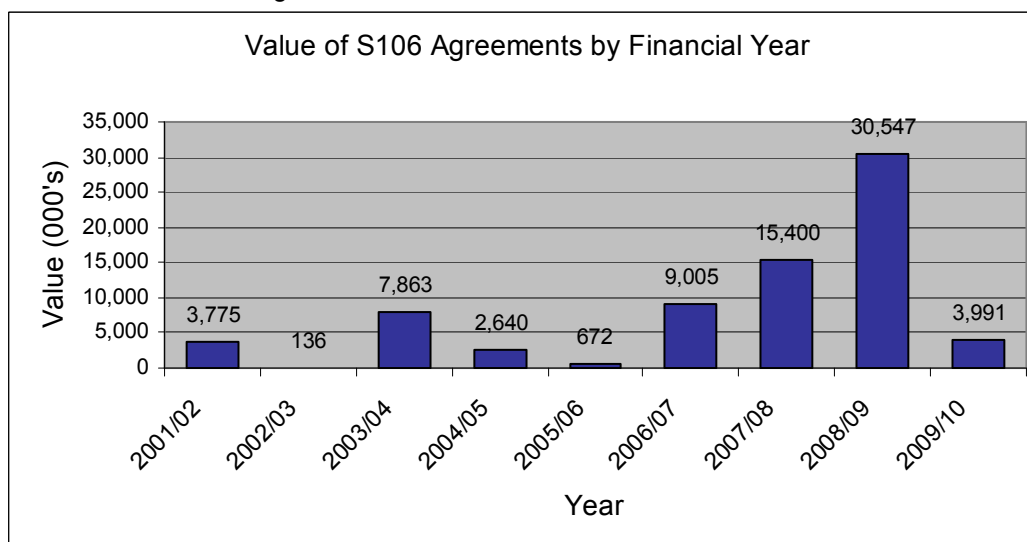
3.4.2 Thirty-five S106 agreements were signed in 2009/10. Only eighteen of the thirty-five agreements signed involved financial contributions from developers with a total net value of £3,991,694.57. This is significantly lower than in previous years. During 2008/09, a total of fifty-three Section 106 agreements were signed involving financial contributions totalling £30,547,491.68. This was however due to a considerable proportion of the financial contributions secured for a residential-led mixed use development at Doon Street (£20.6 million). The last seven years have shown a steady increase in S106 agreements signed and financial obligations associated and this is the first



year to show a decline. Figure 3E below shows the trend over the last seven years.

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

Source: Lambeth Planning Division 2010



3.4.3 The largest amounts of the financial obligations secured were for Traffic and Highways with a value £856,052 through twenty-two obligations, Parks and Open Spaces with a value of £622,000 through nine obligations and Education with a value of £488,327 through three obligations. Twelve obligations with a combined value of almost £310,000 were secured for Local Labour in Construction and seven obligations with a value of £130,000 for Employment and Training.

3.4.4 The total amount of financial obligations received this year is much less than reported in the AMR for the last three years. Last year saw the highest value of obligations recorded and this was due to a considerable proportion of the financial contributions secured for a residential-led mixed use development at Doon Street (£20.6 million). 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 past three reporting years.

**Table 3F: Number and Value of Obligations by Obligation Type 2005-2010**  
Source: Lambeth Planning Division 2010

Obligation Type	No. of Obligations 2005/06	Income Receivable 2005/06 (£)	No. of Obligations 2006/07	Income Receivable 2006/07 (£)	No. of Obligations 2007/08	Income Receivable 2007/08 (£)	No. of Obligations 2008/09	Income Receivable 2008/09 (£)	No. of Obligations 2009/10	Income Receivable 2009/10 (£)
Affordable Housing - Off Site Financial	Not measured	0	Not measured	0	1	3,000,000	2	4,000,000	1	10,000
Affordable Housing - On Site	11	0	20	0	13	0	4	0	6	0
Affordable Housing - RSL Schemes only	8	0	16	0	4	0	2	0	2	0
Car Club	5	8,500	11	30,104	10	35,400	9	39,248	8	58,930
Children and Young People Play Space	-	-	-	-	-	-	-	-	2	49,440
Community Safety	-	-	-	-	-	-	-	-	1	0
Employment and Training	1	0	9	289,820	12	243,149	18	776,119	7	128,887
Health	-	-	-	-	-	-	-	-	4	179,416
Libraries	-	-	-	-	-	-	-	-	7	62,796
Local Labour in Construction	-	-	-	-	-	-	-	-	12	307,978
Miscellaneous	25	150,000	107	234,000	105	512,380	89	20,835,865	36	2,000,00
Parking Restriction	64	0	67	0	63	0	31	0	18	0
Public Art	-	-	-	-	-	-	-	-	8	298,271
Public Realm - parks and open spaces	3	108,180	17	1,012,403	24	1,856,500	24	1,227,910	9	622,000
Public Realm - streetscape	5	39,550	5	257,000	14	3,525,922	8	863,760	8	164,840
Public Realm - on site improvement	Not measured	0	1	75,000	0	0	1	0	0	0
Public Realm - revenue payment	Not measured	0	Not measured	0	0	0	2	26,149	6	45,076
Public Transport	4	199,330	6	1,390,490	12	1,630,506	8	1,546,118	4	360,000
Renewable Energy	-	-	-	-	-	-	-	-	9	0
Sustainable Design and Construction	-	-	-	-	-	-	-	-	5	0
Sport and Leisure	-	-	-	-	-	-	-	-	8	274,280
Traffic and Highway	25	419,250	32	800,000	33	2,447,750	19	148,653	22	856,052
Community Facilities	Not measured	0	8	546,909	10	216,000	13	404,866	0	0
Education	Not measured	0	18	4,337,647	15	1,753,958	8	559,526	3	488,327
Monitoring Charge	Not measured	0	10	31,451	64	155,196	41	115,276	26	75,401
Travel Plan	Not measured	0	11	0	11	0	9	4,000	11	8,000
<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>	<b>223</b>	<b>3,991,695</b>

- 3.4.5 Eight agreements had planning obligations with financial contributions worth more than £100,000 in total, which accounts for 95% 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 2009/10**

Source: Lambeth Planning Division 2010

Legal Ref.	Scheme Address	No. of Obligations	Income Receivable
578/L/S106	Parliament House, 81 Black Prince Road	17	993,000.00
399/L/S278A	1 Westminster Bridge Road	4	430,624.13
570/L/S106	116-120 Coldharbour Lane	16	423,068.96
567/L/S106	General Lying-in Hospital	17	400,309.00
573/L/S106	Mary Seacole House	18	396,487.00
387/L/S106A	360-366 Coldharbour Lane	13	352,424.22
586/L/S106	Fenstanton Primary School	1	270,000.00
572/L/S106	Clapham Leisure Centre	16	162,895.00
561/L/S106A	118-120 Westminster Bridge Road	12	138,981.25
584/L/S106	1-12 Cutcombe Road	9	130,378.00
568/L/S106	East of Hammelton Green	11	117,075.91
<b>TOTAL</b>		<b>134</b>	<b>£ 3,815,243.47</b>

### Conclusions and further actions

- 3.4.6 The council's policy on planning obligations is continuing to secure developer contributions in the borough, although the number of agreements and total amounts of contributions receivable has not been as high as past years. This reduction is reflective of the total number of major applications received and the total number of application determined this year being lower than any of the previous year monitored.
- 3.4.7 New monitoring systems allow continuing analysis of the distribution of the funds secured in 2009/10. There has been a considerable increase in the value of contributions over past years and the council's ability to secure planning obligations has been strengthened by the Supplementary Planning Document on Planning Obligations which was adopted by the council in July 2008 and particularly the associated toolkit for calculating obligations. The SPD sets out the circumstances and the extent of planning obligations to be sought in a clear, consistent and transparent way. This has ensured that the council is securing planning obligations across the board and not just in specific areas. It also assures developers and the community that planning obligations are being secured within a structured framework.

## 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 review of housing need, carry out in the 2007 Housing Needs Assessment Update, 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 a minimum 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). *
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 UDP figure of 20,500 has been superseded by the London Plan (February 2008) figures which 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).

- 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. Policy 33 outlines 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. Policies 15 and 16 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 (LAA) 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.
- 4.2.5 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 London Housing Strategy (published February 2010). This target was agreed for the London Housing strategy for the 4 year period from 2008-11 and makes up part of the Mayor's commitment to deliver 50,000 homes in this period. It includes affordable housing from all sources of supply.

### 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			
				Detached/ semi-detached/ terraced		Purpose-built flats/ conversions	
	1991	2001	%change	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 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	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 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 2007/08 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 In October 2009 the Mayor published for consultation the draft Replacement London Plan. This set out revised borough housing targets. For Lambeth a ten year target of 11,950 homes was identified which results in an annual average housing provision monitoring target of 1,195 homes. A lower figure of 1,195 homes for Lambeth was agreed with the GLA. The lower figure was agreed as a result of an error which appeared in the figure for non self contained units when calculating the original housing figures. The council also objected to the housing targets set out in Table 3.1 and Annex 4 of the draft Replacement London Plan and the later agreed revised figure as housing target was still too high. The examination in public of the Replacement London Plan occurred between July and December 2010. The Mayor intends to publish the replacement London Plan in late 2011. The document is therefore not at an advanced stage and the current 2008 London Plan remains the basis for assessment of housing targets for the reporting year.
- 4.5.6 Detailed below is an assessment of the current 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 (1,152 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 years since 2003/04. In 2009/10 1,152 dwellings were completed. In addition there were 337 dwellings of non-conventional supply, made up of a gain of 344 vacant private sector properties brought back into use although there was a net loss of 7 non-self contained units. This made for a total of 1,489 for monitoring purposes.
- 4.5.3 Housing completions have been at a consistent level over the past four 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, 2010

H2(a)	Year	03/04	04/05	05/06	06/07	07/08	08/09	09/10
	<b>Net Completions</b>	1,005	850	1,152	1,127	1,207	1,095	1,152
	<b>Non-self contained</b>	13	-30	-4	-36	30	8	-7
	<b>Vacancies returned to use BV106</b>	136	162	192	197	222	309	344
	<b>Total</b>	1,154	982	1,340	1,288	1,459	1,412	1,489

**Additional dwellings for the reporting year**

4.5.4 Housing delivery for the reporting year 2009/10 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, 2010

H2(b)	Year	2009/10
	<b>New build completions</b>	751
	<b>Change of use (net gain)</b>	153
	<b>Conversions (net gain)</b>	248
	<b>Total</b>	<b>1152</b>
	non-self contained	-7
	Vacancies returned to use	344
	<b>Total</b>	1489

4.5.5 Lambeth Council produces an annual Housing Development Pipeline Report. This provides data on Lambeth's housing supply during the financial year 2009/10. 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 2009/10 there were 1,498 gross completions in Lambeth. The total number of net completions for this period was 1,152. Of the total completions, 751 were derived from new build units, 153 from change of use to residential and 248 resulted from conversions of single dwellings (most commonly houses) into flats. There were 337 additional dwellings made up of non-conventional supply. This included a gain of 344 vacant private sector properties brought back into use although there was a net loss of 7 non-self contained units.

4.5.6 The 2009/10 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. The first year of the 15 year monitoring period (2010/11) is the current year. 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 April 2010 is explained below. The

forward looking five year supply (2011/12-2015/16) is highlighted by way of shading to the relevant columns in Table 4F. This discounts additional homes currently under construction.

- 4.5.8 The Housing Development Pipeline Reports demonstrate 5 year supply by calculating the number of units under construction, with unimplemented permission, and pending permission subject to signing a s106 agreement. The housing supply position to 31 March 2015, as at 1 April 2010, is set out below:

Sites under construction	3,614
Sites with unimplemented planning permission	2,288
Sites approved awaiting completion of S106 agreements	0
<b>Total</b>	<b>5,902</b>

- 4.5.9 In addition to the sites mentioned above there are a further 22 identified sites which are estimated to have a capacity for an additional 1,677 homes that were identified in the GLA Housing Capacity Study 2005 that have not yet come forward into the planning system. All of these sites are individually listed in the 2009/10 Housing Development Pipeline Report.
- 4.5.10 The five year supply in Table 4F is prepared by cross referencing the information from the pipeline with large known sites to make assumptions as to the years the units will come forward. For large sites this information is sought from the developers to ensure assumptions are as accurate as possible. The assumptions and phasing of individual sites is set out in Appendix 4 and form the basis for the figures in Table 4F below and the trajectory in Figure 4G.
- 4.5.11 It is estimated that 1,092 homes will be completed by 31 March 2011. This is based on known completions in the first seven months of this financial year combined with expected completions from units currently under construction. The methodology for calculating the supply from the following 5 years (The forward looking five year supply (2011/12-2015/16)) is set out in Appendix 4.
- 4.5.12 London Plan target includes conventional and non conventional housing. Last financial year non conventional supply provided some 337 net additional homes (Table 4E). However these figures are not included in AMR's assessment of housing supply as they are not influenced by planning policy.
- 4.5.13 The total supply estimated for years 11/12 to 15/16 is 5,542 which exceeds the London Plan target of 5,500 for this period (5 years supply). However, this only relates to conventional and housing supply and unlike the London Plan target does not include the additional contribution likely to be forthcoming from additional non self contained accommodation and vacant dwellings brought back into use.

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

Source: Lambeth Planning Division, 2010

H2(c)	Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
	Net additions	1,152	981	874	1,134	1,276	1,166	1,092	1,221
	Hectares			7.84	9.47	8.04	15.20	18.66	
	Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100

H2(c)	Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
	Net additions	981	1,366	1,366	1,366	1,366	1,366	1,366	1,367
	Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100

Notes: Forward looking five year supply shaded (2011/12-2015/16). The table reflects the phasing of sites expected to be implemented in the five year period 2011/12-2015/16. This excludes some dwellings which are programmed to be implemented at a later date even though they have already received planning permission as part of phased large scale developments. For further details of the methodology and breakdown of future housing supply please see Appendix 4.

4.5.14 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 2011/12-2015/16. 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 that based on current developments under construction and unimplemented planning permissions there is 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

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

4.5.16 The deliverability of sites under construction is reflected in the fact that they are being implemented. 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.

4.5.17 In addition, it is worth emphasising that the deliverability of the remaining identified sites referred to earlier have been 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.

4.5.18 There was a total of 221 sites with planning permission in 2009/10 which amount to a gross total of 2,598 units and a net total of 2,288 units.

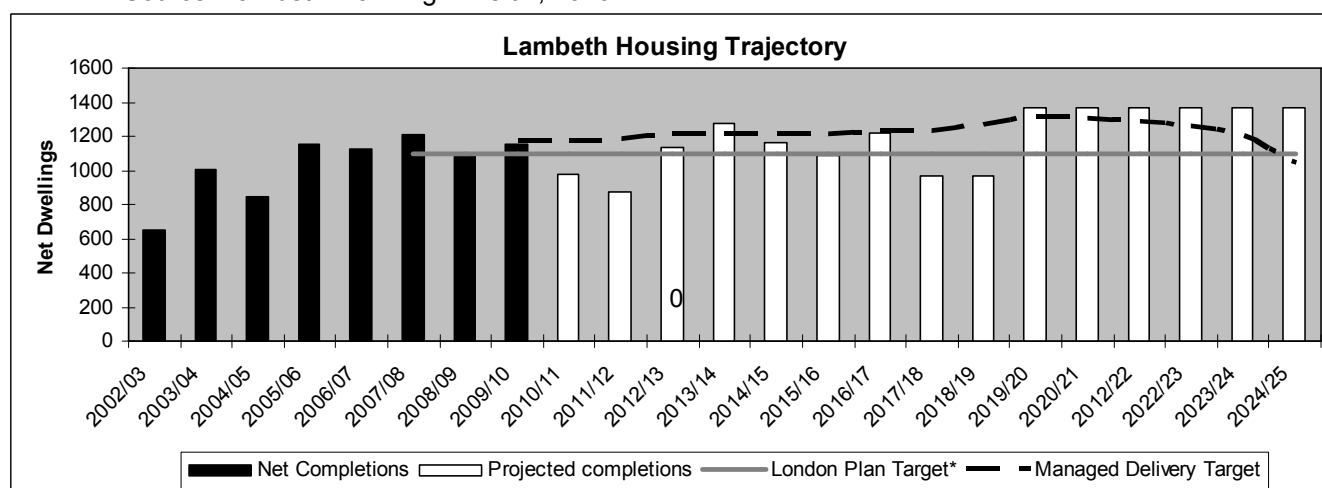
## Future housing delivery

4.5.19 Figure 4G below shows the likely levels of future housing expected to come forward taking into account the previous year's performance based on the figures in Table 4F. 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.

4.5.20 The first year of the forward looking 15 year period is known as the current year. Local Authorities are required to estimate the shortfall in housing provision, that is, the gap between the housing provision target and projected completions. This is shown as the 'managed delivery target'. The managed delivery line for Lambeth shows the total number of dwellings required falling gradually from 1,169 dwellings in 2009/10 to 1,042 in 2024/25.

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

Source: Lambeth Planning Division, 2010



4.5.21 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.

4.5.22 Table 4H shows the basis for the managed delivery line in figure 4G above.

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

Source: Lambeth Planning Division, 2010

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	1,152
	Projected completions							
	London Plan Target					1,100	1,100	1,100
	Managed Delivery Target							

H2(d)	Year	10/11	11/12	12/13	13/14	14/15	15/16	16/17
	Net completions							
	Projected completions	981	874	1,134	1,276	1,166	1,092	1,221
	London Plan Target	1,100	1,100	1,100	1,100	1,100	1,100	1,100
	Managed Delivery Target	1,170	1,183	1,207	1,213	1,208	1,212	1,253

H2(d)	Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
	Net completions								
	Projected completions	981	1,366	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	1,100
	Managed Delivery Target	1,226	1,263	1,312	1,301	1,285	1,258	1,204	1,042

### Conclusions and further actions

4.5.23 The past year has seen planning permission granted for a range of development schemes, comprising 2,288 net additional dwellings. This is comparable with 2008/09 where 2,338 net additional dwellings were approved and, if implemented will be above target. Projected completions over the next 10 years are generally in line with the current 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; 13% 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 2009/10. 18% of all affordable units were family sized homes (3 bed+). This is the same as 2008/09. In the private sector, 87% of all homes completed in 2009/10 were 1 and 2 bed units. Again, this is comparable to 2008/09 where nearly 90% of private sector homes were less than 3 beds.

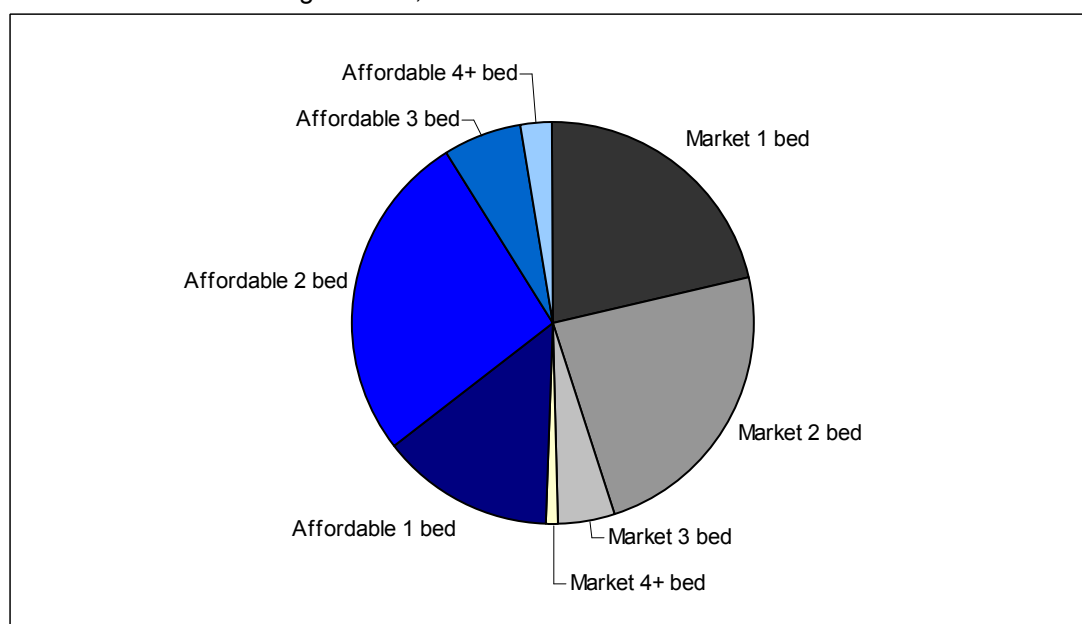
**Figure 4I: Proportion of completions by unit size in 2009/10 (gross)**

Source: Lambeth Planning Division, 2010

	Market	%	Affordable	%	All units
1 bed	431	43%	139	28%	570
2 bed	475	47%	263	54%	738
3 bed	87	9%	64	13%	151
4+ bed	15	1%	24	5%	39
<b>Total</b>	<b>1,008</b>	<b>67%</b>	<b>490</b>	<b>33%</b>	<b>1,498</b>

**Figure 4J: Proportion of completions by unit size in 2009/10 (gross)**

Source: Lambeth Planning Division, 2010



## 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. The final report has not yet been published but the final report is expected in February 2011. 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.

4.6.4 The emerging Core Strategy policies reinforce the council's position about the importance of improving safeguards for the stock of family sized accommodation. This will ensure that there continues to be housing choice to meet the needs of the borough and to support mixed and balanced communities in line with Government, London and local objectives.

## 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 2009/10 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 2009/10.

#### 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 2009/10 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 420 net affordable housing completions out of a total of 1,152 net completions in Lambeth, which is 36%. This proportion demonstrates that the affordable housing target set out in Policy 16 is being met particularly given that the policy does not require all housing developments to provide affordable housing (ie. developments of less than ten additional units). The number of net affordable housing completions in 2008/09 was 567, which amounted to 52% of all dwellings completed during the monitoring period. This is the highest figure recorded in the past five years.

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

Source: Lambeth Planning Division, 2010

H5	Affordable Housing Units			
	Gross		Net	
	No.	%	No.	%
2005/6	620	37	328	29
2006/7	223	16	209	19
2007/8	404	26	346	29
2008/9	567	44	567	52
2009/10	490	33	420	36

#### 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 a high of 52% in 2008/09. This reporting year saw a reduction from last years affordable housing provision with 36% of net housing units being affordable.



- 4.9.4 The UDP adopted in 2007 altered housing policy and once this policy acquired statutory weight the expectation was that the proportion and amount of affordable housing would increase however, this would be dependant on the size of sites coming forward and the operation of the housing market particularly in respect of the funding for affordable housing. The trend for 2008/09 and 2009/10 which are the first two monitoring years where the UDP has had full weight show that the higher proportions of affordable housing has been secured.
- 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 The council does not presently have any monitoring framework for Building for Life standards for completed development in the borough.
- 4.10.3 One completed development was awarded a Building for Life Silver Standard in 2009. 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 (LBL 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 Developments completed in previous years which received building for life awards include Angell Town redevelopment in 2006 and Angela Carter Close which was awarded in 2008.

## 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 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, 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 therefore available for 2008/09 and 2009/10.

### 5.2 Employment Policies and Indicators

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.
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' and this allows in some cases for '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. The use of mixed use employment areas in KIBA has however been reviewed as part of the emerging Core Strategy and these designations will be removed to allow the areas specifically for employment generating uses.

- 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

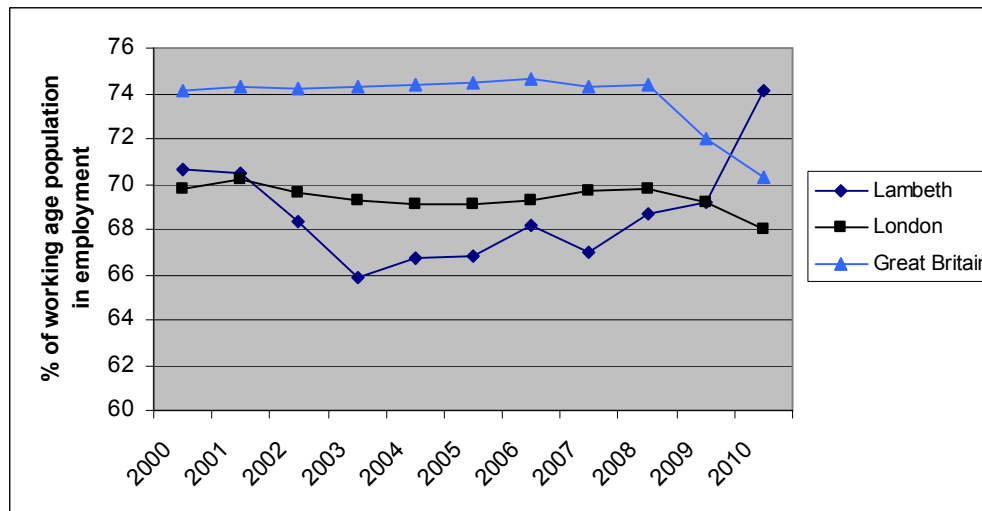
Indicator Number	Indicator	Target	Outcome
CXT 8	Overall employment rate	08/09: 67.8% 09/10: 68.5% 10/11: 69.3%	74.1% for 2009/10 (See Figure 5A)
CXT 9	Jobs density	N/A	0.79% in 2008 (See Figure 5B)
CXT 10	New business registrations	N/A	1,350 new business registrations in 2007 (See Figure 5C)
BD1	Total 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 loss of 15,226 sqm through completions, of which: B1a: -13,854 sqm B1b: -311 sqm B1c: -1,161 sqm B2: -357 B8: 457 sqm (See Table 5D)
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 (See Table 5E)
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 in Lambeth have generally been below both the London and Great Britain average since 2000/01. Employment levels have however steadily increased in Lambeth since 2002/03 and reaching the highest level in 2009/10 of 74.1%. This exceeded the employment rate for London overall and Great Britain. In 2009/10 Lambeth met and exceeded 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). These figures are the latest and most up to date figures available.

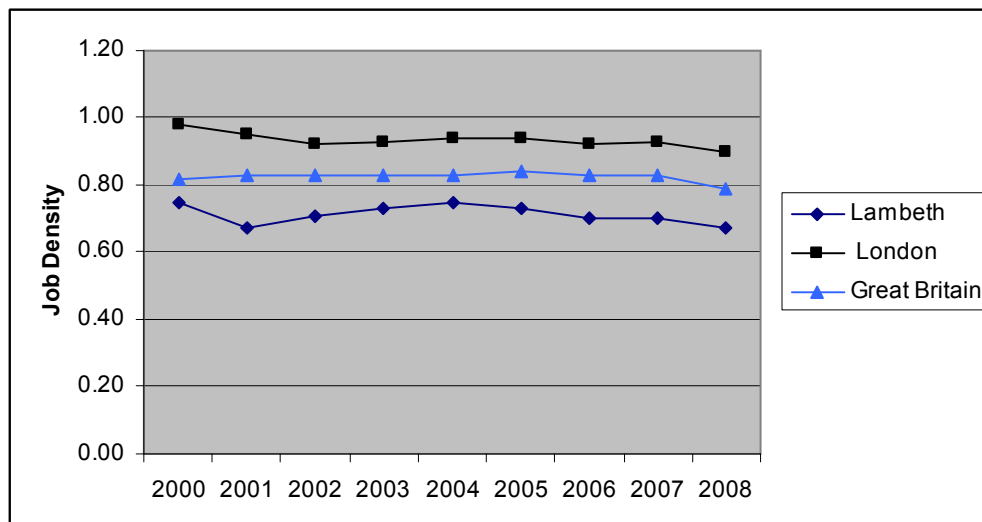
**Figure 5A: Overall employment rate**

Source: NOMIS, 2010



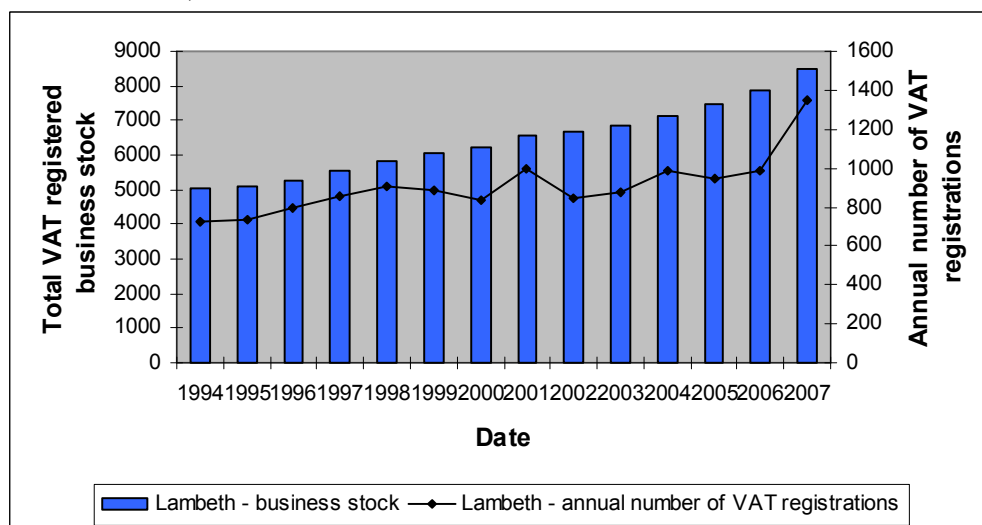
**Figure 5B: Job density levels**

Source: NOMIS, 2010



**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 and increasing the number and variety of jobs for local people is a key strategic objective in the emerging 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. Seven obligations were secured through S106 obligations during the reporting year with a total value of £128,887. This compares to the considerably higher value last year with eighteen obligations totalling £776,119, being secured through S106 agreements in 2008/09. This year still saw a much lower total value of obligations being secured this year 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 2009/10, as outlined in Table 5D below, shows a total net loss of 15,226 square metres in employment floorspace. The majority of completed floorspace in 2009/10 was for B1 uses, totalling 25,997 square metres (85%). This compares with a net gain of 7,922 square metres in employment floorspace in 2008/09 and 15,790 square metres (66%) gross floorspace completed for B1 uses in that same year.
- 5.4.2 Table 5D shows that gross completed employment floorspace for 2009/10 was 30,567 sqm metres. There was however an overall net loss of B1a (office), B1b (research, studios, laboratories), B1c (light industry) and B2 (general industry). There was a modest net gain in B8 floorspace of 457 square metres of B8 (warehouse) floorspace. The reduction in B1c and B2 floorspace in 2009/10 follows a similar trend to that reported in 2008/09 and 2007/08 monitoring years where net reductions in B1c and B2 floorspace was also reported.
- 5.4.3 The overall net loss of employment floorspace for this reporting year is concerning and suggests that policies may not have been successful in maintaining the supply of employment stock in the borough. However, one completed development resulted in a significant loss of B1a employment space in this reporting year which significantly affected the total amount of employment floorspace completed in the borough.
- 5.4.4 The development at County Hall Island Block resulted in the net loss of approximately 25,700 square metres of B1a floorspace and this significantly reduced the net amount of employment floorspace for the reporting year. There was substantial planning history for this site and in determining the application it was considered that due to the location of the site, within the Waterloo Visitor Management Area and the Central London Policy Area, close to major public transport facilities including connections to Europe, and a number of tourist attractions that the proposed hotel use was appropriate for the site. In terms of employment, it is accepted that the scheme would result in fewer jobs than would be created by an office use on the site. However the

proposed hotel scheme would provide a large number of jobs together with indirectly related jobs such as construction jobs.

5.4.5 This is the first time since monitoring information on commercial development has been available that the AMR has reported an overall net loss in employment floorspace. It is however important to note that this was due to a significant amount of employment floorspace lost at the County Hall Island Block and is not reflective of the general trend of commercial development across the borough. This is however something that will need to be monitored carefully to ensure that this continues to be an overall net gain in employment floorspace in the borough.

5.4.6 Past years have shown a general trend in net loss of light and general industrial floorspace with net loss recorded in 2007/08 and 2008/09. This was again the case this year with a net loss of 1,161 square metres to B1c and 357 B2 floorspace. Again, the reduction in this type of employment floorspace will need to continue to be monitored as well as any general trend in loss of employment floorspace that may occur.

**Table 5D: Amount and type of completed employment floorspace 2009/10**

Source: Lambeth Planning Division, 2010

<b>BD1</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> )	25,997	82	1,207	316	2,965	<b>30,567</b>
Net	-13,854	-311	-1,161	-357	457	<b>-15,226</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**

5.4.7 As in previous years, all completed employment floorspace in 2009/10 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 2009/10**

Source: Lambeth Planning Division, 2010

<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> )	25,997	82	1,207	316	2,965	30,567
% on Previously Developed Land	100%	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**

- 5.4.8 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.
- 5.4.9 The total area of land designated as KIBAs in the UDP is 62.25ha; 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).
- 5.4.10 The council currently monitors the proportion of employment use classes by floorspace rather than site area. It has not been possible to split the borough's employment areas by use class and then represent this in hectares as set out in the Indicator. This is because the employment areas known as KIBA all incorporate activities falling into different use classes which are not specifically comprised of separate areas 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 (38%).
- 6.4.11 Consultants WS Atkins appointed by the council undertook a survey of KIBA sites in 2004 and this provided a baseline figure for employment floorspace in KIBAs. A update KIBA survey was carried out by the council in November 2008 of all 29 KIBAs designated in the Lambeth UDP and this built on various surveys of Lambeth's KIBA to date. The KIBA Survey was updated again by the council in May 2010. The purpose of the update surveys was to bring together previous information from surveys and studies (principally Lambeth Employment Study 2004 (WS Atkins) and Business Premises Study March 2007 (DTZ)) and to establish a clear and consistent basis to inform and monitor policies and policy development in the future and uses and vacancies in KIBAs. This survey has and will continue to be used as a baseline for monitoring purposes and the analysis of employment land available in KIBAs in subsequent AMRs.
- 6.4.12 Table 5F shows a total of 401,100 square metres of employment floorspace available in KIBAs. This is based on the 2008 KIBA Survey results and data obtained from the Commercial Pipeline 2009/10. This compares to 390,350 square metres of employment floorspace available in KIBAs recored in last year's AMR. The majority of new floorspace including approvals was in the B1(a) use classes which increase from 158,200 square metres in 2008/09 to 164,800 square metres in 2009/10.



5.4.13 As stated above, the council now has an up to date baseline relating to employment floorspace in KIBAs. An update survey was carried out in May 2010 and in next years AMR it will be possible to built upon the data which already exists and which is obtained through the commercial pipeline. The LDF Site Specific Allocations Development Plan Document is also progressing and land this will include land allocated for employment use. This will also be able to inform the amount of employment floorspace and land available and reported in future AMRs.

**Table 5F: Employment land available 2009/10**

Source: Lambeth Planning Division, 2010

BD3		B1a	B1b	B1c	B2	B8	Total
Employment floorspace available in sqm	Within KIBAs (total floorspace)	164,800	23,200	66,600	57,100	89,300	401,100
	Outside KIBAs (approvals)	-14,500	-300	-2,000	-200	7,500	-9,500
	Total floorspace	150,300	22,900	64,600	56,900	96,800	391,600

#### 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) accounted for 35.2% of total completed 'B' class floorspace in Lambeth during 2009/10. There was one completed scheme that affected employment floorspace in KIBAs during 2009/10.

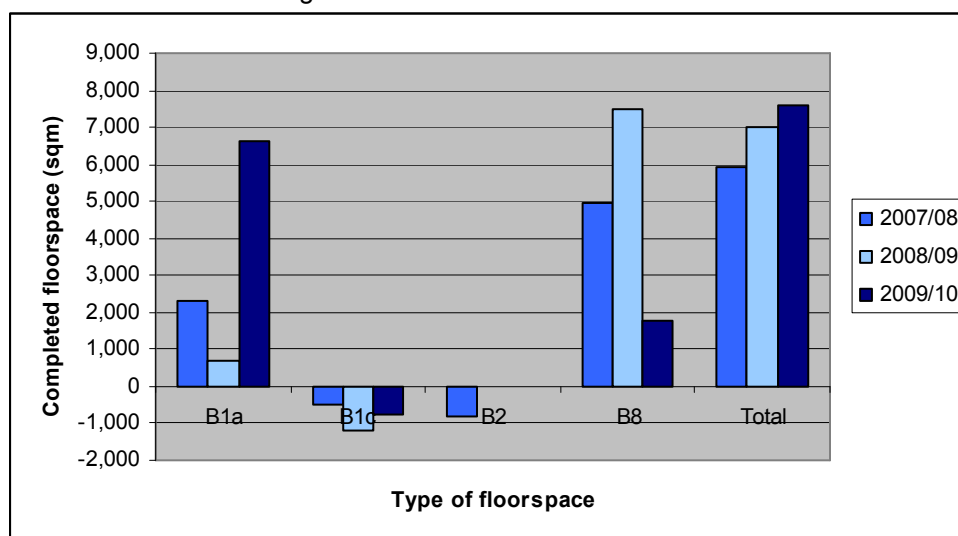
**Table 5G: Changes to employment floorspace in KIBAs 2009/10**

Source: Lambeth Planning Division 2010

	B1a	B1b	B1c	B2	B8	Total
Gross completed floorspace in KIBAs (m <sup>2</sup> )	8,208	0	788	0	1,767	<b>10,763</b>
Net completed floorspace in KIBAs (m <sup>2</sup> )	6,629	0	-783	0	1,767	<b>7,613</b>

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

Source: Lambeth Planning Division 2010



**Table 5I: Completed schemes involving net loss of employment floorspace in KIBAs 2009/10**

Source: Lambeth Planning Division 2010

Reference no.	Site	Net loss of employment floorspace (m <sup>2</sup> )	Reason for loss of employment floorspace
05/03209/FUL	36 Southwell Road London SE5 9PG	-372	The application was found to be contrary to policy. There were special considerations relating to the planning history for this site which were considered sufficient to justify the loss of employment floorspace. This application was also approved prior to the adoption of the current UDP and full weight was not therefore given to Policy 22.

5.4.15 Within KIBAs four schemes were under construction in the reporting year totalling 17,991 square metres of gross 'B' class floorspace. This will still however result in an overall net loss of 3,702 square metres of 'B' class 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 4,044 square metres. 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, such as the 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**

5.4.16 Nine 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 2,396 square metres of 'B' class floorspace. This is comparable to the

previous year when 2,407 square metres of employment floorspace was lost to residential through five developments. Of the nine schemes only one involved the loss of employment floorspace within a KIBA. This was 36 Southwell Road (see Table 5I).

**Table 5J: Employment land lost to residential 2009/10**

Source: Lambeth Planning Division 2010

Employment land lost to residential developments							
		Net Change (m <sup>2</sup> )					
	No of Cases	B1a	B1b	B1c	B2	B8	Total
Outside KIBA	8	-1,117	-393	-88	-74	-352	-2,024
In KIBAs	1	0	0	-372	0	0	-372
<b>Totals</b>	<b>9</b>	<b>-1,117</b>	<b>-393</b>	<b>-460</b>	<b>-74</b>	<b>-352</b>	<b>-2,396</b>

### Conclusions and further actions

5.4.17 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 small but gradual loss of B class floorspace to residential development outside of KIBAs. The KIBA survey update undertaken in 2009 will provide an improved baseline for monitoring purposes in next year's AMR.

5.4.18 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. This is reflected in emerging Core Strategy policies for economic development and this will be required to be built upon in the forthcoming Development Management and also Site Allocations DPDs.

5.4.19 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.

5.4.20 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>75% of approved major office floorspace in preferred locations (see table 5K).</li> <li>Net gain of 5,851 sqm B1(a) floorspace through major office developments.</li> </ul>

## 5.6 Major Office Developments - Performance

- 5.6.1 There were four developments involving over 1,000 square metres (net) B1(a) floorspace completed during 2009/10 and these are outlined in table 5K below. Two of these schemes were situated within a KIBA which are designated for employment generating uses and another in the Waterloo Office Regeneration Area which is an appropriate location for large scale offices. Only one development resulted in new B1(a) floorspace outside a preferred location. This application was approved in 2005 and therefore prior to the adoption UDP Policy 21 gaining full weight. The completion data for major office development suggests that Policy 21 has been effective in directing large scale offices in suitable locations.

**Table 5K: Major B1(a) completions 2009/10**

Source: Lambeth Planning Division 2010

Address	B1(a) Floorspace		In preferred location?
	Gross	Net	
1 And 2 Citadel Place London SE5 5EF	1,010 sqm	1,010 sqm	No – infill extension to existing commercial area
164 Clapham Park Road London SW4 7DE	1,106 sqm	524 sqm	Yes – Clapham Park Hill KIBA
Clapham Goods Yard Timber Mill Way Sw4 6LY	3,902 sqm	3,902 sqm	Yes – Timber Mill Way KIBA
75-79 York Road London SE1 7AQ	6,923 sqm	415 sqm	Yes – Waterloo Office Regeneration Area
Total	12,941 sqm	5,851 sqm	

**Conclusions and further actions**

- 5.6.2 Three major office developments completed in 2009/10 were situated within preferred locations, with only one located outside preferred location however this was 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 In 2009/10 there was a net increase of 850 square metres of B1(a) floorspace completions in major or district centres. This compares with no reported 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 2009/10 there was a net increase of 850 square metres B1(a) floorspace in town centres and net loss of 65 square metres of B1(c) floorspace through completions. There was therefore an overall increase in business floorspace in the borough's town centres of 785 square metres. This compares to no net loss or increase of business floorspace in major or district town centres through completions in 2008/09.
- 5.6.5 New information provided by the 2007 DTZ study has helped 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 and nine district centres. The two major town centres are Streatham and Brixton. The four largest district town centres are Clapham, Lower Marsh in Waterloo, Stockwell and West Norwood. The borough's 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 the 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 retail and leisure development 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 and also PPS4 which was published in December 2009.

### 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	n/a	29,284 sqm (gross) new floorspace for 'town centre uses' completed in 2009/10 1,291 sqm of which was located within town centre areas 21% of A1 completed floorspace was located within town centres 3% of B1(a) floorspace was located in

	authority area.		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 5.8% in the six largest town centres in 2010 (0.2% reduction in overall vacancy rates from 2009) 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, 2009 and 2010. Comparable data for 2008, 2009 and 2010 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 2002-2010**

Source: Experian/GOAD 2010

**(i) Brixton Major Town 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	2010				
A1	40150	44720	45730	45582	45057	45768	711	1.6%	5618	14.0%
A2	4170	3760	4040	4019	4372	4103	-269	-6.1%	-67	-1.6%
A3	9160	9750	2520	2376	2698	2488	-210	-7.8%	n/a	n/a
A4	n/a	n/a	5260	5519	5274	5040	-234	-4.4%	n/a	n/a
A5	n/a	n/a	1910	1888	2055	2072	17	0.8%	n/a	n/a
D2	9850	9810	10820	10825	10825	10825	0	0.0%	975	9.9%
Total	63330	68040	70280	70209	70281	70296	15	0.0%	6966	11.0%
A3/A4/A5	9160	9750	9690	9783	10027	9600	-427	-4.3%	440	4.8%

**(ii) Streatham Major Town 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	2010				
A1	47210	45000	45370	44759	44071	43473	-598	-1.4%	-3737	-7.9%
A2	7680	7510	7670	8227	7566	7910	344	4.5%	230	3.0%
A3	14710	14810	7220	7313	7081	7298	217	3.1%	n/a	n/a
A4	n/a	n/a	4680	4204	4487	5060	573	12.8%	n/a	n/a
A5	n/a	n/a	2680	2405	2255	2398	143	6.3%	n/a	n/a
D2	11070	9400	8090	7731	7911	7047	-864	-10.9%	-4023	-36.3%
Total	80670	76720	75710	74639	73371	73186	-185	-0.3%	-7484	-9.3%
A3/A4/A5	14710	14810	14580	13922	13823	14756	933	6.7%	46	0.3%

(iii) Clapham District Town Centre

Use Class	Floorspace (m2)						Floorspace change 2009-10 (m <sup>2</sup> )	% change 2009 to 2010	Floorspace change 2002-10 (m <sup>2</sup> )	% change 2002 to 2010
	2002	2004	2006	2008	2009	2010				
A1	21970	20190	21170	21080	22079	22707	628	2.8%	737	3.4%
A2	4750	4680	4710	4959	4961	4865	-96	-1.9%	115	2.4%
A3	12200	12140	5610	5819	5164	5312	148	2.9%	n/a	n/a
A4	n/a	n/a	5640	5882	6446	6389	-57	-0.9%	n/a	n/a
A5	n/a	n/a	1640	1627	1885	2054	169	9.0%	n/a	n/a
D2	2190	3750	2540	2529	2573	2573	0	0.0%	383	17.5%
Total	41110	40760	41310	41896	43108	43899	791	1.8%	2789	6.8%
A3/A4/A5	12200	12140	12890	13328	13495	13754	259	1.9%	1554	12.7%

(iv) Waterloo District Town Centre

Use Class	Floorspace (m2)						Floorspace change 2009-10 (m <sup>2</sup> )	% change 2009 to 2010	Floorspace change 2002-10 (m <sup>2</sup> )	% change 2002 to 2010
	2002	2004	2006	2008	2009	2010				
A1	8480	9570	9200	8967	7724	7411	-313	-4.1%	-1069	-12.6%
A2	790	970	970	976	808	808	0	0.0%	18	2.3%
A3	3830	4260	1570	1560	1880	1886	6	0.3%	n/a	n/a
A4	n/a	n/a	1900	1709	2476	2531	55	2.2%	n/a	n/a
A5	n/a	n/a	230	153	153	242	89	58.5%	n/a	n/a
D2	3600	3580	4450	4447	3679	3719	40	1.1%	119	3.3%
Total	16700	18380	18320	17812	16720	16598	-122	-0.7%	-102	-0.6%
A3/A4/A5	3830	4260	3700	3422	4509	4659	150	3.3%	829	21.7%

(v) West Norwood District Town Centre

Use Class	Floorspace (m2)						Floorspace change 2009-10 (m <sup>2</sup> )	% change 2009 to 2010	Floorspace change 2002-10 (m <sup>2</sup> )	% change 2002 to 2010
	2002	2004	2006	2008	2009	2010				
A1	18260	17330	16870	16927	18748	18634	-114	-0.6%	-374	2.0%
A2	3470	3620	3410	3427	3622	3659	37	1.0%	-189	5.4%
A3	4870	5300	1570	1559	1694	1812	118	7.0%	n/a	n/a
A4	n/a	n/a	1790	1797	1271	1271	0	0.0%	n/a	n/a
A5	n/a	n/a	1770	1787	1578	1488	-90	-5.7%	n/a	n/a
D2	780	1710	1610	1624	1624	1623	-1	-0.1%	-843	108.1%
Total	27380	27960	27020	26504	28537	28487	-50	-0.2%	516	-1.9%
A3/A4/A5	4870	5300	5130	5143	4543	4571	28	0.6%	299	-6.1%

(vi) Stockwell District Town Centre

Use Class	Floorspace (m2)						Floorspace change 2009-10 (m <sup>2</sup> )	% change 2009 to 2010	Floorspace change 2002-10 (m <sup>2</sup> )	% change 2002 to 2010
	2002	2004	2006	2008	2009	2010				
A1	n/a	n/a	n/a	4716	4891	4775	-116	-2.4%	59	1.2%
A2	n/a	n/a	n/a	1251	1085	1085	0	0.0%	-166	-13.3%
A3	n/a	n/a	n/a	234	234	162	-72	-30.9%	-72	-30.9%
A4	n/a	n/a	n/a	1175	1175	1175	0	0.0%	0	0.0%
A5	n/a	n/a	n/a	141	141	213	72	51.2%	72	51.2%
D2	n/a	n/a	n/a	0	0	0	0	0.0%	0	0.0%
Total	n/a	n/a	n/a	7517	7526	7410	-116	-1.5%	-107	-1.4%
A3/A4/A5	n/a	n/a	n/a	1550	1550	1550	0	0.0%	0	0.0%

- 6.3.3 In terms of overall retail and leisure floorspace, Streatham is the larger of the two major town centres, but it has declined in size by 9.3% between 2002 and 2010. A significant part of this overall loss of space can be accounted for by losses in the D2 (assembly and leisure) use class and development of B1 (business) use class at the expense of A1 floorspace at Gracefield Gardens. This development resulted in a loss of 1,329 square metres of A1 (retail) floorspace. There was also some transfer of A1 and D2 use to a mix of A2 (financial and professional services), A3/A4/A5 (food and drink) between 2009 and 2010.
- 6.3.4 There has been an 11% increase in the total amount of town centre floorspace in Brixton between 2002 and 2010. The quantity of A1 shopping floorspace in particular has increased, while D2 floorspace has also increased over this period. Between 2009 and 2010 the amount of A1 floorspace increased by approximately 700 square metres and this was at the expense of A2, A3 and A4 floorspace.
- 6.3.5 Clapham District Centre remained broadly constant during the period 2002 to 2010, and with a slight increase in A1 floorspace of 3.4% and an overall increase in floorspace of 6.8%. D2 floorspace has increased significantly between 2009-2010 with an overall increase of 17.5%. There has also been an increase of 12.7% in A3/A4/A5 uses in the centre over the period 2002 to 2010. In 2008, 2009 and 2010, however, there was not any significant increases in this type of floorspace. The growth of A4 and A5 uses also appears to largely be at the expense of A3 floorspace rather than A1 floorspace.
- 6.3.6 Of the three largest district centres, Lower Marsh has remained relatively consistent within an increase in total floorspace of 0.6% from 2002 to 2009. The A1 floorspace has declined overall by 12.6% during this period. The most significant increase was A3/A4/A5 floorspace with an overall percentage increase of 21.7% since 2002. Between 2009 and 2010 however there was only a 3.3% increase in A3/A4/A5 floorspace. The centre also experienced little change in the total level of floorspace in town centre use for this reporting year in line with UDP Policies 4 and 29.
- 6.3.7 West Norwood District Centre experienced a small decrease in the total amount of town centre floorspace between 2002-2010 of 1.9%. Within this time period the D2 use class experienced a 108% increase. In the last year overall town centre floorspace reduced by 0.2% (50 sqm). The increase in retail floorspace between 2002 and 2010 is 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. Between 2009-10 there was modest increases in A2 and A3 floorspace and this appears to have been at the expense of A1 and A5 floorspace.
- 6.3.8 The smallest of all the district centres is Stockwell and comparable data is only available for the period 2008 to 2010. The centre has experienced little change during this period with only some transfer of floorspace from A3 to A5. Redevelopment of one site resulted in a small reduction in A1 and therefore a total reduction in floorspace of the centre of 1.4%.
- 6.3.9 Further analysis is required in order to link the land use changes identified through the Experian/GOAD data for 2002 to 2010 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' 2009/10**

Source: Lambeth Planning Division, 2010

BD4		A1	A2	B1(a)	D2	Total
In Town Centres	<b>Gross (m<sup>2</sup>)</b>	438	0	853	0	1,291
In Town Centres	<b>Net (m<sup>2</sup>)</b>	-89	0	803	0	714
Lambeth (total)	<b>Gross (m<sup>2</sup>)</b>	2,114	366	25,997	807	29,284
Lambeth (total)	<b>Net (m<sup>2</sup>)</b>	613	-245	-13,854	-316	-13,802

### 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 1,291 square metres of new floorspace for 'town centre uses' was completed in 2009/10 (714 square metres 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. Of the floorspace (gross) completed in town centres 34% was A1 (retail) and 66% of B1(a) (offices) (Table 6B).
- 6.4.2 A number of retail schemes were completed outside of town centres during the reporting year, which together take the percentage of completions for A1 floorspace (gross) outside town centres to 80%. This appears to be a very high percentage figure however, the majority of the floorspace related to the replacement of existing floorspace in town centre uses located outside centres and this is represented by a net increase of 613 square metres of retail floorspace.
- 6.4.3 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. Retail development outside town centres is therefore represented by small scale retail development generally in associated with mixed use schemes.
- 6.4.4 Although completions data shows that 95% of development for 'town centre uses' was situated outside of town centres, this is heavily skewed by the high

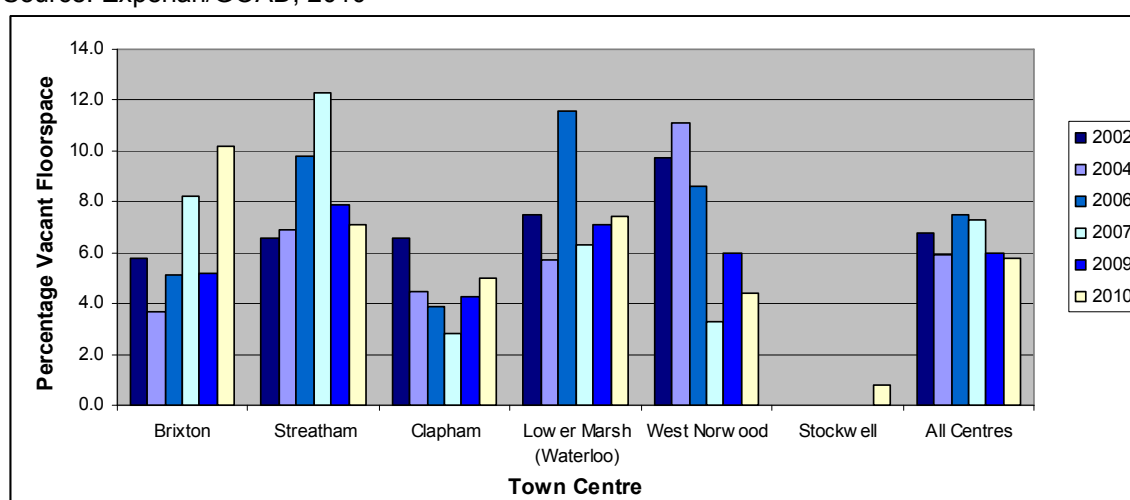
proportion of B1(a) development completed in 2009/10. 88% of the gross completed floorspace for 'town centres uses' was B1(a) floorspace. B1(a) uses can be appropriately located elsewhere in the borough, including large scale office development, in line with UDP Policy (this is also reflected in Section 5.6).

## 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 2002-2010**

Source: Experian/GOAD, 2010



NB. Data relating to vacancies within Stockwell town centre is only available for 2007, 2009 and 2010. 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 5% and 8% over the seven year period for which data is available, with an overall rate of 5.8% in 2010. Brixton had the highest increase in vacancy in 2010 with an increase from 5.2% in 2009 to 10.2% in 2010. This increase in the proportion of vacant floorspace from 2009 to 2010 was largely attributed to the Woolworths building, which has a large floor area, being vacant at the time the survey was carried out. This building was however was re-let for A1 use and is presently occupied. The building did not therefore remain vacant for any significant amount of time.

6.5.3 Both Streatham and West Norwood had reduced levels of vacancy between 2009 and 2010 down from 7.3% to 7.1% and 5.2% to 4.4% respectively. Vacancy rates in West Norwood have substantially improved over time the centre previously has vacancy rates above 8% but recorded the lowest vacancy rate of the largest five town centres with 4.4%.

6.5.4 Clapham has generally been the centre with the lowest vacancy rates, vacancy has however risen from 3% in 2007 to 5% in 2010. Waterloo saw a modest rise in vacancy between 2007 and 2009 from 6.3% to 7.1% though this remains considerably lower than in 2006 when vacancy rates peaked at 11.6%. Data is only available for 2007, 2009 and 2010 for Stockwell district

centre. This centre is the smallest of all the centres surveyed and maintained a low level of vacancy with 0.8%.

- 6.5.5 As stated above, vacancy rates are a good indicator of the health of a centre. The results for 2010 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.
- 6.5.6 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 Lambeth's town centres is good.
- 6.5.7 As reported last year in December 2009 the GLA published London Town Centre Health Check Analysis Report and was therefore published within this reporting year. 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.

### **Conclusions and Further Actions**

- 6.5.8 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 2009/10. 20% of A1 completed floorspace was located within town centres in the reporting year and no major retail or leisure development were completed outside town centres. While only 4% square metres of new floorspace for 'town centre uses' completed in 2009/10 was located within town centre areas, this is heavily skewed by the high proportion of B1(a) development completed in 2009/10 outside of town centres. 3% 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.
- 6.5.9 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.
- 6.5.10 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.

- 6.5.11 In addition to the above, masterplans for Brixton, Streatham and Norwood town centres were approved by the council in 2009. The emerging Core Strategy policies for places and neighbourhoods also draw upon the vision for each of Lambeth's major and district town centres as outlined in the masterplans and this will eventually contribute to the production of specific guidance for key sites to help bring forward appropriate town centre regeneration.



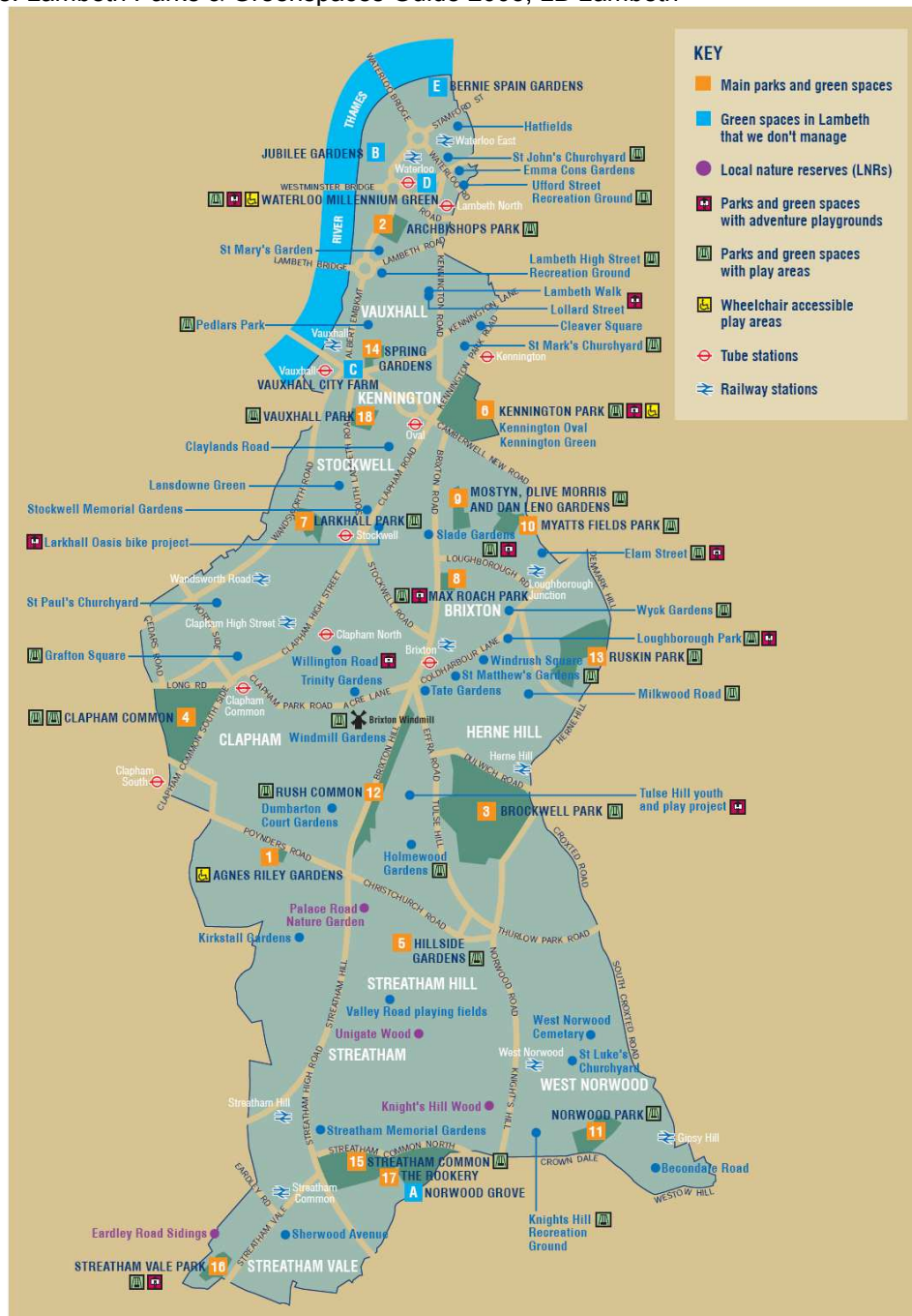
# Section 7 - Environmental Resources

## 7.1 Introduction

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, some of which could adversely affect their landscape and nature conservation value. Many parks and open spaces in Lambeth are also Sites of Importance for Nature Conservation (SINCs), which both recognises their importance for biodiversity and people's access to wildlife, and also confers protection to these sites from loss or inappropriate use or development through the Lambeth UDP.

## 7.2 Open Space Policies and Indicators

Lambeth Unitary Development Plan 2007	
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	
49 – Metropolitan Open Land	
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.	There are 6 parks with Green Flag awards in 2009/10 these are: Archbishop's Park, Milkwood Community Park, Myatt's Fields Park, Ruskin Park, St. Paul's Churchyard and Vauxhall Park.

### 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. This figure provided by Greenspace Information for Greater London (GiGL) (2010) and is the same as was reported in 2009 and therefore there has been no change.

- 7.2.3 The Lambeth Open Spaces Strategy 2004 identifies a deficiency in open space in the borough and there are limited opportunities to secure new large areas of open space in the borough. In 2009/10 there were no new areas of open space designated. The council will also 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 a very marginal net loss of 0.006 ha was recorded for this reporting year (GiGL, 2010). 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 2009/10. There was one development which resulted in a small reduction in open space of 60 square metres. The proposal involved the comprehensive redevelopment of the site which formally contained affordable housing. The total quantity of public open space has increased slightly through the recovery of approximately 100 square metres of open common land in Clapham Common; improvements to The Green Link at Kennington Park resulting in an additional 400 square metres of open space; completion of Windrush Square which consolidated two sites by the removal of a separating road; recovery of a strip of neglected and inaccessible land along the southern boundary of Streatham Vale Park increasing the open space by 120 square metres; and completion of the development at County Hall Island Block which resulted in hard and soft landscaping and general public realm improvements as part of the redevelopment of the site as a hotel. This has resulted in more than 620 square metres of additional open space being secured in the borough.

### **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 2009, six Lambeth parks were awarded Green Flag Awards. Vauxhall Park, Milkwood Community Park and St. Paul's Churchyard all retained their Green Flag status and Archbishop's Park, Myatt's Fields Park and Ruskin Park were awarded Green Flags for the first time. Although outside the reporting year in July 2010 St. John's Churchyard and Hillside Gardens Park were also awarded Green Flags.
- 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 aimed to achieve at least six Awards by the end of 2010. This target has therefore been achieved. Two popular community gardens, Eden at St. Paul's and Brockwell Community Greenhouses, secured Green Pennant Awards in July 2009 recognising the efforts of local residents in managing and developing these open spaces for the benefit of the wider community.
- 7.2.10 The Lambeth 2004 Open Space Strategy was endorsed by Executive in March 2006. This work was consolidated in 2006 through a re-audit of twenty-one 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

	Site audited	Change in score
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 twenty-one 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 a further three Lambeth parks were awarded Green Flag status in 2009/10 bringing the total number to six. 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 awarded one Green Flag in 2006/07 and one 2007/08. With three additional parks achieving Green Flag status in 2009/10 the council has met its LAA stretch target to achieve six awards by the end of 2010.
- 7.2.14 For new residential developments, where a potential future need is created for open space, the council requires developers to provide new open space or, if this is not possible due to site constraints, to provide a financial contribution to improve parks and open spaces elsewhere in the borough. In 2009/10, £622,000 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 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	
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 2009/10.

**Table 7C: Change in areas of biodiversity importance**

Source: GiGL 2010

Designation Type	Number of Sites	Area (ha)	Annual Change (sites)	Annual Change (area)
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 creation of additional green space in Lambeth, through amenity land associated with future development and Section 106 funding, has already begun (see section 3 of this report). This will ensure that the matrix of green chains in the borough is maintained, giving further opportunities for



colonisation by diverse flora and fauna. The Council is also continuing to support the installation of green roofs and walls in the borough, including through guidance in the Sustainable Design and Construction SPD, adopted in July 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, and these changes have been included in the Changes to the Proposals Map accompanying the Core Strategy. Any developments on or close to SINCs identified on the UDP and forthcoming LDF Proposals Map will continue to be required to have adverse or positive effects upon existing biodiversity interest assessed 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 CO8i and CO8ii.

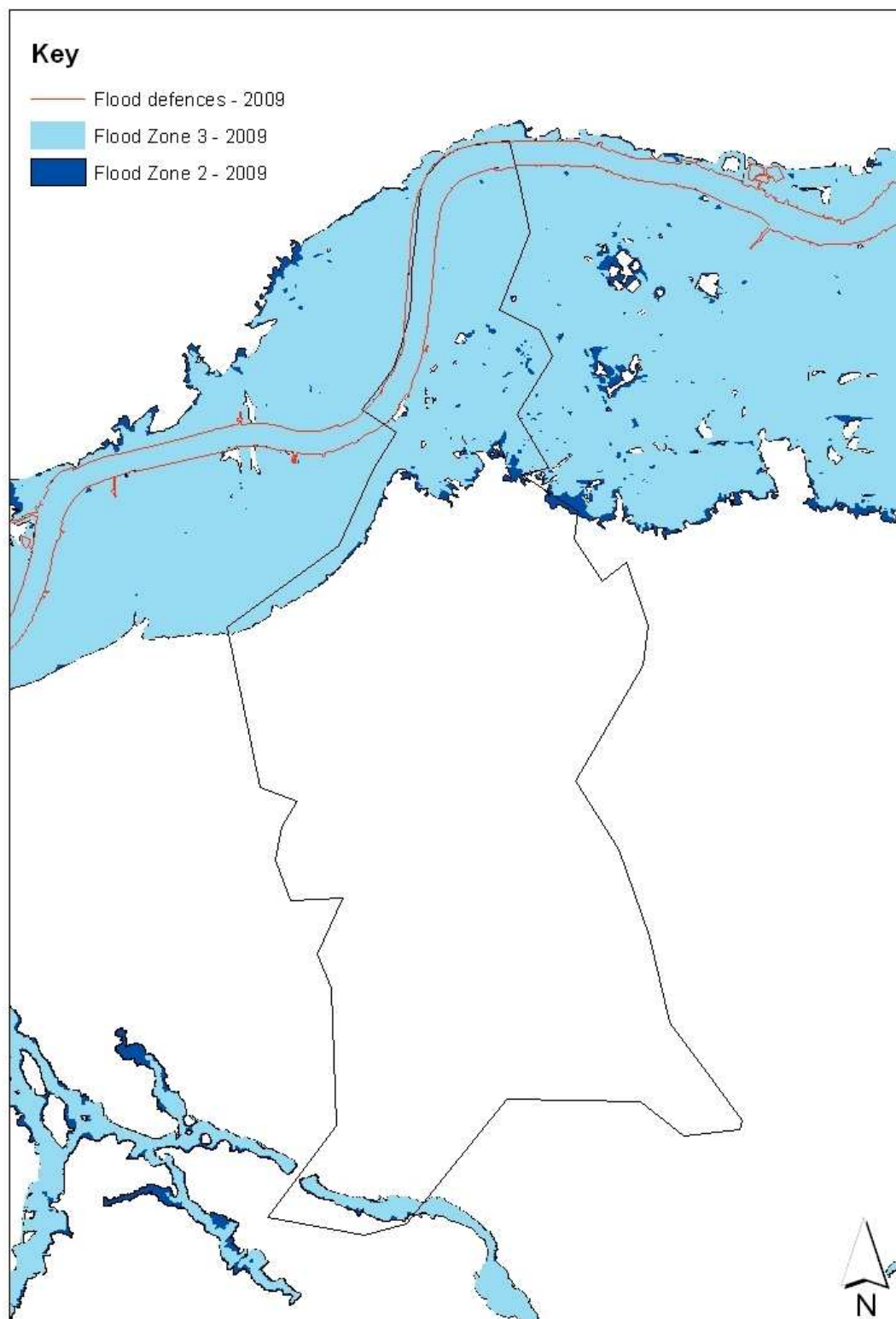
#### **7.4 Water Quality and Flooding Policies and Indicators**

<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.
Detailed Policies	
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 2009





## 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 (2009/10)**

E1	Flooding	Quality	Total
No. of planning permissions granted contrary to EA advice	1	0	1

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 The Environment Agency (EA) was consulted on one hundred and thirty-six planning applications during 2009/10. The EA objected to four applications on flooding grounds and none on water quality grounds. Two of these application were refused a further two were granted permission. One application was for the discharge of condition and the EA objected on the basis that the Flood Risk Assessment (FRA) submitted was unsatisfactory (LBL Ref: 09/03816/DET). Prior to the decision being made on this application the EA advised that further to a review of the information they would recommend the discharge of condition. The other planning application was granted permission despite the Environment Agency objecting to it on flood risk grounds during 2009/10. The council approved this application (LBL Ref: 09/00841/FUL) as the EA failed to provide comments within time and the decision had already been granted once receipt of their objection was received.

## 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 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

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.
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	
34 –	Renewable Energy in Major Development
35 –	Sustainable Design and Construction

- 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.	0.40369MW permitted installed capacity 0.11743MW 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. As reported in last year's AMR 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 2009/10 and those completed in 2009/10, 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 2010; this includes data from previous years AMRs and data collected retrospectively prior to this where possible.

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

Source: Lambeth Planning Division, 2010

E3	Wind Onshore	Solar Photovoltaics	Hydro	Biomass	Bio-Diesel	Total
Permitted in 2009/10 installed capacity in MW	0	0.02221	0	0	0	0.02221
Completed in 2009/10 installed capacity in MW	0	0.02167	0	0	0	0.02167
Total permitted installed capacity in MW	0.02125	0.192442	0	0	0.19	0.40369
Total completed installed capacity in MW	0.01525	0.1022	0	0	0	0.11743

- 7.5.5 Five schemes were completed in 2009/10 which included provision for renewable energy technologies. All of these schemes incorporated photovoltaic panels.

- 7.5.6 Three applications incorporating (electricity generating) renewable energy technologies were granted in 2009/10. These are set out in Table 7H below. This compares with six in 2008/09 and nine applications in 2007/08.

**Table 7G: Renewable energy permission granted 2009/10**

Source: Lambeth Planning Division, 2010

Site	Development Description	Type of Renewable Energy Technology
17-23 Canterbury Grove London SE27 0NT	Demolition of existing buildings and redevelopment of the site and the erection of 3 blocks of Part 3/part 4 storey flats providing 35 self contained residential units in total together with balustrades, metal railings and gate, landscaping, children play area, off-street parking, refuse store and cycle parking.	Solar PV
Rear Of 503 Norwood Road London	Approval of details pursuant to condition 4 (Photovoltaic Solar Panels) of planning permission ref 08/01355/FUL (Re-development of existing workshop and garage to rear and erection of a 3 storey building to create 2 x 2 bed self contained maisonettes together with the installation of underground rainwater	Solar PV

Site	Development Description	Type of Renewable Energy Technology
	collection tank) Granted on 06.06.2008.	
St Stephens Church St Stephen's Terrace London SW8 1DH	Installation of 36 solar modules on the south facing roof.	Solar PV

\* = 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 in recent years and this reflects 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 CO<sub>2</sub> emissions (Policy 4A.7). The policies in the council's forthcoming LDF Core Strategy are 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. The emerging Core Strategy includes a monitoring framework for each Core Strategy policy. Core Strategy Policy S7 (Sustainable Design and Construction) will be monitored through Core Output Indicator (COI) E3 – Renewable Energy Generation and National Indicator 186 – Per capita CO<sub>2</sub> emissions in local authority area.

## 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 and development and protect residential amenity.
Detailed Policies	
45 –	Listed buildings
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	Over 2500 listed buildings total; 3 buildings added to English Heritage statutory register; 20 buildings or registered parks/ gardens on the Heritage at Risk Register - 1 added, 2 removed in 2009/10
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 Streatham Lodge Conservation Area was newly designated on 8 June 2009. There are now 62 designated conservation areas in the borough.

**Table 8A: Conservation indicators**

Source: Lambeth Planning Division, 2010

<b>Number of conservation areas in Lambeth</b>	62
<b>Change to size or number of conservation areas in 2009-10</b>	1
<b>Number of conservation areas with up to date character appraisals (up to five years old)</b>	12
<b>Number of conservation area appraisals completed in 2009-10</b>	6

8.2.4 Twelve conservation areas in Lambeth have up to date character appraisals. Character appraisals were completed for Lower Marsh, Mitre Road and Ufford Street, Renfrew Road, Roupell Street, South Bank and Waterloo prior to this reporting year. Six additional character appraisals including Albert Square, Lansdowne Gardens, Clapham High Street, Rectory Grove, Hackford Road and Stockwell Park were all finalised and signed off on 24 April 2009.

8.2.5 In 2009/10 six more draft character appraisals went to consultation these include Brixton, Herne Hill, Kennington, Larkhall, Clapham Road and South Lambeth Road.

8.2.6 Figure 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	Over 2,500
<b>Number of statutory listed buildings added in 2009/10</b>	3
<b>Number of statutory listed buildings removed from the list in 2009/10</b>	0
<b>Added to English Heritage at Risk Register of Buildings in 2009/10</b>	1. Trinity Congregational Church, St. Matthews Road, Brixton
<b>Removed from English Heritage at Risk Register in 2009/10</b>	1. Shelter in front of walled garden, Brockwell Park, Brixton 2. The Bandstand, Cormont Road, Myatt's Field, Camberwell
<b>Total number of buildings on Heritage at Risk Register in 2009/10</b>	20 buildings/registered parks and gardens

8.2.7 Three listed buildings or structures were added to the statutory list in 2009/10. These were three market buildings in Brixton; Market Row, Coldharbour Lane; Brixton Village, Coldharbour Lane and Reliance Arcade, Brixton Road. The buildings were listed for their architectural design, interiors and historic interest. All three market buildings were listed on 31 March 2010.

- 8.2.8 The number of 'at Risk' buildings in the borough has fallen since 2000 with 29 buildings in this category in 2000. Only one building was added to the register in 2009/10 and two were removed. Therefore, there was 20 buildings and/or registered parks and gardens in the borough listed on the Heritage at Risk Register as at 31 March 2010.

### 8.3 Urban Design 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	
31 –	Streets, character and layout
33 –	Building scale and design
37 –	Shopfronts and advertisements
38 –	Design in existing residential/mixed use areas
39 –	Streetscape, landscape and public realm design

- 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. Trinity Hospice won a commendation and Clapham Manor Primary School an award at the Civic Trust Awards in March 2010.

#### *Trinity Hospice*

- 8.3.2 Founded in 1891, Trinity Hospice is the oldest in the country and occupies a terrace of beautiful Georgian houses, overlooking Clapham Common. This new building replaces an out-dated patient wing with sensitivity and sophistication. The facilities are clearly exemplary in the way they meet the complex needs of residents, their families and medical staff. Common areas and circulation spaces reflect the desire to celebrate life and activity, whilst respecting the quiet and tranquil needs of the individual.

#### *Clapham Manor Primary School*

- 8.3.3 This extension to the existing primary school is a robust, beautiful and modern building which extends and complements the older school. A dazzlingly block of polychromatic glass panelled facade has been appended to the original Victorian building providing much needed new teaching, staff and support spaces and also cleverly resolves the way users navigate their way around the school. A new staircase and lift core eases access to the school's various floors providing very good accessibility for all. The new building is exceptional in its quality of design and is stunning both externally and internally.





Winner of Civic Trust Award: Clapham Manor Primary School

### **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. This is also reflected in a number of schemes in Lambeth were nominated for, and were awarded, design awards in 2009/10.
- 8.3.5 The number of up-to-date character appraisals was identified as an area of concern in previous years AMRs. This was actively pursued and six character appraisals were completed in April 2009 and a further six draft character appraisals consulted on. 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.
- 8.3.6 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.
- 8.3.7 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 2001, with the number of offences committed in Lambeth falling by some 38% (Table 8C).

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 2009/10.

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

Source: Metropolitan Police, 2010

Borough	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	Change 2001- 2010	% Change
Westminster	86,270	86,151	79,296	79,338	71,582	66,267	62,545	63,943	64,022	-22,248	-25.8%
Camden	53,103	53,890	51,016	45,432	42,236	42,435	34,291	33,843	33,773	-19,330	-36.4%
Lambeth	57,092	54,188	49,937	45,784	41,968	38,868	35,328	35,260	35,458	-21,634	-37.9%
Southwark	45,707	45,960	46,276	43,771	41,432	39,713	41,043	37,241	37,048	-8,659	-18.9%
Hackney	39,769	39,267	39,035	36,492	34,630	31,160	31,912	28,989	28,721	-11,048	-27.8%
Islington	37,611	39,425	40,816	37,956	37,050	35,248	29,125	29,208	28,432	-9,179	-24.4%
Tower Hamlets	37,273	41,124	39,188	36,329	33,756	32,627	30,187	26,685	26,990	-10,283	-27.6%
London Total	1,057,360	1,080,471	1,060,930	1,015,121	984,125	921,779	854,314	839,802	829,406	-22,248	-25.8%

### 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

Lambeth Unitary Development Plan 2007	
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	14% overall increase in usage of underground stations in Lambeth since 2004.
LOI 5	School travel	30% increase in children walking or cycling to school by 2017	See Section 9.3.9-9.3.11

### 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%		
By public transport	76,663	63.50%	1	1
Car as driver	24,736	20.5%		
Car as passenger	1,504	1.2%		
By car	26,240	21.73%	368	26
Taxi	439	0.36%		
Bicycle	5,407	4.5%		
Foot	9,250	7.7%		
Motorbike	2,351	1.9%		
Work from home	9,873	8.2%		
Other	514	0.43%		

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

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 2009/10 eleven travel plans were secured through Section 106 legal agreements. This is consistent with 2007/08 and 2008/09, during which eight and eleven travel plans were secured respectively. When the 2011 Census data is collected 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 2009.

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

Source: Transport for London, 2010

Station	2004	2005	2006	2007	2008	2009	% change 2004-2009
Brixton	18.113	18.597	19.702	20.577	20.93	20.88	15%
Clapham Common	7.798	7.482	8.357	8.77	9.05	8.974	15%
Clapham North	4.803	5.022	5.542	5.711	5.85	5.571	16%
Kennington	3.278	3.196	3.592	4.155	4.18	4.125	26%
Lambeth North	2.702	2.546	2.849	2.94	3.2	3.31	23%
Oval	4.998	4.58	5.179	5.922	5.92	5.792	16%
Stockwell	7.151	6.924	7.689	7.995	8.36	7.867	10%
Vauxhall	14.7	16.74	18.249	18.822	18.56	18.302	25%
Waterloo	68.427	67.396	72.874	74.844	77.2	75.957	11%
<b>Total</b>	<b>131.97</b>	<b>132.483</b>	<b>144.033</b>	<b>149.736</b>	<b>153.25</b>	<b>150.778</b>	<b>14%</b>

- 9.3.5 Overall there has been a 14% increase in usage of underground stations in Lambeth since 2004. The total number of station entries and exits to Lambeth's underground stations decreased in 2009, compared to the previous year (ie. 2008). There was 2.472 million less people using the tube in 2009 compared to 2008. All tube stations in the borough, with the exception of Lambeth North saw a decrease in passenger numbers from last year.
- 9.3.6 Kennington underground station has experienced the largest single increase since 2004 at 26%. Vauxhall and Lambeth North have also seen large increases in passenger numbers since 2004 with 25% and 23% increases respectively. All these underground stations are located in the north of the borough and within the central and Vauxhall and Lambeth North are within the Central Activities Zone.
- 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 and the emerging Core Strategy objectives and policies also set out a framework for providing increases in public transport capacity and accessibility and reduce reliance on the private car, promote walking and cycling and provide alternatives to road based freight transport.

### **School travel**

- 9.3.8 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.
- 9.3.9 In 2009/10, Lambeth agreed five new school travel plans, compared to, nine in 2008/09, twenty-four in 2007/8, thirty in 2006/7, twenty-seven in 2005/6 and three in 2004/05. There are now ninety-eight schools in the borough with school travel plans, which represents 98% of the target schools.
- 9.3.10 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 2010 shows that 55.3% of respondents walked to school and 1.2% cycle. This is a slight increase from 2009 where 51.9% of respondents walked and 1.1% cycled to school. The modes of transport recorded in 2010 are comparable to the 2007 and 2008 survey which reported 57.7% and 57.2% of respondents walked and 1.2% and 1.1% cycled to school respectively. The annual survey of modes of travel to school will continue to enable changes in numbers of children walking or cycling to school and the effectiveness of school travel planning to be monitored.

### **Conclusions and further actions**

- 9.3.11 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.
- 9.3.12 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.
- 9.3.13 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.

9.3.14 Policy 9 (Transport Impact) will continue play an increasingly important role in ensuring that new development does not have an unacceptable impact upon network capacity. Emerging Core Strategy policies S4 (Transport) and also area based policies for Waterloo, Vauxhall and Brixton in particular will also increasingly play an important role in ensuring that public transport improvements are secured and impacts from new development are appropriately mitigated against.

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 50% and slight casualties by 45%.

### 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%)

	Lambeth	London	England
Households with 1 car/van	46,080 (38.90%)	1,298,481 (43.05%)	8,935,718 (43.69%)
Households with 2 cars/vans	10,166 (8.58%)	476,185 (15.79%)	4,818,581 (23.56%)
Households with 3 cars/vans	1,446 (1.22%)	86,470 (2.87%)	924,289 (4.52%)
Households with 4 or more cars/vans	417 (0.35%)	24,212 (0.80%)	284,453 (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 2009/10 monitoring period eighteen applications with low or zero car parking were approved. This is fewer than the previous year when thirty schemes were approved with parking restrictions and considerably less than 2007/08 when sixty-three schemes approved with parking restrictions. This declining number of application is likely to be due to there having been fewer S106 agreements signed in 2009/10 (thirty-five agreements, compared to fifty-three agreements in 2008/09 and eight-four agreements in 2007/08) and also a declining number of house conversion applications in recent years which traditionally made up the vast majority are car capped developments.



**Table 9D: Examples of development approved in 200/10 with low or zero car parking**

Source: Lambeth Planning Division 2010

**Examples of developments approved in 2009/10 with low or zero car parking**

**116-120 Coldharbour Lane** (LBL Ref: 09/01389/FUL)

Redevelopment of the site including the demolition of existing buildings and the erection of two new buildings ranging between 5 and 8 storeys (plus lower ground floor level) in height to provide 108 self contained flats (100% Affordable Housing), the provision of 8 disabled car and cycle parking spaces, terraced areas, refuse storage area and associated landscaping. This is a car free development.

**360-366 Coldharbour Lane** (LBL Ref: 09/01222/FUL)

Retention and completion of, a part four, part five, part six and part seven storey building at the rear of the site; a five storey building fronting Coldharbour Lane and a single storey podium structure between the two buildings (covering the carpark), together comprising 63 residential units, 895sqm of office space (Use Class B1) in ten units ranging in size from 30sqm to 174sqm, 14 car parking spaces, 80 secure cycle spaces, communal and private amenity space and landscaping. This is a car free development.

**Parliament House, 81 Black Prince Road** (LBL Ref: 08/04454/FUL)

Redevelopment of the site involving the demolition of the existing building and the erection of a 23 storey building (including basement) to contain 1770 square metres (GEA) of commercial floorspace (flexible use for B1 or A2) together with 101 self contained flats (41 x 1 bed, 44 x 2 bed, 8 x 3 bed, 4 x 4 bed and 4 x 5 bed) on upper floors. This is a car free development.

**Mary Seacole House** (LBL Ref: 09/00196/FUL)

Demolition of existing buildings and redevelopment of the site to provide a mixed use development in a building ranging from 1 to 12 storeys in height (plus basement) to provide a 1,652 sqm Library (Use Class D1) a 108 sqm Cafe (Use Class A3), a 1,866 sqm Primary Care Centre (Use Class D1) and 136 residential units with 43 basement parking spaces with access onto St Lukes Avenue and associated landscaping and servicing. This is a car free development.

**Clapham Leisure Centre** (LBL Ref: 09/00197/FUL)

Demolition of existing buildings and redevelopment of the site to provide a mixed use development in three separate buildings varying from 1- 6 storeys in height to provide a 4860 sq metre Leisure Centre (Use Class D2) containing a swimming pool, sports hall, fitness suites, community rooms, health suite and creche, 247 sq metres of workshop space (Use Class B1) and 63 residential units with 4 parking spaces with access onto Clapham Manor Street and associated landscaping, amenity space and servicing. This is a car free development.

**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, 2010

Killed and seriously injured	1994-1998 Average	2003	2004	2005	2006	2007	2008	2009	Target Number by 2010	% Reduction by end 2009 average
Pedestrians	124	62	67	62	68	65	53	48	62	61%
Children	45	21	19	7	20	14	12	20	22	56%
Cyclists	36	32	20	22	27	38	26	33	18	8%
Motorcycles	51	65	44	50	55	46	39	56	26	-10%
Total	313	222	167	162	195	185	164	157	156	50%
Slight Casualties	1,832	1,521	1,248	1,173	1,038	944	1,023	1,001	1,648	45%

9.4.11 Table 9E above shows how many people have been killed or seriously injured in Lambeth over the last seven years, set against the average numbers killed or injured during 1994-1998. It shows that compared to 1994-98, casualty rates have reduced by 50% and slight casualties by 45%. The total number of people killed or seriously injured in road traffic accidents since 2003 has fluctuated, but with has generally seen 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

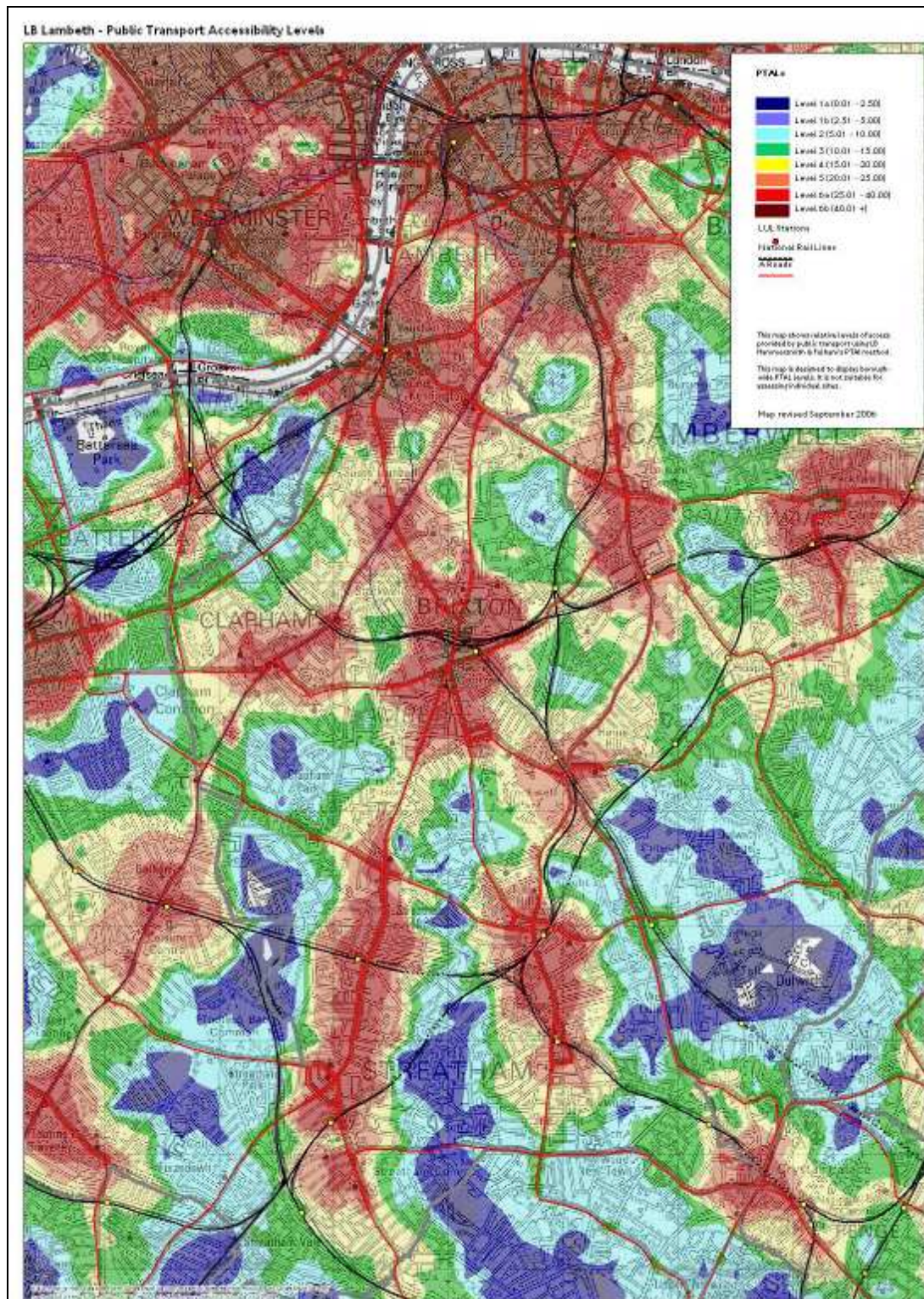
9.5.2 Lambeth is a highly accessible borough, with an excellent public transport network, as the Public Transport Accessibility Level (PTAL) map (Figure 9F) shows. The only parts of Lambeth with a low PTAL score are Streatham Common, Clapham Park and the part of the borough which borders Tooting Bec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

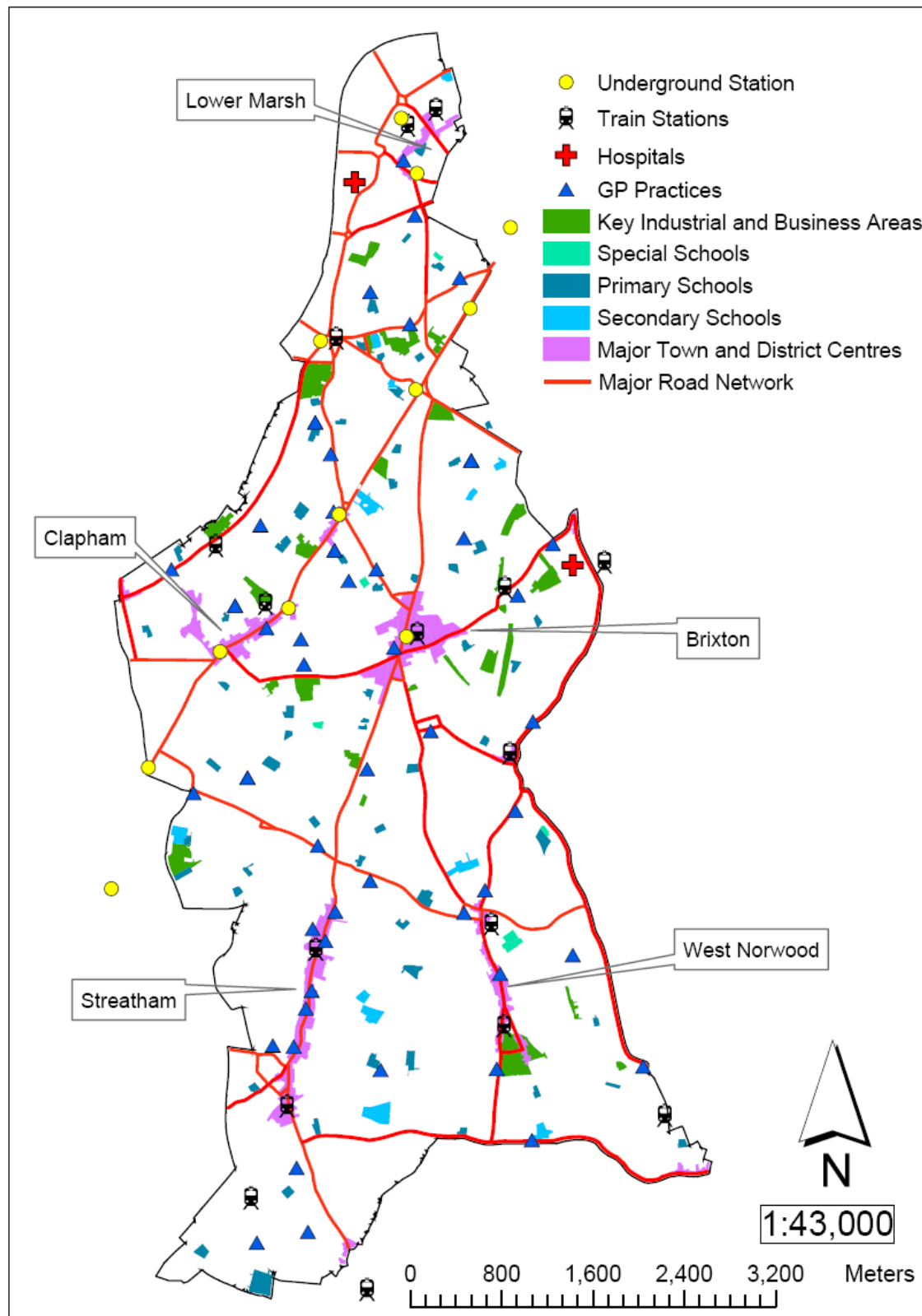


**Figure 9F: Public Transport Accessibility Levels (PTAL)**  
 Source: Transport for London September 2006



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)	27.2% 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.

#### **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 waste management sites in the borough. One of these is the reuse and recycling centre at the Vale Street depot. This site is listed in the UDP as a waste site in paragraph 4.22.7. The other five sites are:

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

- 10.2.7 The estimated maximum capacity of the above six waste management sites is 13,933 tonnes per annum. In addition, there are five sites safeguarded for waste in the UDP (paragraph 4.22.7) which are currently used for waste transfer. These are:

- 4-16 Belinda Road
- Shakespeare Wharf, Shakespeare Road
- 26 Wanless Road
- 44 Clapham Common Southside
- Wandsworth Road

- 10.2.8 Of the five sites listed however four (Belinda Road, Shakespeare Wharf, Wanless Road and Clapham Common Southside) are currently in waste transfer use and not presently used for waste management.

- 10.2.9 In preparation for the LDF Site Allocations DPD an assessment of potential waste management sites is currently being carried out in line with the Core Strategy policies which identify a suggested approach to site selection. Progress on this will be reported in next year's AMR.

#### **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 2009/10.

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

Source: Lambeth Waste Division, 2010

W2	Landfill	Incineration with EfW	Incineration without EfW	Recycled /Composted	Other (reused)	Total Waste Arisings
Amount of waste arisings in tonnes	105218.98	75.4	0	25,365.10	156.49	130815.97

10.2.12 The total amount of waste arising in Lambeth has continued to decrease periodically despite population numbers increasing. There has been a reduction of total waste arising of more than 15% since 2004/5. In 2009/10 Lambeth produced 10,246 tonnes less waste than in 2008/09, and 24,838 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 16.52% in 2008/09.

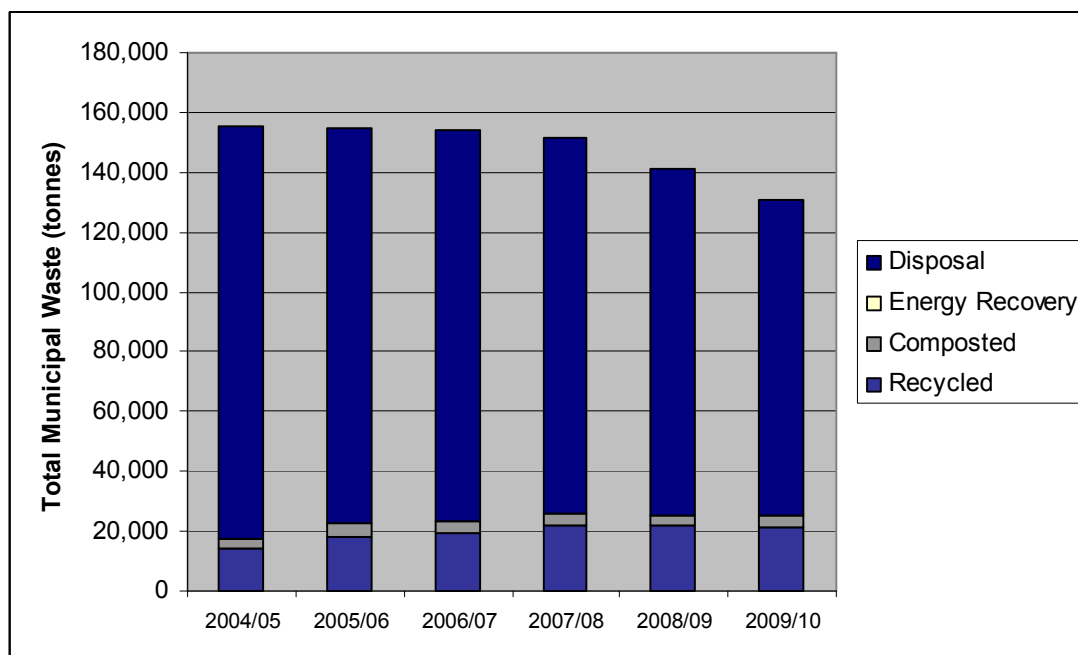
**Table 10C: London Borough of Lambeth Municipal Waste Management by Type**

Source: Lambeth Waste Division, 2010

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	
2009/10	Recycling	21,608.87	16.52	130,815.97
	Composting	3,756.23	2.87	
	Energy Recovery	75.40	0.06	
	Disposal	105,218.98	80.43	

**Figure 10A: London Borough of Lambeth Municipal Waste Management by Type 2004/05 – 2009/10**

Source: Lambeth Waste Division, 2010



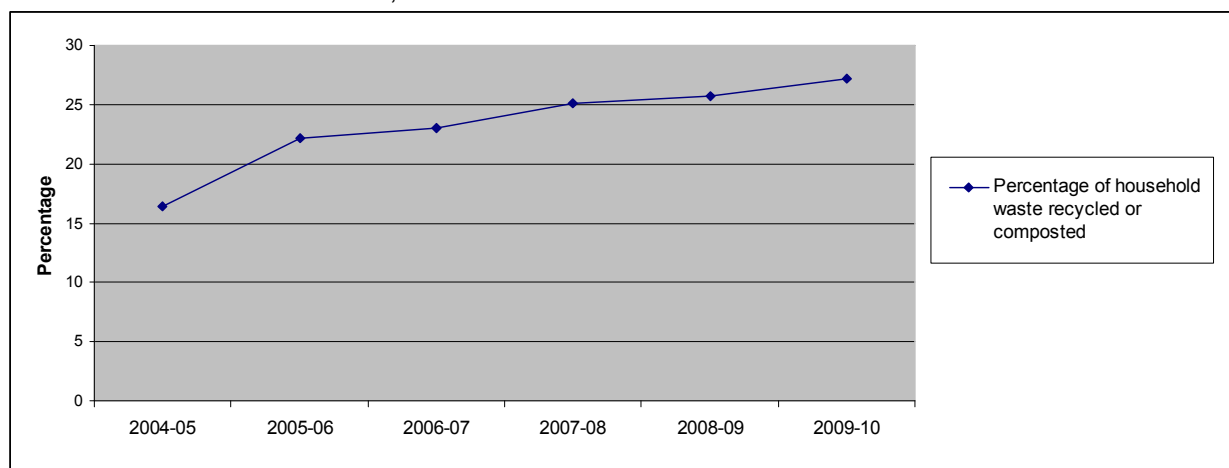
### Household waste recovery

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 an increase in the proportion of household waste recycled or composted between 2007/08 and 2008/09, rising from 25.7% to 27.2%. The council's recycling initiatives have been successful in seeing an increase in the total amount of recycling, with household recycling and composting almost doubling from 16% in 2004/05 to 27% in 2009/10.

**Figure 10B: Household Waste Recycled or Composted 2004/05 – 2009/10**

Source: Lambeth Waste Division, 2010



## **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 is 346,000 tonnes per annum. Based on an assumed average waste management ratio of 80,000 tonnes per hectare, the additional capacity required equates to 4.2 hectares of additional land by 2020. Using the revised waste apportionment in the Minor Alteration to the draft Replacement London Plan, however, this figure would be reduced to 3.4 hectares by 2026.
- 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 is currently being 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.

- 10.2.23 The council has also prepared a Municipal Waste Management Strategy, which went to Cabinet on 22 November 2010 and was approved. The Strategy sets out how domestic waste will be managed in Lambeth over the next ten years to 2020. The strategy will help to determined 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 March 2010.

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. There is a total of seven adopted SPDs including Housing Development and House Conversions; Residential Alterations and Extensions; S106 Planning Obligations; Safer Built Environments; Sustainable Design and Construction; Shopfronts and Signage and Waterloo Area.

11.2.3 Table 11A sets out progress against milestones for the production of SPDs in 2009/10.

**Table 11A: Supplementary Planning Documents - Milestones April 2009 to March 2010**

LDS Key Milestones 2007/08	Projected adoption date in LDS February 2008	Projected adoption date in LDS March 2010	Actual adoption date	Commentary
Waterloo Area SPD	Oct / Nov 2008	N/A	Jun 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	N/A	Not yet	Finalisation dependent on

LDS Key Milestones 2007/08	Projected adoption date in LDS February 2008	Projected adoption date in LDS March 2010	Actual adoption date	Commentary
	2008		adopted	outcome of DIFS & VNEB OAPF, so as to be aligned also with the core strategy following adoption.  Previously intended for report to Cabinet Nov 2010 but revised to <b>Feb 2011</b> depending on VNEB OAPF finalisation timing.

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 March 2010 LDS. The Core Strategy Consultation on the Draft Core Strategy was completed in accordance with the requirements of the statutory Statement of Community Involvement. A Consultation Statement was prepared in November 2009 and was submitted to Government in March 2010 with the Core Strategy.

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. The Core Strategy was submitted to the Secretary of State in March 2010 in accord with the LDS but the timetabled examination hearing for July 2010 had to be slipped back to September 2010, owing to the non availability of the Government appointed Planning Inspector.

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. Consultation on issues and options for the Site Allocations

document was undertaken alongside that of the draft Core Strategy during April and May 2009, in accordance with the requirements of the statutory Statement of Community Involvement. The Site Allocations DPD and the Development Management policies DPD are currently being formulated with consultation on drafts of both these DPDs expected in May-June 2011.

### **Evidence gathering**

11.3.6 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:

- Lambeth Commercial Development Pipeline Report 2009/10;
- Lambeth Residential Development Pipeline Report 2009/10;
- 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;
- Retail and Leisure Uses, January 2010;
- Infrastructure Programmes, March 2010; and
- Waste Evidence Base, March 2010.

11.3.7 In addition, the following studies were underway, although not completed, during the reporting year:

- Strategic Housing Market Assessment (expected February 2011)



**Table 11B: Schedule of Milestones of Local Development Framework Development Plan Documents**

Development Plan Document	Stage	LDS Milestone	Milestone Reached	Commentary
Core Strategy	Issues and Options <b>Preferred Options/Draft</b> <b>Pre-submission publication</b> <b>Submission</b> Examination Adoption	Apr-Jun 2008 <b>Apr-May 2009</b> <b>Nov-Dec 2010</b> <b>Mar 2010</b> Jul 2010 Dec 2010	✓ ✓ ✓ ✓ - -	The Core Strategy progressed within the timetable outlined in the LDS published March 2010. However, the examination hearings had to be rescheduled to September 2010 due to the non availability of the Government appointed Planning Inspector, delaying adoption to January 2011
Development Management Policies	Issues and Options Preferred Options/Draft Pre-submission publication Submission Examination Adoption	N/A Jan-Feb 2011 Oct-Nov 2011 Feb 2012 Jun 2012 Nov 2012	- - - - - -	The Development Management Policies DPD will be progressed when the Core Strategy has reached a more advanced stage. However there will be slippage in the programme due to the delay in the scheduling of the Core Strategy examination hearings, caused by the non availability of the Government appointed Planning Inspector
Site Allocations	<b>Issues and Options</b> Preferred Options/Draft Pre-submission publication Submission Examination Adoption	<b>Jan-Feb 2009</b> Jan-Feb 2011 Oct-Nov 2011 Feb 2012 Jun 2012 Nov 2012	✓ - - - - -	Consultation on Site Allocations Issues and Options took place between June and August 2009. The Site Allocations DPD will be progressed when the Core Strategy has reached a more advanced stage. However there will be slippage in the programme due to the delay in the scheduling of the Core Strategy examination hearings, caused by the non availability of the Government appointed Planning Inspector
Proposals Map	N/A	N/A	-	

#### **11.4 Saved Policies**

- 11.4.1 Under the provisions of the Planning and Compulsory Purchase Act 2004 the 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. The UDP expired on 5 August 2010 and a number of policies were saved beyond this date. This occurred outside this reporting year and progress will be included in next years AMR.

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

- 11.5.1 The timing and progression of the LDF as set out in the existing LDS has been dependent on the timing and progression of the Core Strategy as it is essential for the work on the other documents in the LDF to be based on a sound Core Strategy.
- 11.5.2 The Core Strategy was submitted to the Secretary of State in accordance with the LDS on 26 March 2010. However, the Inspectorate was not able to facilitate the holding of the EIP until September 2010. This has had an inevitable knock on effect on the programme for the preparation of the remaining development plan documents proposed for the LDF (Development Management and Site Allocations) and LDS will need to be revised to take account of this.
- 11.5.3 The Inspector found the Core Strategy sound. The progression of the Core Strategy is set out below. For completeness it extends beyond the timelines of the reporting year.

##### Core Strategy progression

<b>Milestone</b>	<b>Date</b>
Submission of the Core Strategy to the Secretary of State	26 March 2010
Pre-hearing meeting	1 July 2010
Deadline for responses to Inspector's questions	2 August 2010
Hearing sessions	14, 15, 21, 22 September 2010
Receipt of Inspector's fact check report	26 November 2010
Deadline for response to fact check report	10 December 2010
Publication of Inspector's report on the Council website	14 December 2010
Core Strategy to Cabinet for approval and referral to Council for adoption	10 January 2011
Adoption at Council meeting	21 January 2011
Expiry of 6 week challenge period under Section 113 of the Planning and Environment Act 2004 to the High Court on the grounds that the	March 2011

document is not within the appropriate powers and/or procedural requirement has not been complied with	
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Proposed timescale for the progression of the Development Management and Site Allocations Development Plan Documents

11.5.4 It is proposed to progress these documents in tandem as follows:

<b>Milestone</b>	<b>Date</b>
Cabinet approval of draft DPDs for consultation	April 2011
Public consultation on draft DPDs	May-June 2011
Cabinet and Full Council for approval of submission version	January 2012
Pre-submission publication	Feb-March 2012
Submission to Secretary of State	June 2012
Pre-hearing meeting	September 2012
Examination hearing	October 2012
Inspector's report issued	February 2013
Adoption (Cabinet and Full Council)	May 2013

11.5.5 The LDS will be updated accordingly in the early part of 2011.

# 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 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 the Core Strategy and the Site Allocations DPD during 2009/10.

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 2009/10**

Document	Minimum Government Requirements			Additional Council Measures								Outcome	
	Website		TPAC and libraries	Statutory press notice	Lambeth Life	Consultation Diary	Press release	Mail out	Online / postal questionnaire	Summary leaflet / newsletter	Focus groups / workshops*		In street surveys*
Consultation carried out in the 2009/10 monitoring period													
Draft Core Strategy consultation (Apr-May 2009)	✓		✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	177 people and organisations responded as part of the consultation process
Issues and Options Site Allocations (Jun-Aug 2009)	✓		✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	78 people and organisations participated in the consultation process
Core Strategy Pre-	✓		✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	42 people and organisations made

Document	Minimum Government Requirements			Additional Council Measures								Outcome
	Website	TPAC and libraries	Statutory press notice	Lambeth Life	Consultation Diary	Press release	Mail out	Online / postal questionnaire	Summary leaflet / newsletter	Focus groups / workshops*	In street surveys*	
submission publication consultation (Nov-Dec 2009)												representations on issues of soundness

\* These methods were considered to be specific during the stages of preparation.

## 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.

## 12.3 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.	✓	✓	✓	✓	✓

Consultation measures	Major Applications	Minor applications	Listed Buildings	Conservation Areas	Development close to LB or CA
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 2009/10 Lambeth Planning received approximately 3,398 valid applications and consulted the community directly (letters to neighbours) on approximately 2,219 of those applications. These consultations involved sending around 159,945 consultation letters. The council also sent approximately 16,119 consultation letters (paper and electronic) to other statutory consultees, internal council departments, and amenity groups. 5,191 representations on planning applications were recorded in 2009/10, approximately 15% 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 Due to the expected financial constraints there will need to be careful consideration about the nature and form of consultation to make the most effective use of what is expected to be more limited resources. This could involve the programming of consultation to carry out joint consultation on a number of planning documents or collectively with other council consultations.
- 12.4.3 Consultation on the Local Development Framework and other planning matters will therefore need to take this into account. The methods and approach used will however need to be informed by the effectiveness of the consultation measures used and the customer preferences for different forms of consultation as reflected through the applicant and consultation surveys as well as experience of the different consultations carried out both by the council and from elsewhere, and will focus on different ways of increasing effectiveness within any prevailing constraints. This may result in exploring opportunities of local groups and organisations playing a role in leading on consultation in their areas for example.

# 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
Core Output Indicators				
BD1 – Total amount of additional employment floorspace – by type.	Completions data obtained through Lambeth Commercial Pipeline.	10,000m <sup>2</sup> net employment floorspace developed per annum (estimated 150,000m <sup>2</sup> net floorspace required over 15 year plan period)	Gross completed employment floorspace 30,567 square metres.	✓
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 <u>floorspace</u> , rather than site area because a <u>breakdown</u> of employment 'land' by use class is not currently available.	No net loss of employment floorspace in KIBAs.	401, 100 sqm of employment floorspace available in KIBAs  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	29,284 sqm (gross) new floorspace for 'town centre uses' completed in 2009/10 1,291 sqm of which was located within town centre areas  21% of A1 completed floorspace was located within town centres  3% 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 2006/07-2008/09 the borough target of 1,100 homes was met for 2006/07-2007/08 and only very slightly below target in 2008/09 with 1,095 homes	
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 2009/10 was 1,152 which is above the target	✓
H2(c) – Net additional dwellings – in future years	Information is sourced from Lambeth housing development pipeline.	2009/10– 2018/19: 11,000 (London Plan).	Shows projected completions would meet the London Plan target over the life of the Plan (11,243 homes)	✓
H2(d) – Managed delivery target	Information is sourced from Lambeth housing development pipeline.	2010/11– 2019/20: 11,000 (London Plan).	The managed delivery line for Lambeth shows the total number of dwellings being 12,247 from 2010/11 to 2019/20	✓
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 all completions	490 (33%) gross affordable housing completions.  420 (36%) net affordable housing completions.	✓
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	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.	One application 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.	No known detrimental change. No known net loss.	✓

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.	0.40369MW permitted installed capacity (2009/10)  0.11743MW completed installed capacity (2008/09)  It is not currently possible to measure performance against the target	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	27.2% of household waste recycled or composted. The proportion of household waste recycled or composted has shown a continuing upward trend since 2004/05.	✓
<b>Local Output Indicators</b>				
LOI 1 – Proportion of appeals allowed	Sourced from Lambeth Planning database	25% of appeals allowed	34% 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	N/A
LOI 3 – Road traffic casualty rates	Data sourced from Transport Division	Reduction in casualty rates	50% reduction in casualties overall since 1994/98  slight casualties have decreased by 45% since 1994-1998 average	✓
LOI 4 – Number of persons using underground stations	Data sourced from Transport Division	Increase in number of persons using underground stations.	14% overall increase in usage of underground stations in Lambeth since 2004.	✓
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.	Five new school travel plans agreed.  Ninety-eight schools in the borough with School Travel Plans (98%).	✓
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	55% walk and 1.2% cycle to school. 75% of approved major office floorspace in preferred locations  Net gain of 5,851 sqm B1(a) floorspace through major office developments.  One scheme located outside preferred locations however this was 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 5.8% in the six largest town centres in 2010.  1.7% reduction in overall vacancy rates from 2006.	✓

Indicator	Explanation of Approach	Target	Key Results 2007-8	Target Met
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>	✓
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	<p>Approx. 2,500 listed buildings total</p> <p>3 buildings added to English Heritage statutory register</p> <p>20 buildings or registered parks/ gardens on the Heritage at Risk Register (1 added, 2 removed in 2009/10)</p> <p>Six additional character appraisals including Albert Square, Lansdowne Gardens, Clapham High Street, Rectory Grove, Hackford Road and Stockwell Park were all finalised and signed off on 24 April 2009. In 2009/10 six more draft character appraisals went to consultation these include Brixton, Herne Hill, Kennington, Larkhall, Clapham Road and South Lambeth Road</p>	✓
LOI 12 – Number of conservation areas with up to date character appraisals	Data taken for Planning Division records	Five additional character appraisals completed per year	<p>79% of residents satisfied with their local area.</p> <p>Milkwood Community Park, Vauxhall Park and St. Paul's Churchyard retained their Green Flag status and Archbishop's Park, Myatt's Fields Park and Ruskin Park achieved Green Flag status for the first time in 2009.</p>	✓
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%		✓
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.		✓



# 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 2001/12, 2012/13 and 2013/14.
2. Outstanding unimplemented applications minus major schemes projected to be completed 2014/15 and 2015/16.
3. Major schemes either under construction or unimplemented have had their completion dates estimated through contact with Development Control officers and Developers. Very large phased schemes have had their units spread over 2 or more years.
4. For the years 2016/17 to 2024/25 we have included the predicted Housing Capacity Studies yearly small sites uplift of 457 units.
5. Remaining phase 2 and 3 Housing Capacity Study sites have been spread over years 2016/17 to 2018/19.
6. Remaining phase 4 Housing Capacity Study sites have been spread over years 2019/20 to 2024/25.

## Methodology/Rules for treatment of different sources of supply in order to predicting future years supply on an annualised basis

Units currently under construction (excluding major schemes) are projected to be completed in years 2001/12, 2012/13 and 2013/14.

Outstanding unimplemented permissions (excluding major schemes) are projected to be completed in years 2014/15 and 2015/16.

Major schemes (as excluded from Steps 1 and 2 above i.e. either under construction or unimplemented) have had their completion dates estimated through contact with Development Control officers and Developers. Very large phased schemes have had their units spread over 2 or more years.

For the years 2016/17 to 2024/25 we have included the predicted Housing Capacity Studies yearly small sites uplift of 457 units.

Remaining phase 2 and 3 Housing Capacity Study sites have been spread over years 2016/17 to 2018/19.

Remaining phase 4 Housing Capacity Study sites have been spread over years 2019/20 to 2024/25.



Housing Trajectory Evidence Table

Source	2009/10	Current Year	1 2011/12	2 2012/13	3 2013/14	4 2014/15	5 2015/16	2016/17
Net Completions	1152							
Estimated completions to date current year		74						
Remaining under construction units - 1618			514	514	514			
Remaining unimplemented applications other - 349						174	175	
Clapham Park -06/03680/OUT - 1541			256	256	257	257	257	257
Stockwell Park - 06/01769/OUT - 368		58	104	104	104			
Streatham Hub - 02/02557/FUL - 250						250		
St George Tower 03/01501/FUL - 223					223			
Southbank University 08/03976/FUL - 231 -		231						
15 Stockwell Green - 06/00186/FUL - 290		290						
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	
3-5 Cawnore Street - 07/02886/FUL - 54		54						
Myatts Field - 10/01014/OUT - 503							251	252
Streatham High Street Megabowl Site – 10/00507/FUL - 243						243		
Remaining identified sites from HCS 2 & 3 - 1527							254	255
Remaining HCS Phase 4 Sites 5455								
Small Sites Uplift								457
Totals	1152	981	874	1134	1276	1166	1092	1221

Source	2017/18	2018/19	2019/20	2020/21	2012/22	2022/23	2023/24	2024/25
Net Completions								
Estimated completions to date current year								
Remaining under construction units - 1618								
Remaining unimplemented applications other - 349								
Clapham Park -06/03680/OUT - 1541								
Stockwell Park - 06/01769/OUT - 368								
Streatham Hub - 02/02557/FUL - 250								
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								
3-5 Cawnpore Street - 07/02886/FUL - 54								
Myatts Field - 10/01014/OUT - 503								
Streatham High Street Megabowl Site – 10/00507/FUL - 243								
Remaining identified sites from HCS 2 & 3 - 1527	509	509	909	909	909	909	909	910
Remaining HCS Phase 4 Sites 5455	457	457	457	457	457	457	457	457
Small Sites Uplift	966	966	1366	1366	1366	1366	1366	1367
Totals								

Housing Trajectory Evidence Base - Hectares

Source	1 2011/12	2 2012/13	3 2013/14	4 2014/15	5 2015/16
Net Completions					
Estimated completions to date current year					
Remaining under construction units	1.136667	1.136667	1.136667		
Remaining unimplemented applications other				7.55	7.55
Clapham Park - 06/03680/OUT	4.776	4.776	4.776	4.776	4.776
Stockwell Park - 06/01769/OUT	1.9275	1.9275	1.9275		
Streatham Hub - 02/02557/FUL				1.6	
St George Tower 03/01501/FUL			0.012		
Southbank University 08/03976/FUL					
15 Stockwell Green - 06/00186/FUL					
St George Wharf - Block A - 05/00781/FUL					
143-161 Wandsworth Road - 08/02750/FUL			0.19		
Hampton House 20 Albert Embankment - 07/04264/FUL				0.47	
Freemans Site - 06/02044/FUL		1.63			
368 To 372 Coldharbour Lane - 06/04037/FUL					0.43
3-5 Cawnpore Street - 07/02886/FUL					
Myatts Field - 10/01014/OUT				2.54	2.55
Megabowl - 10/00507/FUL				0.8	
Totals	7.84	9.47	8.04	20.74	16.11