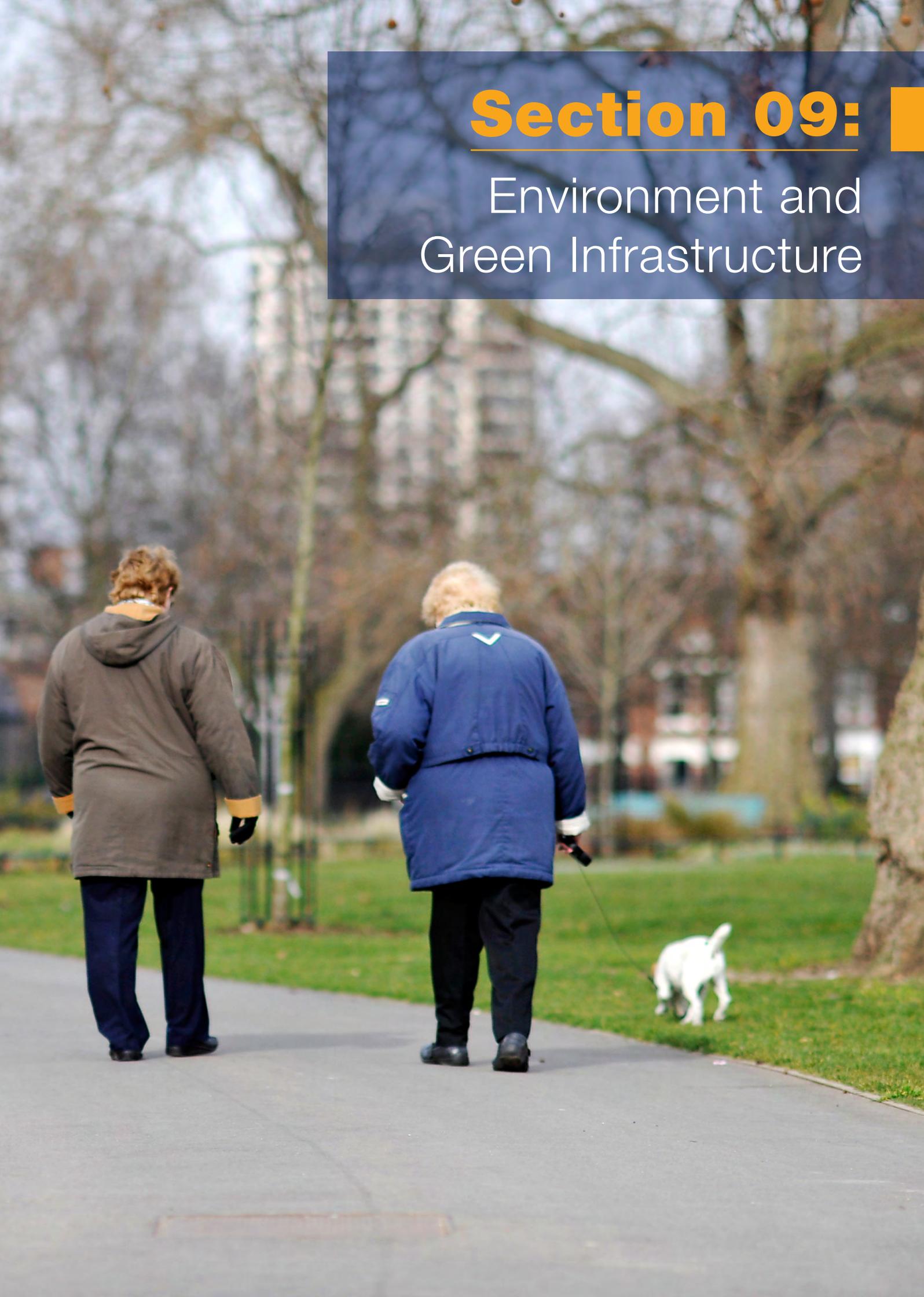


# Section 09:

## Environment and Green Infrastructure



# Environment and Green Infrastructure

## **POLICY EN1** **Open space**

The Council will meet requirements for open space by:

- (a) Protecting and maintaining open spaces and their function. Development which would involve the loss of existing public or private open space will not be supported unless at least one of the following tests is met:
  - (i) Replacement open space of equivalent or better quality and quantity is provided within a suitable location in the local area and there is a demonstrable need for the proposal, which secures major planning priorities that cannot be achieved in any other way.
  - (ii) In the case of housing estate amenity areas, significant regeneration and community benefits would be achieved that could not be achieved in any other way, and appropriate compensatory provision for the loss of open space is made, including improvements to the quality of the remaining open space.
  - (iii) It is for the provision of facilities directly related to the use of open space including ecology centres, indoor sports facilities, changing rooms, toilets or cafes as long as these are appropriate in scale and form to the size and character of the open space and acceptable in terms of impact on openness and do not harm the function and operation of the open space.
- (b) Preventing development which would result in loss, reduction in area or harm to the nature conservation or biodiversity value of an open space including any designated or proposed Sites of Importance for Nature Conservation (SINC) unless adequate mitigation or compensatory measures

are included appropriate to the nature conservation value of the assets involved. Development proposals should wherever possible protect, enhance, create or manage nature conservation and biodiversity interest in accordance with the borough's Biodiversity Action Plan (BAP) and the Mayor's Biodiversity Strategy.

- (c) Increasing the quantity of open space in the borough through proposals such as the Vauxhall Square initiative, the extension of Jubilee Gardens and by linking existing spaces through green chains, the Greenway and Thames Path National Walking trail initiatives, but also through:
  - (i) The provision of open space in new developments appropriate to their scale, the uses involved and the location of the development.
  - (ii) Requiring major development in areas of open space deficiency or access to nature deficiency to provide appropriate on-site provision of open space or, where this is not feasible and where this would address needs more effectively, make financial contributions to enable the provision of new open space or improvements to the accessibility and quality of existing public open space, including their nature conservation and biodiversity value.
  - (iii) Where appropriate and feasible, ensuring that development is designed so as to contribute to the creation or extension of green chains and links ('green corridors') involving safe, convenient and attractive access for pedestrians and cyclists and to promote migration and protection of plants, animals and habitats of biodiversity importance.

(d) Improving the quality of, and access to, existing open space, including the range of facilities available and its biodiversity and nature conservation value and heritage value, through various means including the implementation of the Lambeth Open Spaces Strategy.



9.1 Existing open space includes Metropolitan Open Land, common land, historic parks and gardens, district and local parks, nature conservation areas, play areas and adventure playgrounds, outdoor sports facilities, allotments, cemeteries and burial space, amenity land within housing estates, communal squares and gardens and the River Thames Foreshore and Thames Path in accordance with London Plan policy. Development on garden land will be assessed against policy Q14.



9.2 Metropolitan Open Land (MOL) is London's strategically important open space within the built environment and is a unique designation to London. As outlined in the London Plan MOL is afforded the same level of protection as the

Green Belt. Policy 7.17 (Metropolitan Open Land) of the London Plan will be applied to areas of open space designated as MOL in the borough. The list of areas in Lambeth protected by the MOL designation is set out in Annex 6.



9.3 The Lambeth Open Spaces Strategy 2013 (updated from 2004 and 2007) identifies areas of open space deficiency in the borough by open space type, such as small open space, district parks and open spaces and metropolitan open spaces. There are limited opportunities to create significant areas of additional open space in the borough. New open space can include hard landscaped areas as well as green areas. There are areas in the borough, which are noticeably deficient in certain types of open space. Similarly there are areas with deficiency in access to nature and major development should seek to alleviate these deficiencies. Development of open space will only be considered in very limited circumstances therefore, and only where major planning priorities are being met and which have been very carefully justified including an assessment of why all other alternatives have been considered and ruled out. Where this requirement has been satisfied proposals must still achieve an overall better quality and quantity of existing open space.

- 9.4 Various housing estates in the borough are set in areas of open land, which are not well arranged and are no longer attractive, safe or pleasant to use. In such cases, there is benefit in supporting the reorganisation of open space as part of housing regeneration proposals. This has been the case in the Clapham Park Estate where a new park is being created and at Myatt's Field North where the open space of this estate and that adjoining is being completely reconfigured. Benefits include the provision of more usable and functional open space and better and improved surveillance of open space, which reduce opportunities for crime and anti-social behaviour.
- 9.5 It is important that in areas of open space deficiency on-site open space provision is secured in all major developments (see also policy H5). While on-site provision will be sought in all instances, it is recognised that this will not always be feasible. Some development sites may be too small or restricted in other ways for this always to be practicable. Where this is the case, financial contributions will be sought to improve local parks and open spaces within the catchment of the development. In other circumstances, the creation of hard landscaped public spaces such as squares may be appropriate to provide a focus and sense of place in the public realm that can provide seating, planting or opportunities for public art.
- 9.6 The council wishes to secure the extension of Jubilee Gardens onto two-thirds of the adjoining Hungerford car park site. This will realise the longstanding council and GLA objective of creating a coherent public space of metropolitan value to serve the increasing numbers of residents, workers and visitors in the South Bank/Waterloo area, as well as providing land to support the needs of the South Bank to fulfil its role as a world class arts and culture facility. This is supported through policy PN1 Waterloo.
- 9.7 Green chains are linked but separate open spaces, which are accessible to the public and are an important part of the open space network in the borough and London as a whole. Development should be designed where possible to enable integration and enhancement of existing green chains and/or explore opportunities to create new green chains.

## **POLICY EN2**

### **Local food growing and production**

- (a) The use of land and buildings as new allotments, orchards and for local food growing spaces and production will be supported, including the temporary use of vacant or derelict land or buildings and the use of incidental open space on housing estates and other open space areas, where this does not conflict with other policy objectives or land use priorities.
- (b) The incorporation of community gardens, allotments, orchards and innovative spaces for growing food, including green roofs, will be encouraged and supported in major new developments where possible and appropriate, particularly where there is demand for food growing space in the vicinity of the application site.
- (c) The inclusion of productive trees and plants in landscaping proposals for new developments will be encouraged where appropriate to the development.



- 9.8 Allotments, orchards and community gardens can play an important role in enabling small-scale local food production, community engagement, and also supporting local biodiversity and as a wildlife resource. By providing regular outdoor activity, food growing can also help to improve health and reduce health inequalities. Food growing in schools has also been shown to help children and young people to achieve learning, skills and health and wellbeing outcomes.

- 9.9 The inclusion of food growing opportunities in new developments extends beyond the conventional provision of gardens and allotments. It might include the creative use of roofs, walls and balconies where external space is limited, and landscaping with productive plants that produce fruit, nuts or seeds rather than ornamental trees and shrubs.



- 9.10 In some cases initiatives such as the use of incidental open space on housing estates for food growing may not require planning permission. This would depend on its scale and form, and the extent to which it would change the character and function of the open space. The acceptability of such proposals would also depend on the impact on the availability of open space for general amenity use by residents.
- 9.11 The temporary use of vacant land and buildings for food growing will be supported where it would not have an unacceptable impact on the amenity of adjoining areas arising from the scale and nature of the activity through noise, disturbance or noxious smells.



- 9.12 Green roofs also provide opportunities for food growing, if structurally suitable, and can accommodate both growing beds and greenhouses. Local food growing spaces should incorporate sustainable landscape principles and practices, including effective water management, efficient energy use and use of sustainable materials (see also policy EN4 sustainable design and construction).
- 9.13 Where provided, the identified space for food growing may be secured through planning condition or section 106 agreement. Existing allotments are protected under policy EN1.

### **POLICY EN3** **Low carbon and renewable energy**

- (a) All major development proposals will be expected to demonstrate in a detailed energy assessment how carbon dioxide emission reduction targets have been met in accordance with London Plan policy and the London Plan energy hierarchy. Energy assessments should also demonstrate how ongoing management will allow occupants to reduce their energy use.
- (b) Where the required reduction in carbon dioxide emissions is not feasible in major developments, a financial contribution will be sought to an agreed borough-wide programme for carbon dioxide emissions reduction.
- (c) Other development proposals should include appropriate information in a design and access statement or separate energy statement to demonstrate that the maximum feasible reduction in carbon dioxide emissions has been achieved, having regard to the London Plan energy hierarchy.
- (d) All major developments will be expected to connect to, and where appropriate extend, existing decentralised heating, cooling or power networks in the vicinity of the site, unless a feasibility assessment demonstrates that connection is not reasonably possible. Minor new-built developments should be designed to be able to connect wherever reasonably possible. Where networks do not currently exist, developments should make provision to connect to any planned

future decentralised energy network in the vicinity of the site, having regard to opportunities identified through the London Heat Map and area-specific energy plans. Major development proposals that cannot immediately connect to an existing heating or cooling network should evaluate the feasibility of combined heat and power (CHP) systems and, where appropriate, examine the feasibility of extending the system beyond the site boundary.

- (e) To ensure that the council can properly monitor the effectiveness of renewable and low-carbon energy measures, major developments will be expected to install appropriate equipment for post construction monitoring.
- (f) The council will promote and support improvements in the energy efficiency of existing buildings.
- 9.14 In line with London Plan policies, all development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
- 1 Be lean: use less energy
  - 2 Be clean: supply energy efficiently
  - 3 Be green: use renewable energy
- 9.15 London Plan targets for carbon dioxide emissions reduction in residential and non-residential buildings will be applied. Major developments should include a detailed energy assessment which demonstrates how carbon dioxide emissions will be reduced within the framework of the energy hierarchy. The purpose of the energy assessment is to demonstrate that climate change mitigation measures are integral to the scheme's design and evolution, and that they are appropriate to the context of the development. Further guidance on preparing energy assessments to accompany planning applications is set out in the GLA Guidance on preparing energy assessments (September 2013 (or as updated)). Other development proposals, including extensions, refurbishments and changes of use, will be expected to

demonstrate an approach to minimising carbon dioxide emissions either within the design and access statement or in a separate document.

- 9.16 The borough-wide programme for carbon dioxide emissions reduction will be used to achieve measures such as retrofitting social housing in order to improve energy efficiency. This will have the additional benefit of reducing fuel poverty.
- 9.17 Reducing energy use is a priority for both new and existing buildings. Retrofitting presents a significant opportunity for reducing energy use in existing buildings and the principles set out in this policy apply also to existing building stock where retrofit opportunities arise (for example, large estate refurbishments or conversions), where feasible.
- 9.18 In accordance with London Plan policies, major development proposals should select energy systems in accordance with the following hierarchy:

- 1 Connection to existing heating or cooling networks
- 2 Site-wide combined heat and power (CHP) network
- 3 Communal heating and cooling

- 9.19 In practice this means the following:
- Development in the vicinity of an existing heating or cooling network is required to connect to it, unless a feasibility assessment demonstrates that connection is not reasonably possible.
  - If there is no existing network but a planned future network within the vicinity of the site, provisions to facilitate a future connection will be required.
  - In areas where there is no planned district heat network, it is expected that a full investigation into the potential to "future-proof" the development (ie to facilitate a future connection to a district heat network that may arise in the future) will be carried out. Sites should be communally heated in accordance with the London Plan heating and cooling hierarchy (above) and served from a single energy centre unless it can be demonstrated that this is not feasible

or that it is likely to result in an increase in net carbon dioxide emissions over the lifetime of the development.

- All development proposals that cannot immediately connect to an existing heating or cooling network should evaluate the feasibility of CHP systems. Where a new CHP system is appropriate and there is no planned future network in the vicinity of the site, the feasibility of extending the system beyond the site boundary to adjacent sites to create a district heating network should be examined. Where such a possibility exists, this should be discussed with the council and where considered appropriate, the development may be expected to extend the heat network to the site border and potentially beyond and/or a financial contribution may be sought towards the development of that district heating network.

9.20 In 2010 a Lambeth borough-wide Heat Map Study was completed to help identify decentralised energy opportunities in the borough. The results of the study have been fed into the London Heat Map and this tool should be used by applicants as a starting point to identify opportunities for decentralised energy. In Vauxhall, reference should also be made to the Vauxhall, Nine Elms and Battersea Opportunity Area Energy Masterplan. In Waterloo, reference should also be made to the emerging development of a South Bank Decentralised Energy Network.

9.21 To ensure that expectations and actual energy performance are aligned, major developments will be required to install appropriate monitoring equipment. This will inform the council and developers of the effectiveness of the measures implemented and will be of benefit in minimising CO<sub>2</sub> emissions and reducing costs.

## **POLICY EN4** **Sustainable design and construction**

(a) All development, including construction of the public realm, highways and other physical infrastructure, will be required to meet the highest standards of sustainable design and construction feasible, relating to the scale, nature and form of the proposal.

(b) Proposals should demonstrate in a design and access statement or separate sustainability statement that sustainable design standards are integral to the design, construction and operation of the development. Applications for all developments should also be accompanied by a pre-assessment, demonstrating how the following Code for Sustainable Homes (CSH) and BREEAM standards, or any future replacement standards, will be met:

- (i) From April 2014 all new homes are required to meet at least CSH Level 4 with a minimum score of 76 per cent. From 2016 all new homes should be zero-carbon, in accordance with London Plan policy (or any subsequent revision).
- (ii) Conversions, extensions and refurbishment of existing buildings to create residential dwellings should meet at least BREEAM Domestic Refurbishment 'Excellent' unless it is demonstrated that it is not technically feasible or viable to do so, in which case proposals should demonstrate a 'Very Good' rating with a minimum score of 63 per cent.
- (iii) All new non-residential development and non-self-contained residential accommodation, should meet at least BREEAM 'Excellent' unless it is demonstrated that it is not technically feasible or viable to do so, in which case proposals should demonstrate a 'Very Good' rating with a minimum score of 63 per cent.
- (iv) All major non-residential refurbishment of existing buildings and conversions over 500m<sup>2</sup> floorspace (gross) should meet at least BREEAM Non-Domestic Refurbishment 'Excellent' unless it is demonstrated that it is not technically feasible or viable to do so, in which case proposals should demonstrate a 'Very Good' rating with a minimum score of 63 per cent.

(c) All development proposals should incorporate living roofs and walls where feasible and appropriate to the character and context of the development. Proposals should include a maintenance plan for the lifetime of the development.

- (d) Development will be required to be resilient to climate change by including appropriate climate change adaptation measures.
- (e) Adequate remedial treatment of any contaminated land will be required before development can commence.

9.22 Development proposals of any scale are required to demonstrate sustainability principles either within the design and access statement or within a separate document. The information provided should be proportionate to the scale of the proposed development and its likely impact on, and vulnerability to, climate change. Minimum information requirements will be set out within the Sustainable Design and Construction SPD (to be updated) and included within the council's local validation requirements.

9.23 The Code for Sustainable Homes (CSH) is the national standard for the sustainable design and construction of new homes. The Building Research Establishment Environmental Assessment Methodology (BREEAM) tools provide a nationally-recognised sustainable design standard for all other types of development, including refurbished homes which are covered by BREEAM Domestic Refurbishment. These standards provide a widely recognised and well-understood framework for the promotion of sustainable design, incorporating categories such as energy, CO<sub>2</sub>, water, materials, drainage, waste, pollution, health and wellbeing, management and ecology.

9.24 CSH or BREEAM pre-assessments should be submitted at application stage, clearly identifying the credits to be targeted and detailing how these will be achieved. The council expects these requirements to be achieved in all but exceptional cases and clear justification will be required if a particular standard is not met. In the event that the CSH or BREEAM building standards are replaced by other national measures of sustainability, equivalent standards of relevant replacement schemes will be sought. For infrastructure, public realm and open space developments, schemes will be encouraged to reach a Civil Engineering Environmental Quality Assessment (CEEQUAL) rating of 'Excellent'.

9.25 Living or green roofs and walls are roofs, decks or other structures onto which vegetation

is intentionally grown or habitats for wildlife are established. They provide a range of environmental benefits such as attenuating or capturing rainwater run-off, providing a range of habitats for biodiversity and wildlife, increasing energy efficiency and reducing the need for artificial cooling in hot weather. The council expects living roofs and walls to be included in all new developments where feasible and supports the retrofitting of existing buildings wherever possible. Where applications affect heritage buildings or are sited in particularly sensitive locations, consideration will be given to whether the design is appropriate to the character and context of the development, having regard to other policies in this plan. Guidelines for the design, installation and maintenance of green roofs can be found in the Mayor's Living Roofs and Walls Technical Report (2008), the GRO Green Roof Code (2011) and the Environment Agency's Green Roof Toolkit (2011). Maintenance plans should be appropriate to the level of biodiversity sought.

9.26 In accordance with London Plan policy new dwellings should be designed so that mains water consumption would meet a target of 105 litres of water or less per person per day. See also policy EN6 in relation to sustainable drainage systems and water management; and EN7 in relation to on-site waste management and sustainable management of construction, excavation and demolition waste.

9.27 Where contamination exists, a remediation strategy should be submitted to the council for approval and implemented by a suitably qualified person prior to development commencing.

9.28 Retrofitting existing homes and buildings better to cope with impacts of climate change is an important part of climate change adaptation and the council will expect proportionate measures to be taken to improve the environmental sustainability of existing buildings.

9.29 Conditions and planning obligations will be used as appropriate to secure the proper installation, maintenance and responsibility for sustainability measures included in development proposals.

9.30 Further detailed guidance in relation to these policies is set out in the Sustainable Design and Construction Supplementary Planning Document (to be updated).

## **POLICY EN5**

### **Flood Risk**

- (a) The council will seek to minimise the impact of flooding in the borough through:
- (i) applying a sequential, risk-based approach to the location of development to avoid, where possible, flood risk to people and property and manage any residual risk, taking account of the impacts of climate change over the lifetime of the development;
  - (ii) steering development towards areas of lowest flood risk, both across Lambeth and within the development site boundary, through the application of the Sequential Test in accordance with the NPPF, taking the vulnerability of the proposed uses into account, as set out in the Lambeth Strategic Flood Risk Assessment (SFRA);
  - (iii) ensuring development does not increase flood risk and where possible reduces flood risk for all forms of flooding;
  - (iv) permitting appropriate development in Flood Zones 1, 2, 3a and 3b subject to meeting the criteria set out in Annex 5; and
  - (v) taking account of the flood risk management measures identified by the Thames Estuary 2100 Plan.
- (b) All development in Flood Zones 2, 3a and 3b defined in the SFRA, or identified as at risk of flooding from other sources, should contribute positively to actively reducing flood risk through avoidance, reduction, management and mitigation.
- (c) A Flood Risk Assessment (FRA) will be required for major development proposals within Flood Zone 1, all development within Flood Zones 2, 3a and 3b, or where the development may be subject to other sources of flooding. The FRA should be proportionate with the degree of flood risk posed to and by the proposed development; consider the impact of climate change on flood risk to and from the development using the latest government guidance; and take account of the advice and recommendations set out in the SFRA and Local Flood Risk Management Strategy (LFRMS).
- (d) FRAs must consider the risks of both on and off site flooding to and from the development for all sources of flooding including fluvial, tidal, surface run-off, groundwater, ordinary watercourse, sewer and reservoir.
- (e) For all developments, it must be demonstrated that the development will be safe, and where required, it will reduce fluvial, tidal, surface run-off and groundwater flood risk and manage residual risks through appropriate flood risk measures, including the use of sustainable drainage systems (SuDS) in accordance with policy EN6. Measures to mitigate flooding from sewers should be discussed with Thames Water Utilities Ltd. and be included in development proposals for which this is a risk.
- (f) Basement proposals (excluding self-contained dwellings in Flood Zone 3) shall incorporate appropriate mitigation measures to ensure the development is safe from all forms of flooding and does not increase flood risk elsewhere.
- (g) For developments adjacent to the River Thames and River Graveney, maintenance, remediation and improvements to the flood defence walls will be required where necessary. Developments adjacent to defences and culverts should demonstrate that their development will not undermine the structural integrity or detrimentally impact upon its intended operation.
- 9.31 Management of flood risk within the London Borough of Lambeth will be undertaken in line with the National Planning Policy Framework 2012 (NPPF), Flood and Water Management Act 2010 (FWMA), Thames Estuary 2100 Plan 2012, Flood Risk Regulations 2009 (FRR) and the European Water Framework Directive 2000 transposed into law through the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003.
- 9.32 The council is the lead local flood authority (LLFA) in Lambeth. As LLFA, Lambeth are the risk management authority (RMA) for local flood risk, including flooding from surface run-off, ordinary watercourses and groundwater. It will work in partnership with other RMAs including the Environment Agency, which is the RMA for

Main River and tidal flooding; Thames Water Utilities Ltd, which is the RMA for flooding from public sewers; and neighbouring LLFAs.

- 9.33 Developers must consider flood risk from all sources as part of an FRA and ensure they are utilising the most appropriate and up-to-date information in assessing the risk of flooding from all sources to the development site. Discussions should be held with each of the flood risk management authorities identified above when considering measures to mitigate flooding from different flood sources within development proposals.
- 9.34 Flood zone maps are included within the borough's Strategic Flood Risk Assessment (SFRA) 2013. These maps divide the borough into zones on the basis of the probability of flooding occurring, ignoring the presence of any flood defences / alleviation measures. The flood zone maps are based upon data produced by the Environment Agency. Although the SFRA is updated regularly, more up-to-date information may be available from the Environment Agency. Development proposals will be assessed against the most up-to-date information. Pre-application discussions are therefore recommended to confirm which flood zone the proposal is within. Definitions and explanations of the flood zones, land uses and their flood risk vulnerability are set out in the SFRA.
- 9.35 Lambeth's SFRA has been produced in two parts: Level 1, which provides an overview of flood risk issues in Lambeth, and Level 2, which analyses specific locations where development is proposed in areas at risk from flooding. The Level 2 SFRA provides sufficient information to allow the application of the NPPF Exception Test. However, breach models within the SFRA are for guidance only and they should be verified by site-specific breach models to determine more accurate flood zones.
- 9.36 The Level 1 and Level 2 SFRA report (2013) are to be used in conjunction with each other to provide a more detailed overview of the flood risks apparent in the borough. Areas identified in the SFRA as at highest risk of fluvial and tidal flooding in Lambeth are Waterloo, Vauxhall and adjacent to the River Graveney. Sequential testing of the site allocations within the Local Plan in relation to flood risk has also been undertaken.
- 9.37 The council will produce a Lambeth Local Flood Risk Management Strategy (LFRMS) which will identify Lambeth's objectives and measures for managing local flood risk, including surface run-off and groundwater, and will include specific requirements with regards to management of flood risk to and from development. Developers should ensure that development proposals meet the objectives and requirements identified in the Strategy.
- 9.38 In determining proposals for basement and other underground development, the council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. Applications will be required to demonstrate that the proposal would not cause harm to the built and natural environment and local amenity and would not result in flooding or ground instability. Basement schemes which include habitable rooms and other uses where flooding could threaten the safety of people, especially when sleeping, will not be accepted in areas prone to flooding and in certain circumstances the use of basements may be restricted to non-habitable uses. Positively pumped devices should be installed to protect basements from the risk of sewer flooding.
- 9.39 Any development adjacent to the River Thames or River Graveney, should allow for inspection, maintenance and replacement of flood defences to be done in a safe manner without incurring undue costs and environmental impacts. To do this development adjacent to the tidal River Thames should maximise opportunities to achieve a 16m setback from the rear of the flood defences. On the fluvial River Graveney development should maximise opportunities to achieve an 8m setback from the watercourse, defences and culverts.

## **POLICY EN6**

### **Sustainable drainage systems and water management**

Development proposals should:

- (i) maximise opportunities for restoring river channels, flood flow pathways and floodplains to their natural state and managing surface run-off above ground and as close to the source as possible

to reduce flood risks downstream; and implement sustainable water management through water sensitive urban design (WSUD);

- (ii) provide compensatory storage to ensure that there is no loss in flood storage capacity where flood storage is removed, as set out in the Strategic Flood Risk Assessment (SFRA);
- (iii) ensure that the layout and design does not have a detrimental impact on floodwater flow routes across the site;
- (iv) demonstrate that there will be a net decrease in both the volume and rate of run-off leaving the site by incorporating sustainable drainage systems (SuDS) in line with the London Plan drainage hierarchy and National SuDS Standards to maximise amenity and biodiversity benefits and improve the quality of water discharges. Details submitted to the council to demonstrate compliance with this policy should follow the design principles within the National SuDS Standards and the current SuDS manual and guidance identified within the council's SFRA or Local Flood Risk Management Strategy (LFRMS);
- (v) seek to improve the water environment in line with the requirements of the European Water Framework Directive 2000 and its associated legislation, and the Thames River Basin Management Plan;
- (vi) minimise water consumption and the pressure on the combined sewer network, through incorporating water efficiency measures including rainwater harvesting, grey-water recycling and other innovative technologies where practical.; and
- (vii) demonstrate that the local water supply and public sewerage networks have adequate capacity both on and off site to serve the development: where there is a capacity problem and improvements in off-site infrastructure are not programmed, the developer will need to demonstrate that the necessary improvements will be completed prior to occupation of the development.

- 9.40 Development proposals should seek to improve the water environment, e.g. restoring 'natural' watercourses through removal of culverts and hard-engineered structures, physical improvements to riverbanks and habitats, development of green infrastructure, urban regeneration or conservation projects, especially for water bodies rated as having poor ecological status in the Thames River Basin Management Plan (RBMP). They should also seek to implement a holistic water management approach through water sensitive urban design (WSUD). WSUD ensures that a development is designed to maximise opportunities within the urban water cycle to manage water quality, flood risk and the demand and supply of water to minimise environmental degradation and improve aesthetic and recreational appeal.
- 9.41 In the terms of this policy a sustainable drainage system (SuDS) is one which utilises a 'management train' of drainage techniques used in series to mimic as closely as possible the natural site's processes, thereby mitigating and enhancing the development's impact on flood risk, water quality and habitat / amenity value. Further explanation of SuDS can be found in The SuDS Manual.
- 9.42 SuDS cover a whole range of approaches to surface and ground water management. Successful SuDS design requires the drainage to be carefully integrated onto the site while taking account of the original greenfield drainage patterns. A greenfield run-off rate is one that reflects the natural rate of water run-off if it was undeveloped. Early integration is the most effective way to achieve the desired objectives of SuDS use. Development should aim to achieve greenfield run-off rates, although it is recognised that this is not always possible. SuDS designs that integrate the features into the overall site design generally result in smaller, more cost-effective solutions.
- 9.43 Developments on brownfield sites should seek to reduce the volume and rate of run-off leaving the site to the standards set within the London Plan.
- 9.44 To reduce the volume and rate of run-off from heavy rainfall the council will expect developments to utilise sustainable drainage systems (SuDS), such as green and brown roofs, rain gardens, green infrastructure and attenuation ponds, in line with the London Plan drainage hierarchy and National SuDS Standards.

- 9.45 Schedule 3 of the Flood and Water Management Act 2010 introduces new requirements for SuDS for future construction work. When the Act is fully implemented, any construction work that is done by way of, in connection with, or in preparation for, the creation of a building or other structure, including anything that covers land (such as a patio or other surface), that will affect the ability of land to absorb rainwater will require approval by the Lambeth SuDS Approval Body (SAB). Applicants will be required to submit a SuDS application to the SAB demonstrating a sustainable approach to drainage through design layout, construction of the development and maintenance of SuDS, in compliance with the National SuDS Standards and the London Plan drainage hierarchy. The SuDS application should be submitted alongside a planning application where planning approval is required. Approval from the SAB is required before construction can start on all new developments and redevelopments.
- 9.46 Developers must demonstrate the maintenance and long-term management of SuDS through a SuDS Management Plan that must be submitted to the SAB as part of the SuDS application.
- 9.47 Conditions or planning obligations will be used as appropriate to secure the implementation and management of sustainable drainage systems and other mitigation measures.
- 9.48 Development must not lead to deterioration of WFD water body status and where appropriate should help to conserve and enhance watercourses and riverside habitats, in accordance with measures identified in the Thames River Basin Management Plan (RBMP) and Lambeth Local Flood Risk Management Strategy (LFRMS).
- 9.49 The Thames River Basin Management Plan (RBMP) outlines the Environment Agency's approach to managing the Thames River Basin District in line with the European Water Framework Directive 2000 (WFD). The WFD establishes a legal framework for the protection, improvement and sustainable use of water bodies such as rivers, brooks and groundwater. The Thames RBMP describes the quality of water bodies, the pressures they face and the actions needed to meet WFD objectives of 'good' water body status within the Thames River Basin District.
- 9.50 Site-specific Flood Risk Assessments should address the management of surface run-off, the amount of impermeable surfaces resulting from the development, and the potential for increased flood risk both on-site and elsewhere within the catchment.
- 9.51 Development sites that discharge water into the public sewer will be required to provide confirmation from the local water company, Thames Water Utilities Ltd., that the local public sewer has adequate capacity to serve the new development and existing surrounding developments. It is advised that this is carried out early in the design process and confirmation submitted as part of the SAB application.
- 9.52 The council will seek to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, the council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development.
- 9.53 The council supports the implementation of the Thames Tideway Tunnel, which will be a storage and transfer waste water tunnel running under the River Thames, reducing the overflows of untreated sewage and resulting in a cleaner river. This project is listed in Annex 2 as significant infrastructure to be delivered during the plan period.

## **POLICY EN7**

### **Sustainable waste management**

- (a) The council will contribute to the sustainable management of waste in Lambeth by:
- (i) supporting the approach to drive waste management up the waste hierarchy in accordance with national and regional policy and targets, and in particular the efficient use of resources, the reuse of

materials and resources, composting and the recovery of energy from materials;

- (ii) supporting delivery of the Western Riverside Waste Authority's statutory Waste Management Strategy and implementing its own Lambeth Sustainable Waste Management Strategy;
  - (iii) safeguarding existing waste transfer and management sites for waste management use unless appropriate compensatory provision is made in appropriate locations elsewhere in the borough: compensatory provision should normally meet the maximum throughput that the site could have achieved;
  - (iv) supporting additional sites for waste management in Key Industrial and Business Areas and other appropriate locations to provide capacity to meet, over the plan period, the borough's waste apportionment set out in the London Plan;
  - (v) supporting the provision of an adequate supply of land for the operational delivery of the waste collection service, including depots and waste transfer sites;
  - (vi) co-operating with the local authorities that receive waste from Lambeth to address any issues associated with this during the plan period.
- (b) Proposals for new and improved waste management facilities will be assessed against the criteria in London Plan policy 5.17 and national waste planning policy.
- (c) On-site waste management facilities should be incorporated into all major development proposals unless it is demonstrated that provision is not viable or the location renders the site unsuitable for such facilities.
- (d) Major development sites should recycle construction, excavation and demolition (CED) waste on site wherever practicable. For all development, CED waste should be minimised through reuse and recycling within London as far as possible. Disposal of CED waste in landfill should only take place in exceptional circumstances, where it has been demonstrated that alternative, more sustainable fates are not feasible.

9.54 In line with its London-wide strategy for waste, the London Plan requires every London borough to manage as much as possible of its future waste locally, with the objective of becoming self-sufficient by 2031. Lambeth supports this objective for all waste streams. The London Plan projects that, by 2031, Lambeth will be producing 342,000 tonnes of municipal and commercial/industrial waste every year. It requires Lambeth to manage 313,000 tonnes of this each year within its boundaries by that time.

9.55 Lambeth has a number of sites currently used for waste management but these do not have the capacity to manage this quantity of waste. Sites currently in waste management or transfer use in the borough are identified in the Waste Evidence Base 2013. These existing sites are safeguarded by the policy. Only waste at waste transfer sites sorted for recycling or composting counts towards meeting the borough's apportionment target.

9.56 Lambeth is one of four London boroughs (along with Wandsworth, Hammersmith & Fulham and Kensington & Chelsea) for which the Western Riverside Waste Authority (WRWA) is the statutory waste disposal authority for municipal waste. A thirty year Waste Management Service Agreement (WMSA) was established between WRWA and Cory Environmental Ltd to dispose of WRWA waste, commencing in October 2002 and ending in 2032.

9.57 No major waste facilities are expected to come forward in the borough in the period to 2031 but there is scope for a number of smaller facilities to serve the needs of the commercial waste sector. Lambeth would welcome growth in this type of business in the borough both as a contribution to meeting sustainable waste management objectives and to help develop and diversify the local economy and create jobs.

9.58 The council has undertaken an assessment of potential for additional waste management facilities in the borough. This is set out in the Waste Evidence Base 2013. As a result of this analysis, this plan does not allocate specific sites for future waste management use. Instead, broad locations are identified to accommodate the additional capacity required. These locations are the borough's designated Key Industrial and Business Areas (KIBAs); of these, fourteen have been identified in the waste evidence base as particularly appropriate for

new waste management uses and are locations in which these uses are particularly encouraged. The policy for KIBAs is set out in ED1, which makes clear that they are appropriate for green industries including waste management. This includes facilities that may be aimed at moving waste materials up the waste hierarchy (resource recovery or 'upcycling').

- 9.59 All proposals for new or improved waste management facilities will be assessed against the criteria in London Plan policy 5.17 (or its successor in any alterations to the London Plan) and in national waste planning policy. These criteria include: protection of water resources, land instability, visual intrusion, nature conservation, historic environment and built heritage, traffic and access, air emissions including dust, odours, vermin and birds, noise and vibration, litter and potential land use conflict.
- 9.60 On-site waste management facilities provide for the management of waste out of the waste stream on the site at which the waste arises. This is distinct from facilities for on-site storage or collection of waste. Where on-site waste management facilities are not feasible, detailed justification will be required including explanation of the options that were considered and the reasons they were not pursued. Development proposals should be designed to enable future occupiers to segregate wastes to facilitate recycling and recovery. This should include provision for composting where feasible. See also policy Q12 Refuse/recycling storage.
- 9.61 The requirements of sections (c) and (d) of the policy should be addressed in the site waste management plan where this is required; or in the design and access statement or sustainability statement that accompanies a planning application. The requirements of the policy will be secured through planning conditions.
- 9.62 See also policy T8 Servicing in relation to delivery and servicing plans; and the council's sustainable design and construction SPD (to be updated to include reference to Section 34 of the Environmental Protection Act and the duty of care in respect of waste).