



# Business and jobs

Lambeth has a vibrant and diverse economy but we want to attract more businesses and jobs into the borough – from creative and digital companies, professional and financial services, health care and life sciences to tourism and hospitality. The Lambeth Local Plan needs to ensure there is enough of the right type of space to meet business needs, manage change and strike the right balance between jobs and housing. We need to take account of recent trends in the London and Lambeth economy which mean there's more flexibility in the way people work and there's growing demand for affordable business space.



## What you told us

- We should secure affordable workspace from developers at less than market rates to encourage new businesses to grow and develop, particularly in the creative and digital industries.
- Affordable workspace should be provided in town centres, council-led regeneration schemes, publicly-owned sites and on sites close to public transport.
- Developers providing affordable workspace should be required to work with specialist affordable workspace providers chosen by us.
- If a choice has to be made in new developments, securing affordable housing should be a greater priority than affordable workspace for small business.
- Developers should sometimes be allowed to provide financial contributions for small business space elsewhere in the borough rather than on-site provision.
- Changes we proposed to areas protected just for jobs and businesses (Key Industrial and Business Areas or KIBAs) were broadly supported.

## What our evidence tells us

- Lambeth has experienced a gradual loss of employment and office floorspace over recent years, partly due to recent changes allowing automatic change of use to housing in some circumstances.
- Creative and technology businesses generate 22,000 jobs in Lambeth. Design and fashion, craft, creative tech, publishing, film, TV and advertising are particularly strong sectors in the borough.
- Creative and digital industries need a range of workspace types and are more successful when located in clusters.
- Growth in our creative and digital sectors has not been as fast as in many other London boroughs due to a lack of suitable and affordable workspace and limited clusters.
- KIBAs in Lambeth are performing well and are well-occupied. Some of our KIBAs have potential for renewal and intensification but there are very few long-term vacant sites.



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## What we are proposing to do

- Set out a strong policy presumption against the loss of office space to protect the existing stock, and support new offices in appropriate locations.
- Very large office proposals should consider including flexible workspace suitable for micro, small and medium-sized businesses.
- Require major commercial developments in Waterloo, Vauxhall, Oval, Kennington, Clapham, and the Brixton Creative Enterprise Zone to include a proportion of affordable workspace at below market rates to help meet the needs of particular sectors including creative and digital firms.
- Designate new Creative Enterprise Zones in Brixton and West Norwood to support creative and digital industries.
- Continue to protect KIBAs in line with the London Plan approach, encouraging their intensification where possible. Only a limited release of KIBA land for housing is proposed.



## Your chance to shape Lambeth's future

Find out how to have your say on the Draft Revised Lambeth Local Plan at [lambeth.gov.uk/draftrevisedlocalplan2018](http://lambeth.gov.uk/draftrevisedlocalplan2018)

Comments should be made between 22 October and 17 December 2018.