



# Housing growth and infrastructure Lambeth

London's population is expected to reach 10.3 million people by 2035 which means every borough in London, including Lambeth, must plan for more housing. We need to strike the right balance in using land for housing with that needed for jobs, businesses and supporting infrastructure. We also want to make sure the benefits of new development reach those who need it the most.

The Mayor's London Plan sets the housing target for the number of new homes that must be built in each borough – we now know for Lambeth the new target is 1,589 additional homes each year over ten years. Lambeth has a very good track record in meeting and exceeding its housing target and we expect to be able to meet this new target.

## What you told us

- Higher density developments that include new housing are suitable in town centres and areas with good public transport.
- To help increase the overall amount of new housing in Lambeth, we should release a limited amount of industrial land to allow for mixed use development that includes both housing and business space.
- Family homes should continue to be protected from conversion into flats.
- Developers should be required to provide greater amounts of green infrastructure in new developments which should be high quality, usable green spaces for a range of activities.
- Private gardens and balconies in new blocks of flats are important for health and wellbeing and quality of life.
- Building very small flats or rooms with shared living space much smaller than the minimum standards is not the best way to increase the number of new, more affordable homes for younger people.
- Vauxhall does not need more specialist student housing, the priority should be general needs housing and space for businesses.

## What our evidence tells us

- There is a need to protect industrial land in Lambeth as well as finding land for new housing.
- There is enough land in Lambeth to meet the Mayor's new housing target without releasing significant amounts of industrial land.
- There is a need for family sized housing but household sizes overall are expected to fall.
- Lambeth has a good record of granting planning permission for new housing on smaller sites.
- There is scope for some additional units to be created through residential conversions, while maintaining strong control over harmful impacts and protecting the mix and balance of communities.
- Experience of large-scale purpose-built shared living elsewhere in London suggests room sizes are small and rents are high, compared to the rest of the private rented sector.
- There is a strong pipeline of purpose built student accommodation in Lambeth, particularly in Vauxhall.





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## What we are proposing to do

- Develop a new Infrastructure Delivery Plan for Lambeth to ensure housing and economic growth is supported by the necessary infrastructure.
- Maintain overall protection for industrial land but with some limited release for housing.
- Instead of the current 'streets under conversion stress' approach manage residential conversions by protecting all houses of less than 150 square meters from being converted into flats, requiring conversions to provide at least one family-sized home and restricting parking permits where possible.
- Require major developments to include urban greening measures like street trees, green roofs, green walls and rain gardens.
- Maintain clear private amenity space standards in new residential developments.
- Support large-scale purpose-built shared living schemes in the north of the borough only, subject to minimum space standards.
- Support purpose-built student housing where this is linked to particular higher education institutions and does not result in an over-concentration in one area.



## 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.