



# Town centres

Local Plan policies can help manage change in town centres, guide regeneration projects on particular sites and support economic vitality and diversity. They also need to allow for changes in the way people use town centres and the different needs of businesses.



## What you told us

- The number of betting shops and payday loan shops that can be grouped together in one place should be limited due to their negative impact on the surrounding area and the people who use them.
- Applicants should be required to demonstrate a pub is no longer needed before it can be changed to other uses.
- Nightclubs make a positive contribution to culture and the night-time economy in Lambeth but noise, litter and anti-social behaviour should be managed, especially near residential areas.
- The proposed changes to the boundary of West Norwood district centre are supported, alongside measure to diversify uses in this location.
- Late-night drinking activity in Brixton town centre is causing noise and disturbance for nearby residents.
- Streatham town centre needs investment and diversification.



## What our evidence tells us

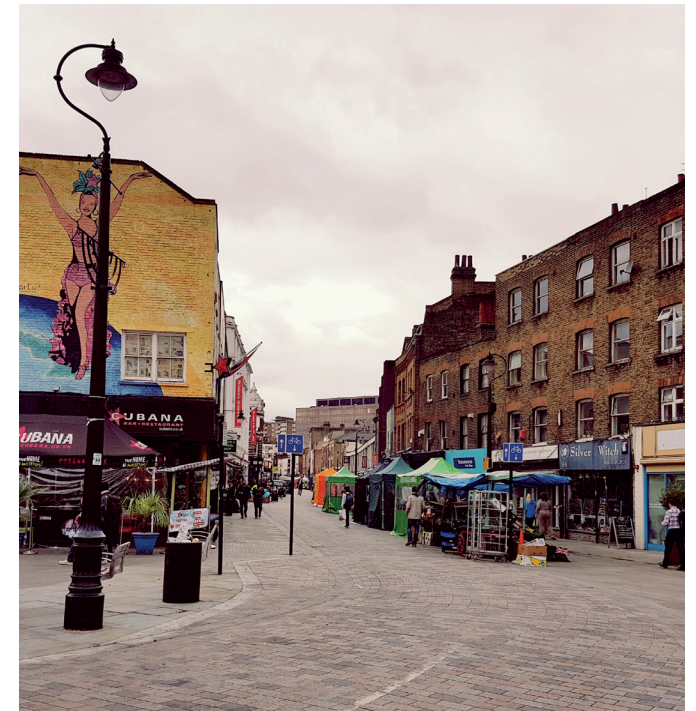
- There are 54 betting shops and 5 payday loan shops in Lambeth.
- Clustering of betting shops and payday loan shops can harm the viability and vitality of town centres by discouraging investors and affecting the quality of life of those living nearby.
- Problem gambling can harm public health and well-being.
- Norwood High Street south of the railway line is not performing as well as the rest of the centre, with a third of floorspace vacant.
- There has been a recent significant increase in night-time bars and restaurants along Coldharbour Lane and Railton Road in Brixton, with harmful impacts on neighbouring residential amenity.
- 50% of units in Streatham's primary shopping areas are in retail (A1) use which is below the current policy target of 60%, but the current town centre boundaries correspond well to town centre activity on the ground.
- The Waterloo/Southbank area is equivalent to a 'Metropolitan Town Centre' in the London Plan.



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## What we are proposing to do

- Introduce new policy to prevent concentrations and clustering of betting shops and payday loan shops in town centres.
- Strengthen policy protecting pubs from change to other uses.
- De-designate Norwood High Street south of the railway line from the district town centre and re-designate it as a Creative Enterprise Zone to support mixed-use development that provides workspace for creative and digital industries.
- Designate an 'evening economy management zone' in Brixton to manage the number of bars in this area and align planning and licensing policy approaches.
- Maintain the current boundary of Streatham town centre but reduce the minimum policy requirement for A1 shop units in the primary shopping areas from 60% to 50%. Promote investment and diversification in the town centre.
- Lobby the Mayor to designate Waterloo and Southbank as a new Metropolitan town centre in the London Plan.



## 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.