

Lambeth Local Plan examination hearings - action list Version 1 04 November 2020

Part 1: List of actions agreed during the hearing sessions. (Outstanding marked in red.)

(Please note that this is a developing document and will be subject to change. Updates will be posted on the website)

Action ref.	Date	Matter/Issue	Context/Task	Completed
			Normally a deadline of seven working days is expected	
1	27/10/20	Matter 1.2	Sequential testing in town centres Council would be happy to include s/thing in supporting text of ED14, or can think about including in the policy itself	
2	27/10/20	Matter 2.1	Visitor economy in CAZ as part of the Spatial Vision and para 3.9 of the supporting text Inspector suggested council get together with South Bank Employers Group and PPHE Hotels Group with a view to drafting some wording/ creating a SOCG. SOCG to include points of difference as well as agreement. CC happy to discuss and consider wording for Section 3, Spatial Vision but they are thinking in terms of all CAZ functions.	
3	27/10/20	Matter 2.2	SA: CC agreed to write short note on how spatial alternatives have been considered as part of the SA process	
4	28/10/20	Matter 3.1 (iii)	Shell Centre: CC agreed to give a brief update on scheme progress, including numbers already built and under construction, and completions for remainder of dwellings	02/11/2020
5	28/10/20	Matter 3.1 (iii)	Schedule of large sites Appendix 1, Topic Paper 10a: Council and HBF to try and put together a SGC looking at the likelihood of the inclusion of all or some of the following sites within the first 5 years of the plan period: Gasholder Station, Kennington Oval; Land bounded by Upper Ground and Doon Street; 10 Pascal Street; Land on the Westbury Estate; Denby Court, 99 Lambeth Walk; Vauxhall Square; Land bounded by Wandsworth Road, Parry Street, Broadway and Railway line to the east. Large site implementation: Specific information sought – any S106 obligations signed, or required and likely dates, and any notes from developers or housebuilders so as to confirm or otherwise the likelihood of all these developments [1,391 dwellings] being delivered within the 5 year period.	

6	28/10/20	Matter 3.1 (iv)	Short Note from CC and A Lee regarding the impact of Covid-19 (if any) on the deliverability of the Plan.	
7	28/10/20	Matter 3.2 (ii)	Short Note from CC regarding contribution towards affordable housing provision from small sites.	31/10/2020
8	29/10/20	Matter 3.6	Policy H7 Student housing and supporting text, e.g. 5.69: Council and ROK to work towards a SCG to address matters such as (i) mitigation of harm to living conditions of neighbouring residential occupiers, e.g. through Student Management Plans; (ii) what is meant by mixed and balanced communities; and (iii) pressure on and access to amenities, such as limited public open space	
9	29/10/20	Matter 3.7	Policy H8 Older persons' housing, and supporting text, e.g. 5.77: Council, HBF and Coin Street Community Builders to work towards a SCG to address matters such as: (i) whether to refer to the 70 dpa benchmark from the London Plan policy H13 and Table 4.3; (ii) LBL response to CCSB's Rebuttal Document; (iii) clarifying and potentially expanding part (d) of the policy to underline the importance of older person's housing, and identify clearly the different types of older person's accommodation.	
10	29/10/20	Matter 3.7	Policy H8, and section (d): Liz Clegg to consider whether the paragraph could provide more direction and clarity.	
11	29/10/20	Matter 3.11	Policy H13 Large-scale, purpose-built shared living: Council to consider Union 4 Planning's suggestions that (i) policy should move away from a geographic base to one based on a set of criteria which reflect the Council's concerns; and (ii) whether there is scope for more flexibility in terms of the size of functional living space & a clarification of the requirements for communal living space. The Inspector will also have regard to the Secretary of State's comments regarding the use of rent controls in local plan policies when he considers any suggested Main Modifications.	
12	03/11/20	Matter 4.1	In relation to King's Hospital Foundation Trust , LBL (CC) and ID Planning [Jonathan Dunbavin] to work on a SCG to address the following matters: <ul style="list-style-type: none"> • Inclusion of a -site allocation in the SADPD to enable reconfiguration of the KCH campus -at Denmark Hill [King's College Hospital Foundation Trust], including land currently in B class uses; • Clarification in the supporting text to policy ED1 that offices that are ancillary to or integral to the operation of a hospital would not be subject to the marketing requirements of the policy 	

			<ul style="list-style-type: none"> Add to the wording already proposed as PC116 in SD17a (under policy PN8) to make clear that the emerging KCH masterplan would be a material consideration in the determination of planning applications. 	
13	03/11/20	Matter 4.3	Regarding draft policy ED2 [f] , clarification from the Council as to whether the viability reviews would be capped or open ended.	
14	03/11/20	Matter 4.3	The Council to agree a SOCG with the three Royal Street parties (i.e. GSST Charity, Stanhope and GST Hospital Foundation Trust) – to cover inclusion of a site allocation for Royal Street in the SADPD and clarification in the supporting text of ED3 that the policy would not apply to offices that are ancillary to or integral to the operation of a hospital. This SOCG would also include the wording to address action 13.	
15	03/11/20	Matter 4.3	In relation to draft policy ED2 and the viability of affordable work space, Dr A Lee to write a note, explaining how the policy applies to railway arch refurbishment schemes , including in relation to benchmark land values and the perceived level of high risk that some developers consider is the case with the draft policy.	
16	03/11/20	Matter 4.3	Mr Lee to provide a brief explanation of how the PIL calculation in Annex 10 works (for affordable workspace).	
17	03/11/20	Matter 4.4	Rolfe Judd [Jon Roshier] and LBL [CC] to work on a SCG to address the issue as to whether, in relation to draft policy ED3 , it is possible to square Rolfe Judd’s concerns that the loss of the existing flexibility in relation to the operation of a wide range of B1 uses within KIBAs can be squared with LBL’s concern that Lambeth’s limited supply of industrial land is in danger of being lost through its incompatibility with some forms of light industry/offices and other uses such as residential.	
18	03/11/20	Matter 4.5	LBL [CC] to consider whether draft policy ED4 should include the Agent of Change principle.	

Part 2: Responses to action points

Action 4

Please see below the information for Action 4.

The position with regard to the 880 net additional units approved at the Shell Centre (Southbank Place) is as follows:

Building	Uses	Progress
1 - One Southbank Place	Non-residential only	Under construction
2 - Two Southbank Place	Non-residential only	Completed in 2019/20
3 - Eight Cason	301 residential units	241 units completed in 2019/20. Remaining 60 units expected to complete in 2020/21
4a - One Cason	Mixed use including 213 residential units	53 units completed in 2019/20. Remaining 160 units expected to complete in 2020/21
4b - Thirty Cason	Mixed use including 165 residential units	124 units completed in 2019/20. Remaining 41 units expected to complete in 2020/21
5 - The Belvedere	Mixed use including 104 residential units	Under construction – units expected to complete in 2021/22
6 & 7 - Belvedere Gardens	Mixed use including 97 residential units	94 units completed in 2019/20. Remaining 3 units expected to complete in 2020/21

Of the 880 units, 512 units completed in 2019/20 and the remaining 368 units are under construction. Of these, 264 units are projected to complete in 2020/21 and 104 units are projected to complete in 2021/22. These figures are reflected in the Housing Trajectory in Topic Paper 10a.

Action 7

In response to action 7, please could you advise Mr Fox that information about the contribution towards affordable housing provision from sites of 1-9 units is set out in section 6 (p8) of Topic Paper 1:

https://www.lambeth.gov.uk/sites/default/files/pl_Topic_Paper_1_AH_on_Small_Sites_2019.pdf