

The Lambeth Local Plan

Have your say on Lambeth's planning policy review

We expect lots of development in Lambeth over the next 15 years. It is important that we plan for this change – making sure it improves the lives of residents and protects the things we care about. The Lambeth Local Plan will be our guide for development in the borough.

“ We want people to be proud of Lambeth now and in the future. We want to use the powers we have to help the borough to grow in the way you want. ”

Cllr Pete Robbins, Cabinet Member for Housing and Regeneration



What we want your views on

The Lambeth Local Plan will guide development in the borough over the next 15 years. It will help support distinct and successful places where people will want to live, work and visit.

Why do we need a Local Plan?

We need to support growth in the borough to create more jobs and new homes. With major investment expected in the north of the borough we could see 32,000 new jobs created in the next 20 years. We also aim to build nearly 18,000 new homes by 2030.

We want to plan for growth and change with residents and local businesses so it's important that you have your say on the draft Local Plan.

Our Lambeth Local Plan will help us to make sure that development:

- responds to the borough's needs, for example through the right mix of good quality and affordable housing
- supports the aspirations of our local neighbourhoods, for example by protecting local character and employment space

- helps our town centres to thrive, for example by ensuring the right mix of shops, restaurants and cafes.

How we get there

This is the first stage of the consultation and will continue until 26 April 2013.

We want to know what you think about this draft and full details of how you can have your say are given on the back page of this booklet. We will consider all comments made and publish responses alongside the revised draft plan.

There will be an opportunity to comment on the final plan later in 2013 before it is submitted to government for independent examination. We aim to have an adopted Lambeth Local Plan by early 2015.



Neighbourhoods

Our neighbourhoods and town centres have distinct characteristics.

The Local Plan will reflect the visions and the aspirations set out in the recent area based plans:

- The Brixton SPD has been drafted with local people and businesses. Consultation on the draft Brixton SPD closed on 15 March 2013 and we hope to adopt the SPD in the summer.

Full details can be found at www.futurebrixton.org

- Local people have helped come up with an ambitious vision for Vauxhall, which is part of the Mayor's Vauxhall Nine Elms Battersea Opportunity Area. The Vauxhall SPD was adopted in January 2013. Full details can be found at www.lambeth.gov.uk/vauxhallspd

- Consultation on a revised Waterloo SPD closed on 21 December 2012 and we expect to take the revised document to the Council's Cabinet in April 2013. Full details can be found at www.lambeth.gov.uk/waterloospd
- The local community are developing an area based policy in Loughborough Junction to be included in the Local Plan.



Support our town centres

We want to help our town centres to thrive. Our suggestions for the right mix of businesses in a town centre are outlined below and we want to know if you think we have got this right.

- We want the heart of a major or district town centre to be a place for shopping. We suggest at least 60 per cent of units should be used as shops (A1 class) in this area. This is an increase of 10 per cent from previous policy.
- We are concerned that too many betting shops, pawn brokers and money shops in one area can make people feel that a town centre is becoming run down and lead to visitors and businesses going elsewhere. We want to limit these types of shops in the same way we limit food and drink premises. This would mean that any policy would have to apply to all A2

uses (which includes banks and building societies).

- We are committed to improving the health of residents and reducing childhood obesity. We're proposing to prevent new hot food takeaways opening outside town centres and within 400m of a school.

We want to support our popular night spots whilst managing any problems they may bring.

- Outside of Waterloo and Vauxhall (which are part of Central London) we suggest no more than a quarter of units in the heart of town centres should be used for food and drink venues.
- Currently this would apply to all A3, A4 and A5 uses. However, we could consider a policy that focused on pubs and bars (A4 class) only.



Guide to use classes

The A use class is the most likely in a town centre.

In general, a change of use to a lower A number is permitted without the need for a planning application. For example, a pub can change into a shop or a restaurant into a betting shop. However, no building can change its use to a pub or bar without first seeking planning permission.

A1

shops (including post offices, travel agencies, hairdressers and internet cafes)

A2

financial and professional services (including banks, building societies, betting shops and pawnbrokers)

A3

restaurants and cafes

A4

pubs and bars

A5

hot food takeaways



Attract business and encourage entrepreneurs



In order to create more jobs in the borough we need to have space available for businesses.

From start-ups to multi-nationals, we need a range of sizes and sectors for a successful local economy.

The Key Industrial and Business Areas (or KIBAs) are our most significant employment areas – supporting the local economy and providing affordable commercial

premises. Protecting these areas continues to be a priority. Key changes to policy in this area are highlighted below:

- Development in KIBAs will only be allowed for business and industrial uses and the exception to allow schools is removed.
- Some minor changes to KIBA boundaries are proposed.

- Two new KIBAs are proposed – Hackford Walk and Abbeville Mews.
- Outside of KIBAs changes to employment use will only be supported in exceptional circumstances, 100 per cent affordable housing will no longer be an exception.



Better homes

Our priority remains for affordable housing to be built as part of a development and we intend to keep our challenging requirement for 50 per cent of new homes to be affordable housing.*

The London Plan sets a target for the period of the Local Plan to provide an extra 17,925 homes in the borough. Key changes proposed in this policy area are outlined below.

Affordable housing

- Affordable housing built as part of a development can promote mixed communities. We now propose that we can consider building affordable homes within

a 10 minute walk of the rest of a development if this means we would increase the number of affordable homes being provided.

- Previously we did not require developments of less than 10 new homes to provide any affordable housing. We now propose that these smaller developments should make a financial contribution.
- We are clearer about the sizes of the new affordable homes we need, for example 40 per cent should be family sized.

Student housing

We are concerned about a concentration of student accommodation in one area and



clear that land needs to be available to meet priority housing and employment needs. Therefore, we have introduced criteria against which we can assess proposals for student housing. These include the need for student accommodation to be provided as part of a mixed-use development and that there must be an established link with a college or university.



**This reduces to 40 per cent where there is no public subsidy. This requirement is subject to an independently validated assessment of viability.*

Tell us what you think

We want to know what you think about the draft Local Plan and the sustainability appraisal. The consultation period runs until **5pm on Friday 26 April 2013**. You can find out more and let us have your feedback in a number of ways:

- The draft Lambeth Local Plan, supporting documents and the consultation booklet can be found online at www.lambeth.gov.uk/localplan or hard copies are available to view at any Lambeth library, Lambeth Town Hall and at the ground floor of Phoenix House.
- Planning policy officers will be available to discuss the draft plan at Phoenix House on Tuesday afternoons between 2pm and 5pm – please ask at reception.
- We will be attending a number of local meetings but please let us know if you would like us to attend your group's meeting to discuss the plan.
- Send your written comments to Freepost RTAJ-RJHC-CAGU, Lambeth Local Plan consultation, 1st floor Phoenix House, 10 Wandsworth Road, London SW8 2LL or to localplan@lambeth.gov.uk
- Complete and return your questionnaire by post or online at www.lambeth.gov.uk/localplan

If you need any further information, please go to www.lambeth.gov.uk/localplan. Planning Aid for London can also provide advice, visit www.planningaidforlondon.org.uk



Please contact us at
**Planning Policy, 1st floor,
Phoenix House,
10 Wandsworth Road,
London SW8 2LL**

Email
localplan@lambeth.gov.uk

Telephone
020 7926 1212

Website
www.lambeth.gov.uk/localplan

Bengali

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন
হলে অনুগ্রহ করে ফোন করুন 020 7926 2623

French

Si vous souhaitez ces informations dans une autre
langue veuillez nous contacter au 020 7926 2623

Polish

Aby otrzymać niniejsze informacje w innej wersji językowej,
prosimy o kontakt pod numerem 020 7926 2623

Portuguese

Se desejar esta informação noutro idioma
é favor telefonar para 020 7926 2623

Somali

Haddii aad jecleaan lahayd in aad warbixintan ku hesho luqad
kale, fadlan annaga nagala soo xiriir lambarka 020 7926 2623

Spanish

Si desea esta información en otro idioma,
rogamos nos llame al 020 7926 2623

If you would like this information in large print, in Braille, on audio tape or in another language, please phone 020 7926 2623.