

Tell us who you are

Ref: R028

Title

Ms

First name

Anthea

Surname

Masey

Email address

[REDACTED]

Agent's details

Are you an agent?

Yes

No

Personal details

Title

Ms

First name

Anthea

Last name

Masey

Job title (optional)

Chair

Organisation (optional)

Loughborough Junction Action Group and Loughborough Junction Neighbourhood Forum

Address

[REDACTED]

Postcode

[REDACTED]

Telephone

[REDACTED]

Email (optional)

[REDACTED]

Your representation

Please complete this set of questions for each representation you wish to make.

To which part of the DRLLP PSV Jan 2020 or associated PCPM Jan 2020 does this representation relate? (identify specific reference if possible)

- Paragraph number
- Policy number
- Policies Map - map and/or table number

Please state policy number

PN10 and paragraphs 11.131 to 11.145

Do you consider the part of the DRLLP PSV Jan 2020 or associated PCPM Jan 2020 that you identified above is:

Legally compliant

- Yes
- No

If you wish to support the legal compliance of the part of the DRLLP PSV Jan 2020 or associated PCPM Jan 2020 that you identified above, please give details

(optional)

Sound

- Yes
- No

For which of following reasons do you consider that the part of the DRLLP PSV Jan 2020 or associated PCPM Jan 2020 you identified above, is unsound:

- It is unsound because it is not positively prepared
- It is unsound because it is not justified
- It is unsound because it is not effective
- It is unsound because it is not consistent with national policy

Please state why it is not positively prepared

See entry below in Duty to co-operate

Complies with the Duty to co-operate

- Yes
- No

Please give details of why you consider the part of the DRLLP PSV Jan 2020 or associated PCPM Jan 2020 that you identified above, fails to comply with the duty to co-operate. Please be as precise as possible

The Loughborough Junction Action Group and the LJ Neighbourhood Forum met with Cllr Matthew Bennett, Cllr Jim Dickson, and planning officers to discuss the fate of the draft Loughborough Junction masterplan on 16 September 2019. At that meeting we were told that the masterplan had been abandoned and elements of the draft masterplan would be incorporated in the entry for Loughborough Junction in the Local Plan. The meeting agreed to send us the changes which were being proposed for the entry and policy for Loughborough Junction in order to give both organisations the chance to comment ahead of publication of the draft Local Plan. However, on receipt of these documents we found that they were presented in an unworkable form. We emailed Cllr Bennett, copying in all attendees at the initial meeting, on 25 November 2019 to inform him that we were unable to work with the documents provided, requesting to see the planned entry for Loughborough Junction. We received no response to this email.

Please set out what change(s) you consider necessary to make the part of the DRLLP PSV Jan 2020 or associated PCPM Jan 2020 that you identified above, legally compliant or sound, having regard to the tests of soundness if applicable. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination.)

(optional)

We are unable to attach our comments as when they are copied and pasted here they do not show our tracked changes. We have sent them in a separate email to Catherine Carpenter at Lambeth Council.

We are sending our amended document directly to Catherine Carpenter

Section 11: Places and Neighbourhoods

449

Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020

Section 11: Places and Neighbourhoods

450

Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020

Section 11: Places and Neighbourhoods

451

Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020

PN10 Loughborough Junction

- a) The council will work with local stakeholders to support the role of Loughborough Junction as a local centre with a clear identity and sense of place. This will be done by using the railway bridges, viaducts and railway arches as a catalyst for change, making greater use of under-used spaces and places and bringing forward new housing where appropriate. The council will:
- i) support sensitive new development in keeping with the character of the area which makes better use of under-used spaces and places to improve amenity, increase public safety and the appearance of the area;
 - ii) **support improvements to the local centre’s retail and primary health care services so residents can access essential services within walking or cycling distance of their homes;** Comment: walking and cycling distances are not the same!!!
 - iii) encourage new employment uses in the area, particularly development that brings vacant and/or dilapidated railway arches back into use including light industrial uses and automotive;
 - iv) **support development that enhances the character of the area’s various yards and maintains a mix of uses;**
 - v) support proposals that enhance the growth of creative and digital industries in the Brixton Creative Enterprise Zone (CEZ);
 - vi) support proposals that increase the permeability, accessibility, navigability and safety of the area through improvements to existing walking and cycling routes and the creation of new, healthy, safe and accessible routes and opening up of key routes to previously inaccessible sites. Proposals to open up routes alongside railway arches and to contribute to the Low Line project will be supported. Proposals that harm accessibility in the town centre will be resisted;
 - vii) support measures to improve local air quality;
 - viii) **protect existing open space and support measures that improve access to open space and increase green infrastructure, including the creation of new open spaces and green chains that link together the area’s open spaces; and**
 - ix) require development proposals to contribute to improvements to the quality, accessibility and safety of the public realm in the immediate vicinity outside the site.

Section 11: Places and Neighbourhoods

452

b) The council will ensure an adequate provision of community facilities in the area to meet the need of local users, including supervised facilities for children and young people.

Note: we will be sending an additional note about this section.

c) The council will work with local groups to improve transport infrastructure to respond to growing demand. This will prioritise walking, cycling and the use of public transport over car use and seek improvements to the station, including step-free access. The council will plan for and promote a reduction in the number of people driving through the Loughborough Junction area, including through the provision of Cycleways and green routes. The Healthy Route Network identifies a number of priority links for walking and cycling to provide connections to Brixton, Camberwell, Herne Hill and Oval. Brixton Liveable Neighbourhood includes the provision of enhanced walking and cycling links to Brixton town centre.

d) New and existing walking and cycling routes should be enhanced to reduce crime and the fear of crime. This to include improved lighting, particularly under bridges, through arches, and alongside viaducts. Active frontages should be encouraged to create passive surveillance. Bike-hire stations, and car club/hire facilities, and electric vehicle charging points should be provided throughout the area.

e) The council will work with industry stakeholders to minimise the impact of construction activity in the area by planning and co-ordinating activities to reduce disruption, ensure safety, especially for vulnerable road users, and reduce environmental impacts.

f) An opportunity exists to comprehensively refurbish and convert the Rathgar Road railway arches and associated public realm to achieve a mix of space for small businesses, that include B1 workspace and maker space; community facilities; and cafes and restaurants that complement the nearby local town centre and are supported by environmental and accessibility improvements. The council will support proposals that achieve these objectives as part of a comprehensive approach, subject to the following requirements:

i) no fewer than six railway arches are for B/D class use and no more than six railway arches are for A class uses;

ii) it is demonstrated to the satisfaction of the council that proposed A class uses in the arches would complement the existing local centre and they could not be provided within existing vacant premises in the local centre;

Section 11: Places and Neighbourhoods

453

Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020

iii) it is demonstrated to the satisfaction of the council that appropriate engagement with and support for existing tenants would be provided, including consideration of alternative locations;

iv) potential harm to neighbouring residential uses is assessed and appropriately mitigated; including through controls on opening hours;

v) the proposal would deliver appropriate public realm improvements along Rathgar Road;

vi) improve connectivity to the local centre and through railway arches where possible and support integration with and connectivity to the local centre; and

vii) the proposal would include improvements to the back of the arches facing the LJ works site, including façade and lighting improvements.

g) The council will support improvements to Loughborough Junction's yards, including:

i) Wickwood Street and Railway Arches (Loughborough Road Key Industrial Business Area) - improvements to existing workspace in the railway arches and new servicing facilities.

ii) Higgs Yard – improve the pedestrian and cycling environment at the junction of Coldharbour Lane/Herne Hill Road and improve the relationship of the Higgs development with the adjacent railway arches.

iii) Hardess Yard – improvements to workspace and reinstatement of the route from Hinton Road to Hardess Street. Working with the freeholder of the arches and leaseholders, the council will explore the potential to create dual aspect units in the railway arches, including those facing the Higgs development.

iv) Ridgway and Orphans Yard – retention of and improvements to existing arches in Ridgway Road and Orphans Yard, improving the relationship with Wyck Gardens and the pedestrian environment on Ridgway Road. Working with the freeholder of the arches and leaseholders, the council will explore the potential to group car repair

Section 11: Places and Neighbourhoods

454

Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020

businesses to towards the western end of Ridgway Road, enabling other types of small business to occupy the eastern arches.

Section

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify your representation and your suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he/she identifies for examination.

If your representation is seeking a change to the part of the DRLLP PSV Jan 2020 or associated PCPM Jan 2020 that you identified above, do you consider it necessary to participate at the oral part of the examination?

- No - I do not wish to participate at the oral examination
- Yes - I do wish to participate at the oral examination

Please note that while this will provide an initial indication of your wish to participate in hearing sessions(s), you may be asked at a later point to confirm your request to participate.

Please outline why you would like to participate at the oral examination

The Loughborough Junction Action Group and the LJ Neighbourhood Forum were inadequately consulted on the final entry for Loughborough Junction in the light of the cancellation of the Loughborough Junction masterplan.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Your representation 2

Do you want to submit a further representation for another part of the DRLLP PSV Jan 2020 or associated PCPM Jan 2020?

Yes

No

Require further notification

Please tick relevant boxes if you require notification of any of the following to the address stated previously in personal/agent details

(optional)

- That the DRLLP PSV Jan 2020 and associated PCPM Jan 2020 have been submitted for independent examination
- The publication of the inspector's recommendations following the independent examination
- The adoption of the Revised Lambeth Local Plan and Policies Map.

Review your answers

Review your answers

Before submitting your form you can review all of the answers you have given so far by clicking on the link below.

[Open a read only view of the answers you have given \(this will open in a new window\)](#)

Declaration

By submitting this claim you are agreeing to the following declaration. To view this declaration please click on the link below

I declare that the information I have provided on this form is accurate

Now submit your form using the submit button below.

From: [Catherine Carpenter](#)
To: [Amy Tanner](#)
Cc: [Local Plan](#)
Subject: FW: Loughborough Junction planning policy meeting note and update on PN10
Date: 13 March 2020 07:59:10
Attachments: [LJAGLocalPlan2020Marchcomments.docx](#)

From: [REDACTED]
Sent: 13 March 2020 07:48
To: Dominique Barnett <DBarnett@lambeth.gov.uk>; Timothy Gaymer <gaymer@waitrose.com>; [REDACTED] Catherine Carpenter <CCarpenter@lambeth.gov.uk>; Cllr Jim Dickson <JDickson@lambeth.gov.uk>; Cllr Matthew Bennett <MPBennett@lambeth.gov.uk>; Rob Bristow <RBristow@lambeth.gov.uk>; Sandra Roebuck <SRoebuck@lambeth.gov.uk>; Will Steadman <WSteadman@lambeth.gov.uk>
Subject: Loughborough Junction planning policy meeting note and update on PN10

Dear Catherine

LJAG and the LJ Neighbourhood Forum has made a submission via the Local Plan electronic portal. However, we are unable to attach the document containing our comments on the entry and policy for Loughborough Junction.

At the meeting we attended on 16 September 2019 about the Loughborough Junction draft masterplan, we were offered the opportunity to comment on the entry for Loughborough Junction ahead of the publication of the Draft Local Plan. However, the documents you provided proved to be unworkable and the LJ Neighbourhood Forum emailed Cllr Bennett (see below) to that effect on 25 November 2019 but received no response.

I am now attaching our suggested tracked changes to both the entry for Loughborough Junction and PN10.

The LJ Neighbourhood Forum is making an additional submission regarding the issue of the safeguarding of the Grove Adventure Playground and Marcus Lipton sites.

I would be grateful if you could acknowledge receipt of this email and the attachment.

Best wishes

Anthea Masey

Chair

Loughborough Junction Action Group
[REDACTED]

----- Original Message -----

From: [REDACTED]
To: "Dominique Barnett" <DBarnett@lambeth.gov.uk>; "gaymer@waitrose.com" <gaymer@waitrose.com>; [REDACTED] <tigermatthew22@gmail.com>
Cc: "Catherine Carpenter" <CCarpenter@lambeth.gov.uk>; "Cllr Jim Dickson" <JDickson@lambeth.gov.uk>; "Cllr Matthew Bennett" <MPBennett@lambeth.gov.uk>; "Rob Bristow" <RBristow@lambeth.gov.uk>; "Sandra Roebuck" <SRoebuck@lambeth.gov.uk>; "Will Steadman" <WSteadman@lambeth.gov.uk>
Sent: Monday, 25 Nov, 2019 At 14:48

Subject: Re: Loughborough Junction planning policy meeting note and update on PN10

Dear Councillor Bennett

Following our meeting with you, Councillor Dickson and council officers, on 16 September 2019 and the follow up email from Dominique Barnett on 30 September, the LJ Neighbourhood Forum met on 30 October 2019 to consider the information provided on the proposed entry for Loughborough Junction and PN10 in the revised Local Plan.

I have been asked to send you the following comments:

1. The Forum found it impossible to comment on what is being proposed. The format provided gave scant information on how the LJNF's comments or the material from the Masterplan consultation would be incorporated in the Local Plan. In order for us to comment we need the actual wording proposed. We, therefore, request that the proposed wording for both the entry for Loughborough Junction and the associated policy is sent to us for comment as soon as possible.
2. The LJNF continues to be concerned about the safeguarding of the Grove Adventure Playground and Marcus Lipton sites for supervised activities for the children and young people of Loughborough Junction. Please see our proposed amendments in bold. It is proposed that the DRLLP PSV 2020 Policy PN10 will state "the Council will ensure an adequate supply of community facilities in the area to meet the need of local users, including facilities for children and young people. **This will include the adequate supply of supervised facilities for children and young people.**" It is proposed that the supporting text recognises the importance of the Marcus Lipton Youth Centre and the Grove Adventure Playground by stating "The Marcus Lipton Youth Centre and the Grove Adventure Playground are particularly important to Loughborough Junction by providing **supervised** facilities and activities for children and young people. **Therefore the land these two facilities are on will be protected for provision of services to children and young people. This includes supervised play. Further the adjacent Elam Open Space site will be protected for play provision and enhancement as an open space for the local community.**"

Best wishes

Anthea Masey

Co-ordinator

Loughborough Junction Neighbourhood Forum



----- Original Message -----

From: "Dominique Barnett" <DBarnett@lambeth.gov.uk>

To:

"gaymer@waitrose.com" <gaymer@waitrose.com>;

Cc: "Catherine Carpenter" <CCarpenter@lambeth.gov.uk>; "Rob Bristow"

<RBristow@lambeth.gov.uk>; "Sandra Roebuck"

<SRoebuck@lambeth.gov.uk>; "Cllr Matthew Bennett"

<MPBennett@lambeth.gov.uk>; "Cllr Jim Dickson"

<JDickson@lambeth.gov.uk>; "Will Steadman"

<WSteadman@lambeth.gov.uk>

Sent: Monday, 30 Sep, 2019 At 15:40

Subject: Loughborough Junction planning policy meeting note and update on PN10

Dear all,

Following the Loughborough Junction planning policy meeting on the 11th September, please find attached a meeting note, a table which sets out how it is proposed to reflect the draft masterplan in policy PN10 and a table which sets out how it is proposed to reflect the LJNF consultation response in policy PN10. This also includes the proposed wording in relation to the Marcus Lipton Youth Centre and the Grove Adventure Playground.

Please let me know if you have any questions.

Kind regards,

Dominique

Dominique Barnett

Principal Planning Policy Officer

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

T: 020 7926 6991

E: DBarnett@lambeth.gov.uk

www.lambeth.gov.uk

Postal address: PO Box 734, Winchester, SO23 5DG

Items for courier or hand delivery should be delivered to:

Lambeth Council, Civic Centre, Planning, Transport & Development, 3rd Floor, 6 Brixton Hill, London, SW2 1EG

Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

Loughborough Junction

- 11.131. Loughborough Junction, a local centre, is defined by its high-level railway lines, railway arches and the many railway bridges which intersect it. The convergence of these railway viaducts forms a natural centre at Loughborough Junction which is situated between Brixton, Camberwell and Herne Hill. After years of under-investment, local groups are working to transform the area into a lively, attractive mixed-use neighbourhood, with retail, leisure, residential and industrial uses. Parts of Loughborough Junction are identified in the London Plan as Strategic Areas for Regeneration.
- 11.132. The area has a number of large estates of social housing and to the east and south of the station there are streets of Victorian and Edwardian terrace houses, many of which are now divided into flats. The oldest houses, dating from the 1840s, are in the Loughborough Park Conservation Area. The Milkwood Estate is a housing association owned estate of small Victorian terrace houses south of the station.

Community

- 11.133. In recent years local community groups have formed and come together with the purpose of regenerating their area and to consider how the area can respond to change. The Loughborough Junction Action Group (LJAG) is one of a number of a local resident-led groups of volunteers whose stated purpose is to improve the environment and lives of people living and working in Loughborough Junction. Other local groups include the Loughborough Junction Neighbourhood Forum and the LJ Works Steering Group. In 2013, LJAG worked with the council to produce the Loughborough Junction Plan.
- 11.134. Projects designed to enhance the resilience of the neighbourhood have brought Bringing the community together via art which is important in Loughborough Junction as the area as a high proportion of artists working in artists' studios and railway arches. LJAG has already initiated the 7 Bridges Project, with improvements to the bridges at Cambria Road and Loughborough Road already delivered. The project aims to improve the railway bridges which define the area with colour, light and art in order to engender a sense of identity for Loughborough Junction as a separate and distinct neighbourhood and to showcase local artists. Projects such as urban farming at Loughborough Farm and Community Cafe and activities at the Marcus Lipton Youth Centre and Grove Adventure Playground and the area's places of worship have also proven successful.

11.135. Assets designated as Assets of Community Value include the Green Man Skills Zone, Sunshine International Arts, Ebony Horse Club, The Platform, the Cambria public house and Grove Adventure Playground. The Marcus Lipton Youth Centre and the Grove Adventure Playground are particularly important to the Loughborough Junction area by providing supervised facilities and activities for children and young people. The adjacent Elam Open Space also provides essential local play facilities and requires enhancement as an open space for the local community.

Housing

11.136. In the wider Loughborough Junction area, sites with potential to deliver new housing include the Higgs Industrial Estate. Sites that are delivering new housing include the Loughborough Park Estate. There is scope for further residential growth through the mixed-use redevelopment of non-designated industrial estates. On small sites, this is likely to be delivered by the extension/conversion of existing housing stock as well as new build residential development. Additional development within residential curtilages may come forward where site circumstances permit.

Economy and Culture

11.137. The local town centre's retail offer has lost significant trade over the last thirty years and although that decline appears to be in reverse, there remain vacant units. The retail offer serves the day to day needs of the local community and opportunities to improve and diversify the retail offer will be sought. The council has extended the boundary of the town centre to ensure it is cohesive, to realise opportunities for growth and to increase the proportion of active frontages in the town centre.

11.138. Policy ED11 Local Centres applies to the mix of uses within the Loughborough Junction local centre.

11.139. Loughborough Junction remains an industrial area and within the wider Loughborough Junction area there are six Key Industrial Business Areas, providing an important source of the borough's light industrial and creative employment space. Industrial and employment uses in the area include waste management uses, a number of motor repair workshops, artists' studios, recycling centres and an electricity sub-station. Light industrial units are particularly prominent and are located within a number of yards with distinct characteristics. The creation of additional employment opportunities, **both in existing and new businesses**, particularly for young people, is key to the regeneration of the area. **Opportunities for young people to include opportunities for training.** This requires space for local businesses to start up and grow, good transport connections and programmes to support people to find work.

- 11.140. Some yards, such as Belinda Yard, are located between railway viaducts which have allowed for a separation between the residential and noisier light industrial uses, a characteristic that the council will seek to protect. The area has an active and growing creative and digital industries sector, including those housed in railway arches, the Remakery, the Shakespeare Biz Centre and other spaces brought forward as part of the LJ:Works project. Shakespeare Biz Centre is mainly occupied by creative industries in small business units. Given its current and future potential role to support creative industries, Loughborough Junction is included within the Brixton Creative Enterprise Zone (CEZ). LJ: Works is a council supported and GLA funded project to provide affordable workspace, a shared kitchen and textile workshops and bring back into use dilapidated railway arches. It will also provide a permanent home for the Loughborough Farm and will provide green infrastructure.
- 11.141. There is an opportunity to comprehensively refurbish and convert the Rathgar Road railway arches for a mix of uses alongside improvements to the public realm.

Transport and Public Realm

- 11.142. The area is served by a number of bus routes and Loughborough Junction station. The station does not provide step-free access and generally requires refurbishment. Rail services are overcrowded at peak times and passenger numbers at the station have not declined. The council will promote access and environmental improvements at the station and longer term options to improve rail services as part of TfL's 'metroisation' proposals.

Note: passenger numbers through Loughborough Junction are rising again.

- 11.143. Loughborough Junction has one of the lowest levels of car ownership in the country. Many residents walk and cycle to get around the area and use public transport to access other areas. The council's Healthy Route Network responds to this and identifies the need for improved walking and cycling links to adjacent areas. There is also an aspiration to open up additional routes through and around the railway viaducts to improve the permeability and accessibility of the area as part of an extension to the Low Line project.

Environment

- 11.144. As an area with a high concentration of flats and few private gardens, high quality public open space and parks with well-connected and safe access routes with more trees planted along main road are particularly important for health and wellbeing and to improve air quality in the area.

11.145. Ruskin Park to the south and Myatts Fields to the north are the two major parks and the council and Friends of Ruskin Park are producing a masterplan for improvements to Ruskin Park. Smaller parks include Milkwood Community Park, Loughborough Park, Wyck Gardens and Elam Street Open Space. Loughborough Park contains a children’s play area, a basketball court, a community building and a food growing area. Wyck Gardens has recently received investment, with a new entrance and orchard, and has a number of facilities including the Ebony Horse Club stables, volleyball courts, a children’s play area and the Loughborough Farm community café. There is potential to improve the relationship between the Ridgway Road arches and Wyck Gardens, including the quality of the walking and cycling environment. Community engagement has expressed a strong aspiration to group the existing car repair businesses towards the western end of the Ridgway Road arches; this would help to improve this relationship. Elam Street Open Space has a wetland area and is important for local biodiversity. There are well-tended communal gardens on the Loughborough estate. Despite these assets, much of Loughborough Junction is categorised as being deficient in access to multiple types of open space and opportunities to ~~increase~~improve access to open green space will be sought.

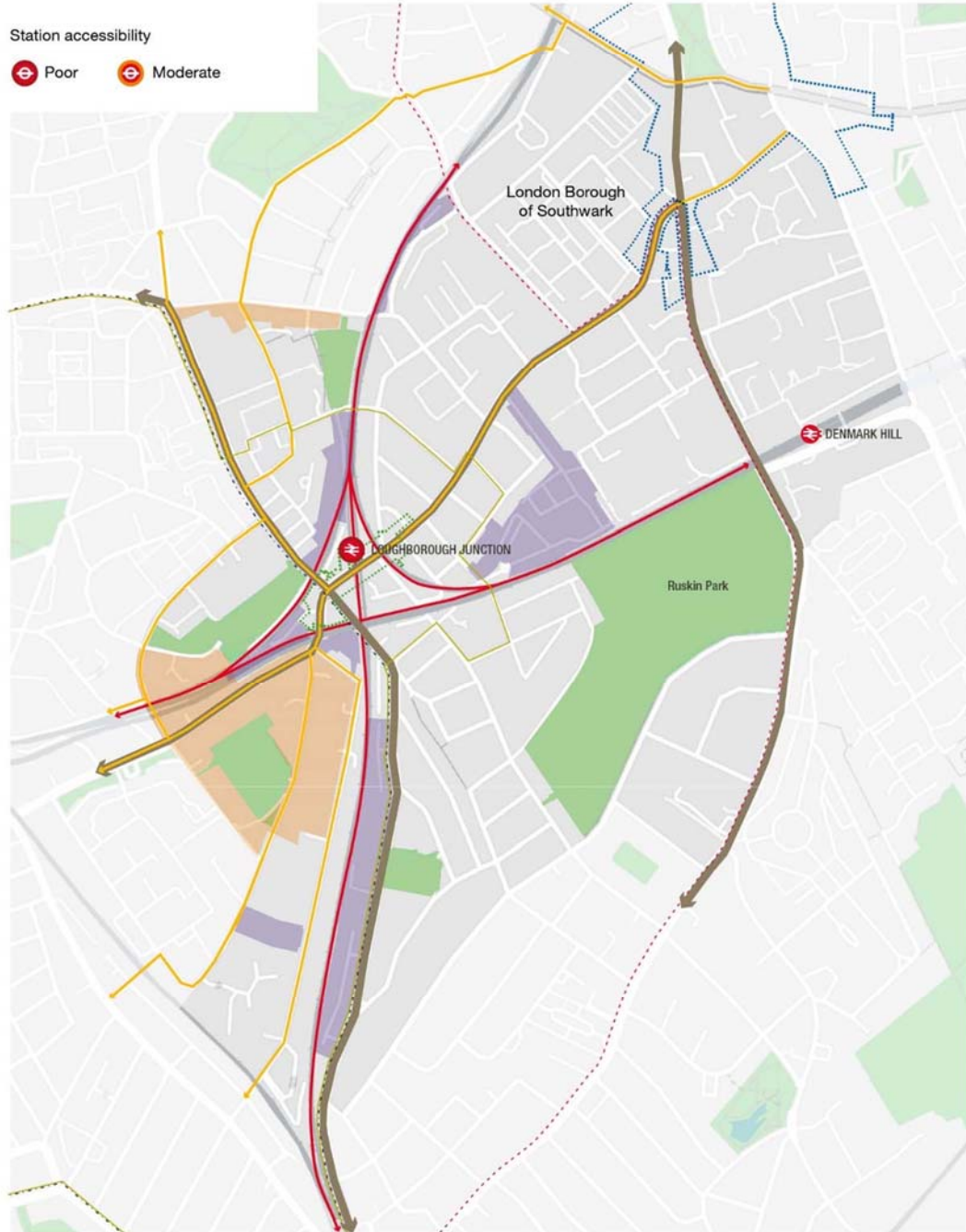
PN10 Loughborough Junction

Key

- - - Borough Boundaries
- - - Brixton Liveable Neighbourhood
- Brixton Creative Enterprise Zone
- - - Camberwell District Centre
- - - Loughborough Junction Local Centre
- Key Industrial and Business Areas
- Conservation Areas
- Open Space
- Key Roads
- Healthy Routes
- Low Line

Station accessibility

- ⊖ Poor
- ⊖ Moderate



PN10 Loughborough Junction

Key

..... Loughborough Junction Local Centre

- ◆ Improvements to the Public Realm
- Key Industrial and Business Areas
- Open Space

- ➔ Key Roads
- ➔ Healthy Routes
- ➔ Low Line

Station accessibility

- ⊖ Poor
- ⊕ Moderate



PN10 Loughborough Junction

- a) The council will work with local stakeholders to support the role of Loughborough Junction as a local centre with a clear identity and sense of place. This will be done by using the railway bridges, viaducts and railway arches as a catalyst for change, making greater use of under-used spaces and places and bringing forward new housing where appropriate. The council will:
- i) support sensitive new development in keeping with the character of the area which makes better use of under-used spaces and places to improve amenity, increase public safety and the appearance of the area;
 - ii) support improvements to the local centre's retail and primary health care servicesleisure-offer so residents can access essential services within walking or cycling distance of their homes; Comment: walking and cycling distances are not the same!!!
 - iii) encourage new employment uses in the area, particularly development that brings vacant and/or dilapidated railway arches back into use including light industrial uses and automotive;
 - iv) support development that enhances the character of the area's various yards and maintains a mix of uses;
 - v) support proposals that enhance the growth of creative and digital industries in the Brixton Creative Enterprise Zone (CEZ);
 - vi) support proposals that increase the permeability, accessibility, navigability and safety of the area through improvements to existing walking and cycling routes and the creation of new, healthy, safe and accessible routes and opening up of key routes to previously inaccessible sites. Proposals to open up routes alongside railway arches and to contribute to the Low Line project will be supported. Proposals that harm accessibility in the town centre will be resisted;
 - vii) support measures to improve local air quality;
 - viii) protect existing open space and support measures that improve access to open space and increase green infrastructure, including the creation of new open spaces and green chains that link together the area's open spaces; and
 - ix) require development proposals to contribute to improvements to the quality, accessibility and safety of the public realm in the immediate vicinity outside the site..of the site.

- b) The council will ensure an adequate ~~provisions~~supply of community facilities in the area to meet the need of local users, including supervised facilities for children and young people.

Note: we will be sending an additional note about this section.

- c) The council will work with local groups to improve transport infrastructure to respond to growing demand. This will prioritise walking, cycling and the use of public transport over car use and seek improvements to the station, including step-free access. The council will plan for and promote a reduction in the number of people driving through the Loughborough Junction area, ~~particularly for journeys under two miles~~, including through the provision of Cycleways and green routes. The Healthy Route Network identifies a number of priority links for walking and cycling to provide connections to Brixton, Camberwell, Herne Hill and Oval. Brixton Liveable Neighbourhood includes the provision of enhanced walking and cycling links to Brixton town centre.
- d) New and existing walking and cycling routes should be enhanced to reduce crime and ~~the of~~ fear of crime. ~~This to include through~~ improved lighting, particularly under bridges, through arches, and alongside viaducts. ~~, and Active~~ frontages should be ~~encouraged~~ ~~activated~~ to create ~~passive~~ surveillance. Bike-hire stations, and car club/hire facilities, and electric vehicle charging points should be provided throughout the area.
- e) The council will work with industry stakeholders to minimise the impact of construction activity in the area by planning and co-ordinating activities to reduce disruption, ensure safety, especially for vulnerable road users, and reduce environmental impacts.
- f) An opportunity exists to comprehensively refurbish and convert the Rathgar Road railway arches and associated public realm to achieve a mix of space for small businesses, that include B1 workspace and maker space; community facilities; and cafes and restaurants that complement the nearby local town centre and are supported by environmental and accessibility improvements. The council will support proposals that achieve these objectives as part of a comprehensive approach, subject to the following requirements:
- i) no fewer than six railway arches are for B/D class use and no more than six railway arches are for A class uses;
 - ii) it is demonstrated to the satisfaction of the council that proposed A class uses in the arches would complement the existing local centre and they could not be provided within existing vacant premises in the local centre;

- iii) it is demonstrated to the satisfaction of the council that appropriate engagement with and support for existing tenants would be provided, including consideration of alternative locations;
- iv) potential harm to neighbouring residential uses is assessed and appropriately mitigated; including through controls on opening hours;
- v) the proposal would deliver appropriate public realm improvements along Rathgar Road;
- vi) improve connectivity to the local centre and through railway arches where possible and support integration with and connectivity to the local centre; and
- vii) the proposal would include improvements to the back of the arches facing the LJ works site, including façade and lighting improvements.

~~Proposals for the Rathgar Road arches that do not achieve these objectives in a comprehensive way will be assessed against all other relevant Local Plan policies, including ED6 Railway arches.~~

- g) The council will support improvements to Loughborough Junction's yards, including:
 - i) Wickwood Street and Railway Arches (Loughborough Road Key Industrial Business Area) - improvements to existing workspace in the railway arches and new servicing facilities.
 - ii) Higgs Yard – ~~pedestrian crossings to the station and traffic calming measures that~~ improve the pedestrian and cycling environment at the junction of Coldharbour Lane/Herne Hill Road and improve the relationship of the Higgs development with the adjacent railway arches.
 - iii) Hardess Yard – improvements to workspace and reinstatement of the route from Hinton Road to Hardess Street. Working with the freeholder of the arches and leaseholders, the council will explore the potential to create dual aspect units in the railway arches, ~~including those facing the Higgs development.~~
 - iv) Ridgway and Orphans Yard – retention of and improvements to existing arches in Ridgway Road and Orphans Yard, improving the relationship with Wyck Gardens and the pedestrian environment on Ridgway Road. Working with the freeholder of the arches and leaseholders, the council will explore the potential to group car repair

businesses to towards the western end of Ridgway Road,
enabling other types of small business to occupy the eastern
arches.

Section