

# Draft Revised Lambeth Local Plan

## Summary of Ground Floor Use Data in Lambeth's Largest Town Centres

October 2018

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## 1 - Introduction

Lambeth commissions Experian Goad data annually for the five largest town centres in the borough in addition to the Lower Marsh/The Cut CAZ Frontage. This data provides a full list of the occupants of ground floor units within each location surveyed and includes information on use class and vacancy. It should be noted that planning histories are not checked as part of this process, so the Goad data is not a definitive record of the lawful planning use of each unit. As and when planning applications or prior approval applications (if required) are received, the lawful use will be fully investigated prior to determination. The Goad data should therefore be used to give an indication only of the position on numbers and proportions of ground floor uses in each centre.

The following tables summarise the latest set of ground floor data for each of the major centres, the largest district centres and the Lower Marsh/The Cut CAZ Frontage. The Herne Hill data was collected through an in-house survey undertaken in November 2016. Where relevant to the Draft Revised Local Plan policy requirements, A1 proportions are highlighted in blue and A3/4/5 proportions are highlighted in green.

## 2 - Major Centres

### 2.1 Brixton (June 2018)

#### Major Centre Boundary

Draft revised Local Plan policy PN3 requires that, in the primary shopping area (PSA), the proportion of retail (A1) units does not fall below 60 per cent and that the proportion of food and drink uses (A3/4/5) does not exceed 25 per cent, taking account of unimplemented planning permissions for change of use. In addition, no more than 2 in 5 consecutive ground floor units in the primary shopping area should be in food and drink use (A3/4/5) at one time. The exception to this will be in the indoor markets (Brixton Village, Market Row, Reliance Arcade) where no less than 50 per cent of floorspace should be in A1 use and no more than 50 per cent floorspace should be in A3 use within each indoor market. The following table outlines ground floor data for units in the Brixton major centre primary shopping area as of June 2018. It excludes units located in each of the indoor markets:

Table 1: Brixton Primary Shopping Area (PSA)

Use Class	Count	Proportion (%)	
A1	146	67.3	
A2	12	5.5	
A3	20	9.2	15.2 (%)
A4	5	2.3	
A5	8	3.7	
B1	11	5.1	
B8	3	1.4	

## Summary of Goad Data in Lambeth's Largest Town Centres

C1	1	0.5
C3	4	1.8
D2	1	0.5
SG	6	2.8
<b>Grand Total</b>	<b>217</b>	

The following tables outline the latest ground floor data for units in each of the indoor markets:

Table 2: Brixton Village (November 2017)

Use Class	Count	Proportion (%)
A1	56	64
A2	0	0
A3	23	26
A4	3	3
SG	1	1
Vacant	4	5
TOTAL	87	

Table 3: Market Row (June 2018)

Use Class	Count	Proportion (%)
A1	27	64.3
A2	0	0.0
A3	13	31.0
A4	1	2.4
A5	1	2.4
TOTAL	42	

Table 4: Reliance Arcade (June 2018)

Use Class	Count	Proportion (%)
A1	28	93.3
A2	1	3.3
A3	0	0
A4	0	0
A5	1	3.3
TOTAL	30	

Draft revised Local Plan policy PN3 also aims to manage an evening economy management zone which will seek to support the growth and diversification of the evening and night-time economy whilst managing its impact on local residents and the local environment. In the evening economy management zone the proportion of evening and night-time economy uses (A3/A4/A5 and nightclubs) should not exceed 40 per cent, taking account of unimplemented planning permissions for change of use. In addition, no more than 3 in 5 consecutive ground floor units should be in evening and night-time economy uses (A3/A4/A5 and nightclubs), taking account of unimplemented planning permissions for change of use. The following table outlines ground floor data for units inside the proposed new evening economy management zone<sup>1</sup>:

Use	Count	Proportion (%)	
A1	54	40.9	
A1/A2	3	2.3	
A1/SG	2	1.5	
A2	6	4.5	
A1/A3	1	0.8	37.1*
A3	27	20.5	
A3/A4	6	4.5	
A4	10	7.6	
A5	5	3.8	
B1	1	0.8	
C1	1	0.8	
C3	4	3.0	
D1	5	3.8	
D2	1	0.8	
SG	6	4.5	
Grand Total	132	100.0	

\* One of the six *sui generis* (SG) units is a nightclub therefore 37.9% of units are in evening and night-time economy uses (A3/A4/A5 and nightclubs)

<sup>1</sup> The data for units on Atlantic Road and Coldharbour Lane is sourced from an in house survey undertaken in March 2018. The data for units on Acre Lane is sourced from June 2018 Goad data.

Draft revised Local Plan policy PN3 also states that outside of the primary shopping area and evening economy management zone the proportion of night-time economy uses (A3/4/5 and nightclubs) should not exceed 20 per cent. In addition no more than 2 in 5 consecutive ground floor units should be evening and night-time economy uses (A3/A4/A5 and nightclubs). This should take account of unimplemented planning permissions for change of use. The following table outlines ground floor data for units outside of the primary shopping area and outside of the proposed new evening economy management zone as of June 2018:

Use Class	Count	Proportion (%)
A1	45	43.3
A2	12	11.5
A3	9	8.7
A4	1	1.0
A5	4	3.8
B1	13	12.5
B8	5	4.8
C3	1	1.0
D1	3	2.9
D2	3	2.9
SG	8	7.7
<b>Grand Total</b>	<b>104</b>	<b>100.0</b>

13.5%<sup>2</sup>

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<sup>2</sup> This figure increases to 14.4% once the Phonox nightclub (SG) is added to the number of evening and night-time economy uses

## 2.2 Streatham (June 2018)

### Major Centre Boundary

Draft revised Local Plan policy PN4(c) states that within the major centre as a whole, no fewer than 50 per cent of ground floor units in each of the two primary shopping areas (Streatham Hill and Streatham Central) are to be in A1 use and within each area no more than 25 per cent food and drink use (A3/A4/A5) and no more than 2 in 5 consecutive food and drink uses. The following table outlines ground floor data for units in each of the two Streatham primary shopping areas (PSA), Streatham Hill and Streatham Central, as of June 2018:

Table 2: Streatham Hill PSA

Use Class	Count	Proportion (%)	
A1	61	49.2	
A2	15	12.1	
A3	16	12.9	25.0 (%)
A4	7	5.6	
A5	8	6.5	
B1	4	3.2	
C3	1	0.8	
D1	2	1.6	
D2	3	2.4	
SG	9	7.3	
<b>Grand Total</b>	<b>124</b>		

Table 3: Streatham Central PSA

Use Class	Count	Proportion (%)	
A1	75	52.4	
A2	14	9.8	
A3	11	7.7	14.0 (%)
A4	4	2.8	
A5	5	3.5	
B1	15	10.5	
B8	1	0.7	
C3	5	3.5	
D1	5	3.5	
D2	1	0.7	
SG	7	4.9	
<b>Grand Total</b>	<b>143</b>		

### 3 - District Centres

#### 3.1 Clapham (November 2017)

##### District Centre Boundary

Draft revised Local Plan policy PN5(c) requires no more than 25 per cent of original ground-floor units in food and drink use (A3/4/5) across the centre as a whole; and no more than 2 in 5 consecutive units in food and drink use. The following table outlines ground floor data for units in the Clapham district centre as of November 2017:

Table 4: Clapham District Centre

Use Class	Count	Proportion (%)	
A1	105	35.0	
A2	32	10.7	
A3	51	17.0	32%
A4	28	9.3	
A5	17	5.7	
B1	19	6.3	
C3	20	6.7	
D1	8	2.7	
D2	6	2.0	
SG	14	4.7	
<b>Grand Total</b>	<b>300</b>		

##### Clapham PSA

Draft revised Local Plan policy PN5(a) also requires no less than 50 per cent of original ground-floor units in the primary shopping area to be in A1 retail use. The following table outlines ground floor data for units in the Clapham district primary shopping area as of December 2017:



Table 5: Clapham District Primary Shopping Area

Use Class	Count	Proportion (%)
A1	65	40.4
A2	12	7.5
A3	26	16.1
A4	13	8.1
A5	10	6.2
B1	13	8.1
C3	4	2.5
D1	4	2.5
D2	4	2.5
SG	10	6.2
<b>Grand Total</b>	<b>161</b>	

### 3.2 Herne Hill (November 2016)

#### Herne Hill PSA

Draft revised Local Plan Policy PN9 states that within the primary shopping area, all ground floor units should be in active frontage use with no less than 50 per cent of original ground-floor units should be in A1 retail use. The following table outlines ground floor data for units in the Herne Hill primary shopping area as of November 2016:

Table 5: Herne Hill District Primary Shopping Area

Use Class	Count	Proportion (%)
A1	3	42.9
A3	2	28.6
B1	1	14.3
SG	1	14.3
<b>Grand Total</b>	<b>7</b>	

### 3.3 Stockwell (January 2018)

#### Stockwell PSA

Draft revised Local Plan Policy PN6 states that no fewer than 50 per cent of original ground-floor units should be in A1 retail use within the primary shopping area. The following table outlines ground floor data for units in the Stockwell primary shopping area as of January 2018:

Table 6: Stockwell District Primary Shopping Area

Use Class	Count	Proportion (%)
A1	15	57.7
A2	1	3.8
A3	3	11.5
A5	1	3.8
C3	1	3.8
SG	5	19.2
<b>Grand Total</b>	<b>26</b>	

### 3.4 West Norwood (July 2018)

#### District Centre Boundary

Draft revised Local Plan policy PN7 states that throughout the centre as a whole, there should be no more than 15 per cent and no more than 2 in 5 consecutive A5 uses. The following table shows ground floor data for units in West Norwood as of July 2018:

Table 7: West Norwood District Centre

Use Class	Count	Proportion (%)
A1	145	47.5
A2	24	7.9
A3	25	8.2
A4	9	3.0
A5	23	7.5
B1	26	8.5
B8	4	1.3
C1	1	0.3
C3	20	6.6
D1	10	3.3
D2	2	0.7
SG	16	5.2
<b>Grand Total</b>	<b>305</b>	

### West Norwood PSA

Draft revised Local Plan policy PN7 also states that it will safeguard and encourage shopping uses; within the primary shopping area, all ground floor units should be in active-frontage uses and no fewer than 50 per cent of ground floor units are to be in A1 use. The following table outlines ground floor data for units in the West Norwood district centre primary shopping area as of July 2018:

Table 8: West Norwood: West Norwood District Primary Shopping Area

Use Class	Count	Proportion (%)
A1	66	53.7
A2	13	10.6
A3	11	8.9
A4	2	1.6
A5	10	8.1
B1	8	6.5
B8	2	1.6
C3	3	2.4
D1	1	0.8
SG	7	5.7
<b>Grand Total</b>	<b>123</b>	

### 3.5 Vauxhall (June 2018)

#### District Centre Boundary

Draft revised Local Plan policy PN2 states that at least 25 per cent of ground floor units within the district centre should be in A1 retail use to meet the needs of local residents and workers. The following table outlines ground floor data for units in the Vauxhall district centre as of June 2018:

Table 10: Vauxhall District Boundary

Use Class	Count	Proportion (%)
A1	12	17.9
A2	6	9.0
A3	6	9.0
A4	4	6.0
A5	1	1.5
B1	14	20.9
B8	5	7.5
C1	1	1.5
C3	7	10.4
D2	4	6.0
SG	7	10.4
<b>Grand Total</b>	<b>67</b>	

## 4 - Central Activities Zone

### 4.1 Lower Marsh/The Cut CAZ Frontage (May 2018)

Draft revised Local Plan policy PN1 requires that at least 50 per cent of original ground floor units in the primary shopping area of the Lower Marsh/The Cut CAZ frontage to be in A1 retail use. The following table outlines ground floor data for units in the Lower Marsh/The Cut CAZ frontage primary shopping area as of May 2018:

Table 11: Lower Marsh/The Cut CAZ frontage PSA

Use Class	Count	Proportion (%)
A1	40	43.0
A2	6	6.5
A3	16	17.2
A4	5	5.4
A5	2	2.2
B1	9	9.7
B8	3	3.2
C3	3	3.2
D1	5	5.4
D2	1	1.1
SG	3	3.2
<b>Grand Total</b>	<b>93</b>	