

Draft Site Allocations Development Plan Document

Kennington meeting – 26 January 2022 (via Teams)

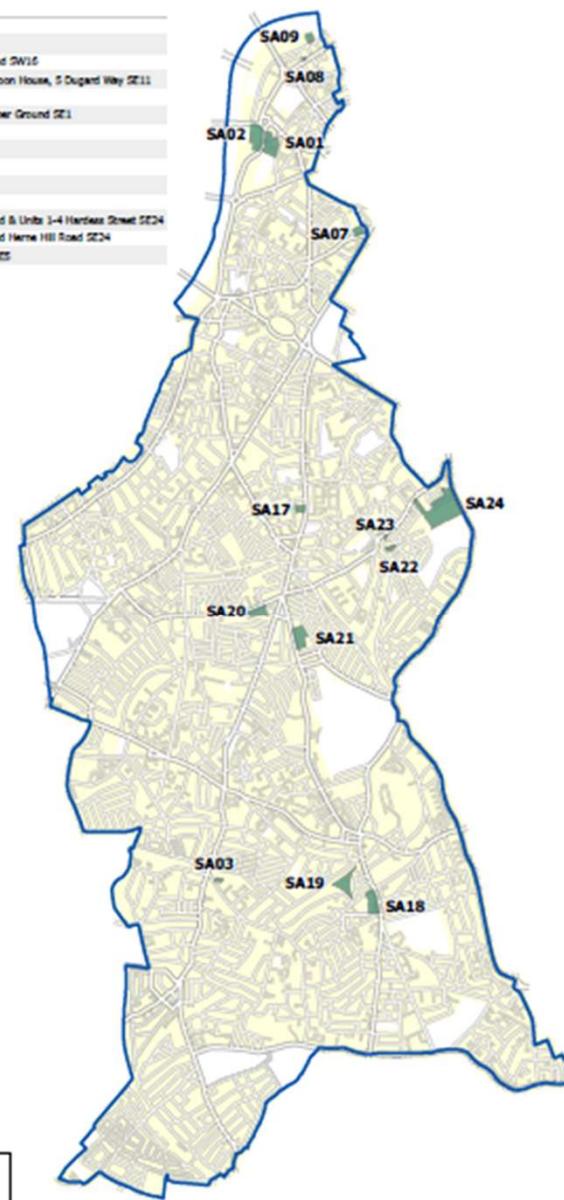
Overview

- Part of statutory development plan, follows Local Plan adoption (Sept 2021)
- Helps deliver Borough Plan objectives – sustainable and inclusive growth
- ‘Regulation 18’ consultation 10 January to 22 February 2022 (Cabinet 13 Dec 2021)
- Consulting on full draft SADPD, with evidence and draft Sustainability Appraisal
- Inviting comments on the subject of the Draft SADPD and proposed approach to the sites included in it

Fourteen sites (*three already allocated*)

Waterloo	Site 1 <i>Royal Street</i> Site 2 <i>St Thomas' Hospital</i> Site 8 <i>Stamford Street</i> Site 9 <i>Gabriel's Wharf & Princes Wharf</i>
Kennington	Site 7 <i>6-12 Kennington Lane & WS House</i>
Brixton	Site 17 <i>330-336 Brixton Road</i> Site 20 <i>Tesco, Acre Lane</i> Site 21 <i>51-65 Effra Road</i>
L'borough Junction	Site 22 <i>Wellfit Street/Hardess Street</i> Site 23 <i>Coldharbour Lane/Herne Hill Road</i> Site 24 <i>King's College Hospital</i>
Streatham	Site 3 <i>Leigham Court Road car park</i>
West Norwood	Site 18 <i>286-362 Norwood Road</i> Site 19 <i>Knolly's Yard</i>

Reference Name	
SA01	Royal Street SE1
SA02	St Thomas' Hospital SE1
SA03	35-37 and Car Park Leigham Court Road SW16
SA07	6-12 Kennington Lane and Wooden Spoon House, 5 Dugard Way SE11
SA08	110 Stamford Street SE1
SA09	Gabriel's Wharf and Princes Wharf, Upper Ground SE1
SA17	330-336 Brixton Road SW9
SA18	286-362 Norwood Road SE27
SA19	Knolly's Yard SW16
SA20	Tesco, 13 Acre Lane SW2
SA21	51-65 Effra Road SW2
SA22	1 & 3-11 Wellfit Street, 7-9 Herne Hill Road & Units 1-4 Hardess Street SE24
SA23	Land at corner of Coldharbour Lane and Herne Hill Road SE24
SA24	King's College Hospital, Denmark Hill SE5



Borough boundary
 Proposed site locations, september, 2021

Rationale for allocations

- Not necessary for every site
- Site-specific parameters for type and scale of development expected and associated public benefits and place-making objectives
- Address site-specific circumstances - more tailored than borough-wide policies
- Articulate vision and potential of land assembly/comprehensive approach
- Encourage landowners to consider potential of their site
- Identify additional sites appropriate for tall buildings
- Enable key strategic infrastructure (e.g. hospital reconfiguration)

Approach

- Design-led optimisation of development capacity – London Plan policy D3

“A design-led approach to optimising site capacity should be based on an evaluation of the site’s attributes, its surrounding context and its capacity for growth to determine the appropriate form of development for that site.”

- Analysis of optimum mass and height having regard to planning constraints e.g. neighbouring uses, views, townscape and heritage assets
- Contribution to place-making e.g. inclusive public realm, connectivity, active travel and healthy routes, safety, local distinctiveness, design quality, urban greening, town centres
- Affordable housing thresholds
- New and renewed community and commercial floorspace, jobs, skills
- Expectation of exemplary response to net zero carbon and climate change adaptation
- All other development plan policies and guidance will also apply (Local Plan, London Plan, Supplementary Planning Documents, Mayoral guidance)

What to comment on

- Draft vision for each site
- Draft policy wording for each site
- Contextual information about each site
- Supporting evidence for approach taken on each site
- Draft sustainability appraisal for each site
 - Appraised against 18 sustainability objectives covering equality, health and well-being/ reduction in health inequality, inclusive environments, safety, economy, environment, green infrastructure, air quality etc
- Anything else you would like to say

How to respond

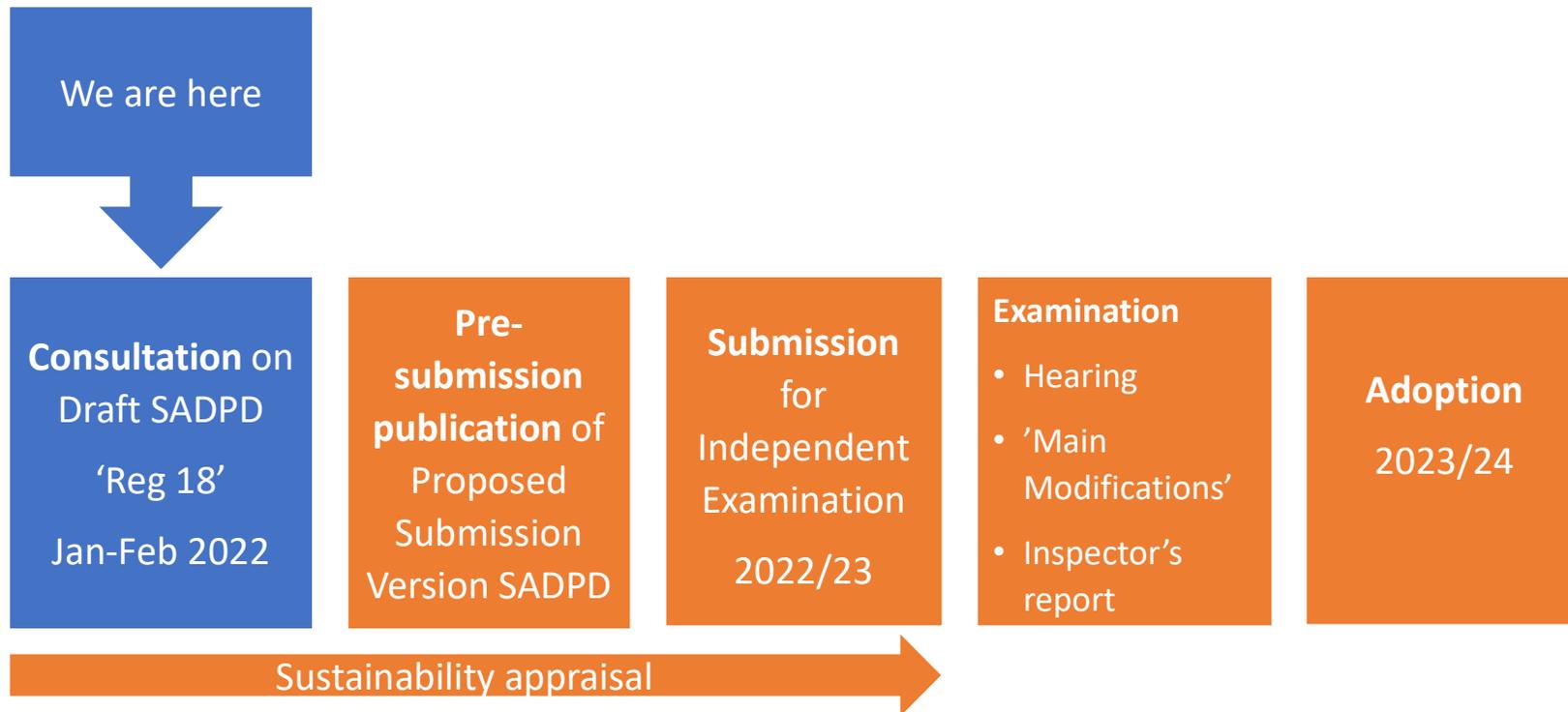
Respond via Commonplace or by email to sadpd@lambeth.gov.uk

Link: <https://lambethsadpd.commonplace.is/>

Send comments by 11pm 22 February 2022

All written comments will be given full consideration prior to next version of the Draft SADPD. That version will be accompanied by a consultation report, setting out a response to the written comments made at this stage.

Draft SADPD process and timetable

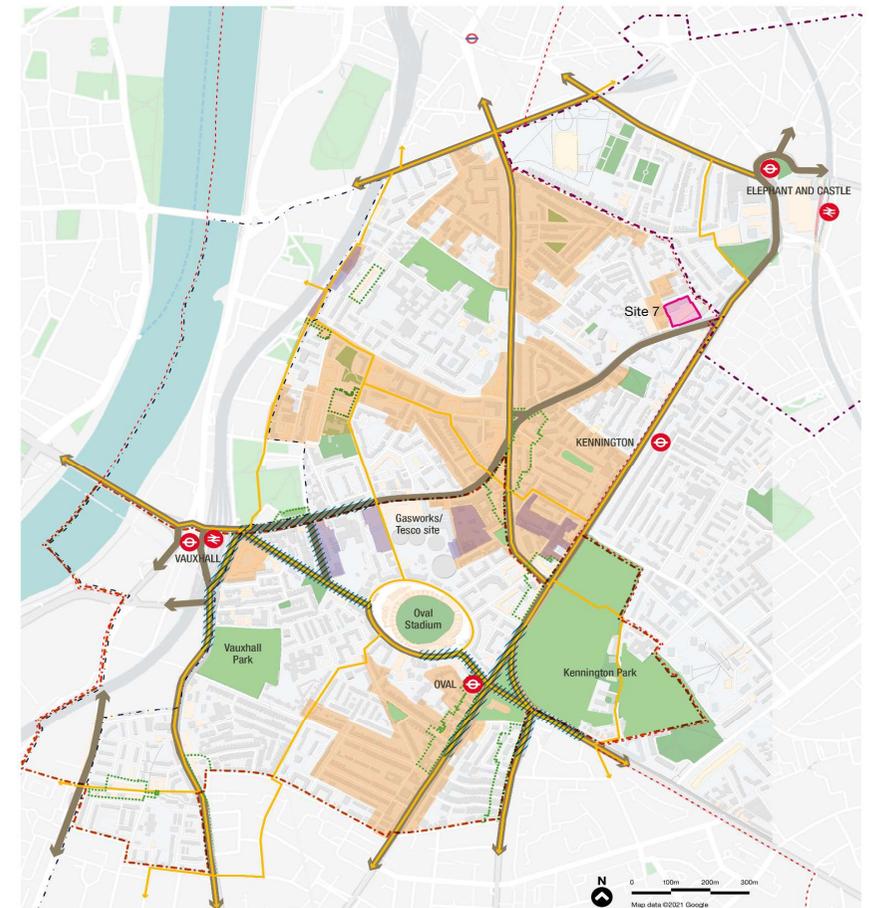


Kennington site

Proposed Kennington/Oval Site Allocation

Key

- Site Boundary
- Borough Boundary
- Elephant and Castle Opportunity Area
- Nine Elms Vauxhall Opportunity Area
- Kennington, Oval and Vauxhall Neighbourhood Planning Area
- Local Centre
- Key Industrial and Business Area
- Conservation Area
- Open Space
- Air Quality Focus Area
- Key Road
- Healthy Route
- National Rail Station
- Underground Station

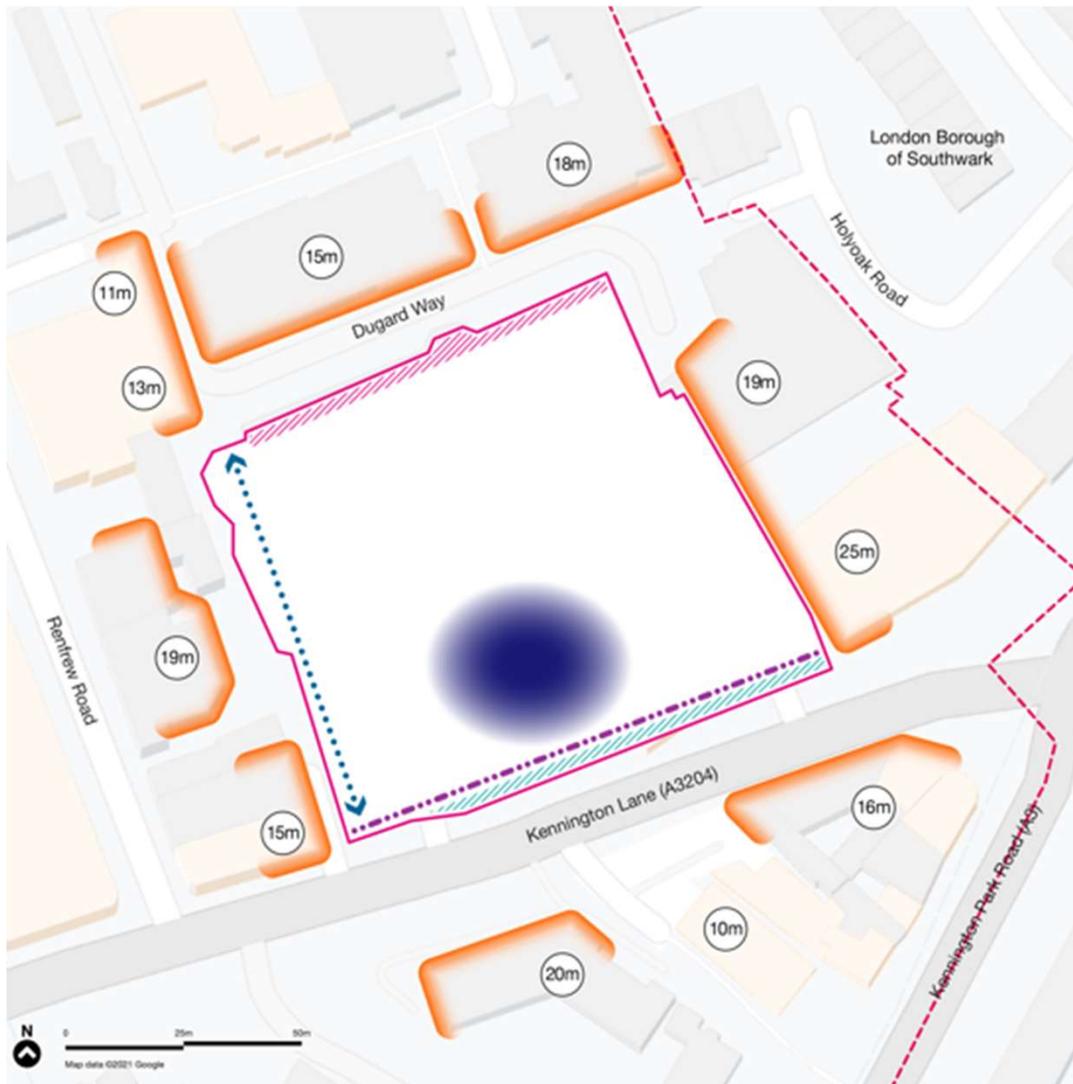


6 – 12
Kennington
Lane / Wooden
Spoon House



6-12 Kennington Lane/WS House

- Two landowners - Jewson's and NHS/Guy's & St Thomas' Hospital (children's outpatients)
- Optimum capacity through comprehensive approach
- Appropriate for tall building if developed comprehensively (50m)
- Light industrial workspace to replace existing builders' yard
- Replacement community use
- If GSTH use relocates, potential for approx 135-145 residential units
- 35%-50% affordable housing
- Townscape and active travel improvements to Kennington Lane, urban greening
- Not in a town centre



Key

- Site boundary
- - - Borough boundary
- ⋯ Frontage animation
- ⋯ Indicative servicing route
- █ Sensitive residential neighbour
- ① Height in metres of existing neighbouring building
- Location appropriate for tall building – general building height 50m
- ▨ Development set back from neighbours
- ▨ Widened footway