

## **Follow up questions from previous workshops with answers from Lambeth Council 16.11.2022**

- 1. Housing targets. Cllr Adilypour confirmed at workshop no2 that Lambeth was currently meeting its targets. What is the projected need going forward and how do the SADPD sites fit in that?**

Information about the Lambeth's housing delivery target and how this is anticipated to be met over the fifteen year period of the Lambeth Local Plan (from 2019/20) is set out in:

- The [Lambeth Local Plan 2020-2035](#) – see paragraph 3.3 on page 33; policy H1 on page 49; and the housing trajectory in Annex 12 on page 387. Site 18 is referenced in the ten year housing trajectory.
  - Topic Paper 10a Housing provision statement [Draft Revised Lambeth Local Plan Proposed Submission Version January 2020 Topic Paper 10a: Housing provision statement](#) – this was the evidence on housing delivery tested and found sound during the examination of the Lambeth Local Plan. See the reference to Site 18 on page 14; and to Knollys Yard on page 33.
  - Annual housing development pipeline reports that set out the latest monitoring data on housing delivery [Housing | Lambeth Council](#). The most recently published report relates to the financial year 2020/21. The report for 2021/22 is expected to be published later this month and will include an update of the housing trajectory in Annex 12 of the Lambeth Local Plan.
- 2. Affordable housing – what will be the requirements for the development of Sites 18 and 19 in terms of numbers, percentages and types and sizes. How will this housing be allocated? How can EcoWorld propose 35% affordable housing on Site 19, when Lambeth have confirmed the requirement is 50% as it is publicly owned land.**
    - These questions are answered in the attached FAQs document sent before workshop two. Please see the section on affordable housing pp 7-11.
  - 3. How will Lambeth's plans for Site 18 be progressed to ensure delivery on the verbal promise from Cllr Adilypour at the second workshop, that neither existing business nor residential property owners (including leasehold tenants) will be threatened with a Compulsory Purchase Order or any other explicit or implicit compulsion.**
    - The potential delivery options for Site 18 will be covered throughout workshop where our Development Programme team will talk to potential delivery options at the site on council land or land where landowners are interested to cooperate, covering points 5, 6 and 8 in the proposed agenda. I'm happy to again give my own personal assurance that we have no plans for COPs for local businesses or residential properties on Site 18 and that isn't something I would support or sign off politically.
  - 4. Support for local businesses. What are Lambeth's plans for the support for local businesses that will be impacted by potential developments on both Sites 18 and 19. This includes necessity to relocate, disruption to trading, and protection for those that are Lambeth tenants, especially those on rolling leases.**
    - This information is covered in the attached FAQ document sent out in advance of workshop two: Site 18 in the 'Businesses' section on page 6.

- As and when proposals emerge, we will need to consider implications for existing businesses on the affected sites. The council will work as far as possible with the BID to help facilitate local and borough-wide opportunities for any business likely to be directly affected. If compensation to businesses is considered necessary, this would be a matter between a tenant and their landlord, in accordance with the terms of any lease.
- With regard to disruption to commerce in the area during construction, as and when development proposals come forward, the need for any targeted mitigation measures would be considered through the planning application process. This process would also involve partnership working between the Council and the BID to maintain effective communication and help address specific issues where possible.