

SA17: 330-336 Brixton Road, SW9

**Proposed Site Allocation:** Redevelopment should include replacement office and community floorspace of equivalent or better functionality, new light industrial workspace appropriate to the Brixton Creative Enterprise Zone and new housing, including affordable housing.

Sustainability Appraisal (SustA) Objective	Score/ Likely effects
1. Crime and safety. Ensuring safe communities with reduced crime and disorder.	+ / ++
2. Promote a healthy community, including reducing health inequalities and the causes of ill health.	+ / ++
3. Create an environment that is accessible to and fully inclusive for all people including the elderly and disabled and improve accessibility to key services and facilities.	+ / ++
4. To ensure that the necessary infrastructure is planned or in place to meet current or likely future demands.	+ / ?
5. To tackle poverty and social exclusion and ensure equitable outcomes for all communities, particularly protected equality groups.	+ / ++
6. Ensuring everyone has the opportunity for an affordable decent home, quiet enjoyment of that home and the protection of local amenity.	++
7. To design and sustain liveable, mixed-use physical and social environments that promotes long-term social cohesion, sustainable lifestyles, safety and security, and a sense of place.	+ / ++
8. Improve the quality, attractiveness, character and sustainability of the built environment through high quality design and protection of open space, valued views and designated and non-designated historic assets.	+ / ++
9. Integrate planning and transport decisions, to reduce the need to travel, reduce reliance on the private car and the overall level of road traffic whilst prioritising walking, cycling and use of public transport.	++
10. To protect, enhance and promote existing habitats and biodiversity, and to bring nature closer to people where possible.	0 / ?
11. To create, manage and enhance green infrastructure.	+ / ++
12. Minimise energy consumption and increase energy efficiency and the use of renewable energy. Reduce greenhouse gases and prepare for the unavoidable effects of climate change throughout the life of the development.	+ / ?
13. To protect and manage water resources (including groundwater) and to minimise flood risk.	+ / ?
14. Ensure that Lambeth manages its waste in a sustainable manner, minimising the production of waste and increasing re-use, recycling, remanufacturing and recovery rates.	0 / ?
15. To improve air quality and limit exposure to poor air quality.	+ / ?
16. To encourage and accommodate sustainable and resilient economic growth, and employment opportunity.	+ / ++
17. To ensure new development makes efficient use of land through the re-use of previously developed land, existing buildings and infrastructure, taking into account constraints such as contaminated land.	+ / ++
18. Increase the amount of and access to employment generating activities and offer all residents the opportunity for rewarding, well-located and satisfying employment.	+ / ++
<p><b>Summary appraisal of proposed site allocation</b></p> <p>The site allocation facilitates delivery of a mixed-use development incorporating residential with re-provision of community, creative industry and office floorspace. It provides essentially new additional self-contained residential housing to the site (positive effects on SustA objective 6). The affordable housing threshold will range from 35% to 50% as the site is in a mix of public and private ownership. To meet fast track requirements 70% must be low-cost social rent and 30% intermediate housing. This will help address unmet need in Lambeth in particular for affordable housing. Local Plan policy H4 requires the proposed site allocation to deliver a balanced mix of unit sizes, including family-sized accommodation.</p> <p>Provision of light industrial workspace and replacement office floorspace provides employment and business opportunity for local people and contributes to the local economy. It also reduces the need for local people to travel for employment and training opportunities.</p>	

The site allocation will provide replacement of community floorspace for clinical facility (unless the existing clinical facility is reprovided elsewhere). Local Plan policy S2 provides that such buildings and facilities be designed to be flexible, adaptable, promote social inclusion and sited to maximise shared community use of premises where practical. The proposal is likely to result in involving facilities that appeal to a wider range of people and being facilities that can be used for longer hours and weekdays as well as weekends. It is recommended the site allocation policy make specific reference to policy S2 (recommendation since incorporated into SA DPD). Reprovision of existing quantum of office floorspace provides opportunity for improved accommodation for existing users of WeAre336 (a registered charity that supports disabled people and their organisation by providing an accessible disability hub). This has potential to significantly improve the accessibility of the building, and indeed of all buildings on the site and have positive effects on a range of SustA Objectives such as 2, 3, 5, 7, 16 and 18.

The site is in a good location with relatively easy access to key services and facilities in Brixton including for example shopping areas, gyms/leisure centres, cultural activities in the area, local green spaces, public transport (although PTAL rating 2), employment areas and healthcare. The site allocation would enable more people to benefit from its location with exceptional public transport accessibility where national rail, tube and bus services can be accessed, together with easy access to the amenities of Brixton town centre. Development will be car-free, and loss of the petrol station will have significant health and wellbeing impacts particularly for people with long-term health conditions, older people, younger people as well as improving air quality and helping to mitigate climate change (positive impacts on SustA objectives 2, 5, 7, 12 and 15).

The site allocation policy also has good potential to promote accessible and inclusive environments and encourage walking, cycling and use of public transport. The allocation facilitates the reduction of off-street parking fronting Brixton Road, the reduction of vehicle crossovers and associated improvements to public realm for pedestrian safety. Creation of a pedestrian access to the development site from Winans Walk would be desirable. Improved pedestrian safety will result in improved accessibility for those with mobility difficulties, including some people with disabilities, older people and families with very young children. Consideration of community safety early in the design process of the development will result in enhanced feelings of community safety of the site itself and the immediate local area but also contribute to improved sense of safety in the wider Brixton area. As the site allocation facilitates delivery of mix-used there will be good potential to reduce crime and fear of crime through increased passive surveillance at all times of the day/night. The site allocation contributes to improved social cohesion, by being beneficial to disadvantaged groups through providing affordable housing, affordable workspace and employment opportunities and community space. Improved feelings of community safety results in wide ranging benefits for everybody including many equality groups for example, older people, younger people, those of certain faiths, LGBTQ+, people of different ethnicities and those with disabilities (positive impacts on SustA objectives 1, 2, 3, 4, 5, 7, 8, 9).

The Local Plan has housing targets to meet, and the Infrastructure Delivery Plan sets out the plan for infrastructure to meet this planned growth. This is addressed in part through the CIL contributions secured from new development. New housing and affordable housing help to reduce overcrowding and meet unmet need. New housing proposed under the draft SA DPD is helping to meet the borough's housing target in a planned way, and development on these sites will be subject to CIL contributions in the normal way. Redevelopment of this site could put more pressure on existing infrastructure in the local vicinity of the site, including green infrastructure, transport infrastructure and key services/facilities. There is scope in certain circumstances for this sort of site-specific pressure also to be mitigated through planning obligations (s106 contributions). This is allowed for in Local Plan policies, e.g. S2 on social infrastructure, EN1 on green infrastructure and the policies in transport section. All Local Plan policies apply to the sites that are subject to proposed new site allocations in the draft SAPDP, whether or not they are specifically mentioned in the site allocation policy. As a result of sustainability appraisal, the allocation policy now makes clear that Local Plan Policy S2 will apply and an assessment of anticipated impacts on existing social infrastructure should be addressed.

Extensive new green infrastructure will improve health and well-being for those living, working and visiting in the area and the allocation policy states that soft landscaping should be incorporated on the Brixton Road frontage that will enhance the visual attractiveness of the site and provide a SuDS function. This will also contribute positively to air quality and climate change mitigation and adaptation (positive effects on SustA objectives 2, 7, 11, 12, 15).

Any new development is likely to result in carbon dioxide emissions, increased water consumption and more waste generation during development construction and occupation. There are London Plan and Local Plan policies to mitigate these effects. New housing will have significantly higher energy performance than existing housing stock, which will reduce carbon emissions and fuel bills (positive effects on SustA 12, 5, 6, 2). This will be a particular benefit to those on lower incomes occupying the new affordable housing. Major development has potential to aid the delivery of sustainable energy schemes such as energy performance standard, on-site renewable energy generation and climate change mitigation and adaptation measures such as zero-carbon development. Net zero carbon across the whole development will have wider societal impacts on climate change mitigation and adaptation, which will help address the unequal impacts of climate change on lower

income groups, many of whom have protected characteristics around race, age and disability for example. Flood risk mitigation on the site will reduce risk of flood damage to homes and businesses. Loss of the petrol station will result in reduce vehicle movements in and out of the site and will contribute towards improved air quality of the immediate area (positive effects on SustA Objectives 15 as well as 1, 2 and 7). The impact of the site allocation on the environmental SustA Objectives will depend on the detailed design measures proposed and implemented. However, the Lambeth Local Plan has policies to achieve highest standards of sustainability and climate change response, manage impacts of potential effects and it is considered the 330-336 Brixton Road site allocation policy responds positively on these matters.

The site allocation policy provides good guidance to positively influence townscape through a series of site-specific design principles and this will contribute towards ensuring high quality, attractiveness, character and sustainability of the built environment and therefore positive effects on the achievement of SustA Objective 8. The site is identified as not appropriate for a tall building. Heritage assets are appropriately acknowledged and protected by the allocation policy. The site allocation recognises the petrol station with forecourt canopy, totem sign and retail unit harms the appearance of the conservation area and removal of the car-dominated front forecourts will improve the streetscape and contribution to townscape.

The site is a brownfield site that is currently underutilised. The site allocation would likely contribute to sustainable economic growth and employment opportunity through the provision of light industrial workspace, reprovision of office floorspace and increased households to the site which will support local economy. Positive effects on employment opportunities can also be realised through reprovision of community space, including We Are 366 – particularly for disability groups. The comprehensive mixed used proposal for the site would result in optimising land value at the site and bringing forward modern premises for employment, community and residential use, but they will need to be designed carefully to reduce adverse effects, for example resulting from light industry on amenity of on-site and surrounding sensitive uses. The site allocation also offers access to skills, training and employment opportunities to local residents. However, the loss of service station at the site may result in some adverse effects (at least in the short to medium term) for local businesses and people who rely on their vehicles to do their jobs / daily activities and may result in longer journeys/increased pressure for other service stations. Positive effects on the economy (ie SustA objectives 16-18 are likely in the short-medium term with regards to planning, design and construction, while positive long-term effects on the economy will be likely from occupation of the office and light industrial/creative workspace uses and are considered permanent in nature, in so far as one can reasonably forecast.

The site allocation appropriately acknowledges neighbour relationships and states particular regard should be paid to the relationship with sensitive residential neighbours on George Mews, Winans Walk and at Bedwell. This will ensure achievement of SustA objectives 6 and 7 for both existing residents and consideration of on-site residential amenity for future residents of the site.

Overall the site allocation policy comprehensively addresses all components of sustainable place-making and it is considered that all SustA objectives have been addressed positively in the site allocation policy, taking into account the context of the site and surrounding area. Provided local plan policies are considered and implemented early in the design process, then it is considered positive effects on the environment are possible through the proposed redevelopment. The Agent of Change principle will apply to mitigate adverse impacts of noise and other impacts air and light pollution.

#### **Timescale and probability**

Occupation of the redevelopment on site is likely to be long-term and therefore the positive effects on the various SustA objectives as described above and in the table are also only likely to be realised in the long-term. Short-term adverse effects relating to demolition and construction will inevitably be experienced by owners and occupiers of the site and neighbouring sites. There are local plan policies that seek to mitigate or avoid such adverse effects.

As the site is in multiple land ownership, there is a risk that redevelopment is not undertaken in a comprehensive way, however the wording of the draft SA policy seeks to mitigate this risk by requiring phased development to address the vision for the wider site.

#### **Permanent or temporary**

Positive effects on future owners and occupiers of the site in relation to SustA objectives such as access to services, health and wellbeing, liveability, housing and the local economy are likely to be permanent, although this will be dependent on the ability for all forms of infrastructure (ie social (eg health, education), physical (eg transport, water, wastewater, heating) and environmental (eg open spaces and green infrastructure) to keep pace with population growth and development proposals in the area. Adverse effects related to demolition and construction are considered to be temporary.