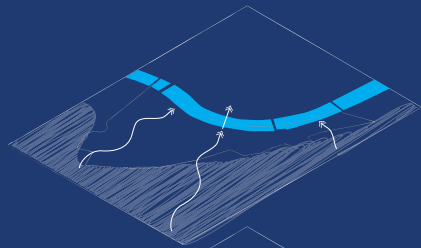
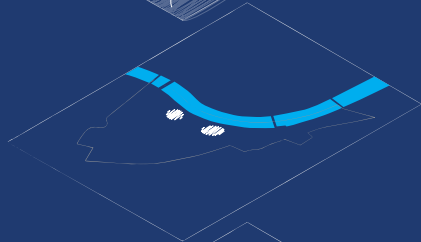


Chapter 5

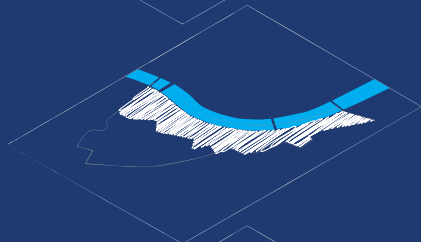
Housing and social infrastructure strategy



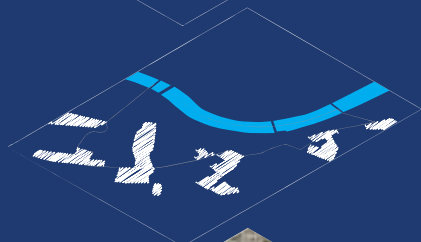
new connections to the river



new social infrastructure



residential intensification



housing estates



aerial image

Key principles

- To deliver 16,000 new homes in accordance with the preferred development scenario
- To provide affordable housing in accordance with the section 106 tariff scenarios set out in chapter 10
- To deliver a policy-compliant affordable housing tenure mix
- All new residential development to be of the highest quality and meet or exceed London Plan space standards
- New housing to be supported by high quality social infrastructure including health and education facilities and open space

5.1 Housing policy overview

The London Plan

The London Plan seeks to increase housing supply across London with a target of at least 32,210 net additional homes a year over the plan period. It sets annual average housing provision monitoring targets for each borough, with a target of 1,195 a year in Lambeth and 1,145 a year in Wandsworth.

Policy 3.11 seeks to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year over the plan period.

Policy 3.12 states that on individual schemes, the maximum reasonable amount of affordable housing should be sought, taking account of their individual circumstances including development viability, public subsidy, the implications of phased development including provisions for re-appraising the viability of schemes prior to implementation, and other scheme requirements.

60% of affordable housing provision should be for social rent and 40% for intermediate rent or sale (policy 3.11). The Early Minor Alterations to the London Plan (February 2012) seek to incorporate affordable rented accommodation within the 60% portion of the strategic tenure split.

The quality of individual homes and their neighbourhoods are key Mayoral priorities. London Plan policy 3.5 sets out the Mayor's expectations for the quality and design of housing developments. Table 3.3 sets out minimum space standards with which new developments are expected to conform.

The London Plan also seeks to deliver mixed and balanced communities (policy 3.9) and a choice of homes of different types and sizes (policy 3.8).

Wandsworth Core Strategy

Core Strategy policy IS5 seeks the maximum reasonable amount of affordable housing having regard to the boroughwide housing and affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances of the site. On individual sites, at least 33% of homes should be affordable, and a mix of social rented (70%) and intermediate (30%) will be sought. Economic viability assessments are required where less than 50% affordable housing is proposed or where the proportion of social rented and intermediate housing is not in accordance with policy.

Lambeth Core Strategy

Core Strategy policy S2 states that 50% of housing should be affordable where public subsidy is available, or 40% without public subsidy, subject to housing priorities and where relevant to independently validated evidence of viability. The mix of housing should be 70% social rented and 30% intermediate.

5.2 Development capacity study

The preferred development scenario was arrived at following a development capacity study (TAB) which informed the consultation draft OAPF.

In order to test development capacity in the OA, a block model was created which could accommodate different levels of residential and commercial development.

The initial task was to define broad development areas, where it was anticipated that development would be likely to take place. The development capacity study was deliberately not site-specific and did not take account of constraints such as land ownership boundaries existing operational issues or localised infrastructure constraints.

Certain areas were excluded from the development capacity study on the basis that it was considered that redevelopment would be unlikely in the plan period; these areas included Stewarts Road industrial area, existing areas of housing, most of the New Covent Garden Main Market site and the safeguarded wharves.

Five initial options were tested against completed schemes to establish whether the density ranges being tested were deliverable and to demonstrate what different densities would look like in terms of built form. The initial options were within the London Plan density range and it was assumed that all developments would provide sufficient open space to meet their own requirements, in addition to the strategic open space provision.

The preferred development scenario, which comprises 16,000 new homes and 20-25,000 jobs, was arrived at through a process of refinement of the original options and consultation on the draft OAPF.

5.3 Housing and affordable housing requirements

Affordable housing

For the purposes of testing viability and setting tariff charging levels, the development infrastructure funding study (DIFS - see chapter 10) considered two alternative affordable housing scenarios – 15% and 40%.

In line with borough priorities, 40% affordable housing (with the associated tariff charging levels) will normally be expected on sites in Lambeth, although for sites in close proximity to the proposed station at Nine Elms and those which may not be suitable for family housing, 15% affordable housing may be considered.

Given the need to maximise financial contributions towards the provision of infrastructure required to support development in the OA, and to minimise the associated funding gap, 15% affordable housing (with the associated tariff charging levels) will normally be expected in the Wandsworth part of the OA.

In order to satisfy London Plan and borough affordable housing policies, viability assessments will still be required in order to demonstrate that the maximum reasonable

amount of affordable housing is being delivered on individual sites, in the context of other infrastructure requirements and the application of the DIFS tariff and CIL.

Housing quality and housing choice

The OAPF promotes high density development based on 8 – 10 storey perimeter blocks with tall buildings in appropriate locations.

London Plan policy 3.5 sets out the Mayor's expectations in respect of the quality and design of new housing. Guidance on implementation of this policy is provided by the Mayor's London Housing Design Guide and the draft Housing SPG (December 2011). In view of the density of development anticipated in the OA, it is essential that new housing is of the highest quality and meets or exceeds the space standards set out in London Plan table 3.3. All new housing in the OA should be built to Lifetime Homes standards and that at least 10% of new housing is designed to be wheelchair accessible or easily adaptable for a wheelchair user.

Particular attention will need to be paid to the relationship between new homes and the retained industrial uses, safeguarded wharves and road and rail infrastructure. Individual schemes will be expected to minimise the potential for conflicts of use and disturbance and protect the amenity of future residential occupiers through appropriate design and internal layout.

5.4 Social infrastructure policy overview

London Plan

London Plan policies 3.16 to 3.19 seek additional and enhanced social infrastructure provision, high quality health and social care facilities, early years, primary and secondary and further and higher education facilities and sport and recreation facilities.

Policy 3.16 states that boroughs should ensure that adequate social infrastructure provision is made to support new developments, and that adequate provision for social infrastructure is particularly important in areas of major new development and regeneration and should be addressed in opportunity area planning frameworks and other relevant area action plans.

Wandsworth Core Strategy

Core Strategy policy IS6 supports the provision and/or improvement of facilities for community services including education and childcare, health and social welfare, police and other emergency services and the prison service. It also supports the provision of infrastructure necessary to support development, particularly in areas of major change, in accordance with the Infrastructure Schedule appended to the Core Strategy.

Lambeth Core Strategy

Core Strategy policy S10 identifies the need to secure planning obligations including (but not limited to) contributions towards education, healthcare, libraries, sport, leisure, cultural and community facilities.

5.5 Existing communities

Although the majority of the OA is currently in employment and industrial use, there are well established residential communities located within and around it. London Plan policy 2.12 recognises a need to identify, protect and enhance predominantly residential neighbourhoods within CAZ, and to ensure that the social infrastructure needs of both local residents and the large numbers of visitors and workers in the CAZ are met.

It is essential that development in the OA does not compromise the amenities or environment of existing communities in and around the OA, some of which are extremely deprived. Opportunities to improve access to education, skills and training, healthcare, childcare, employment and open space for existing communities should be maximised through the provision of new, and improvement of existing, social and physical infrastructure.

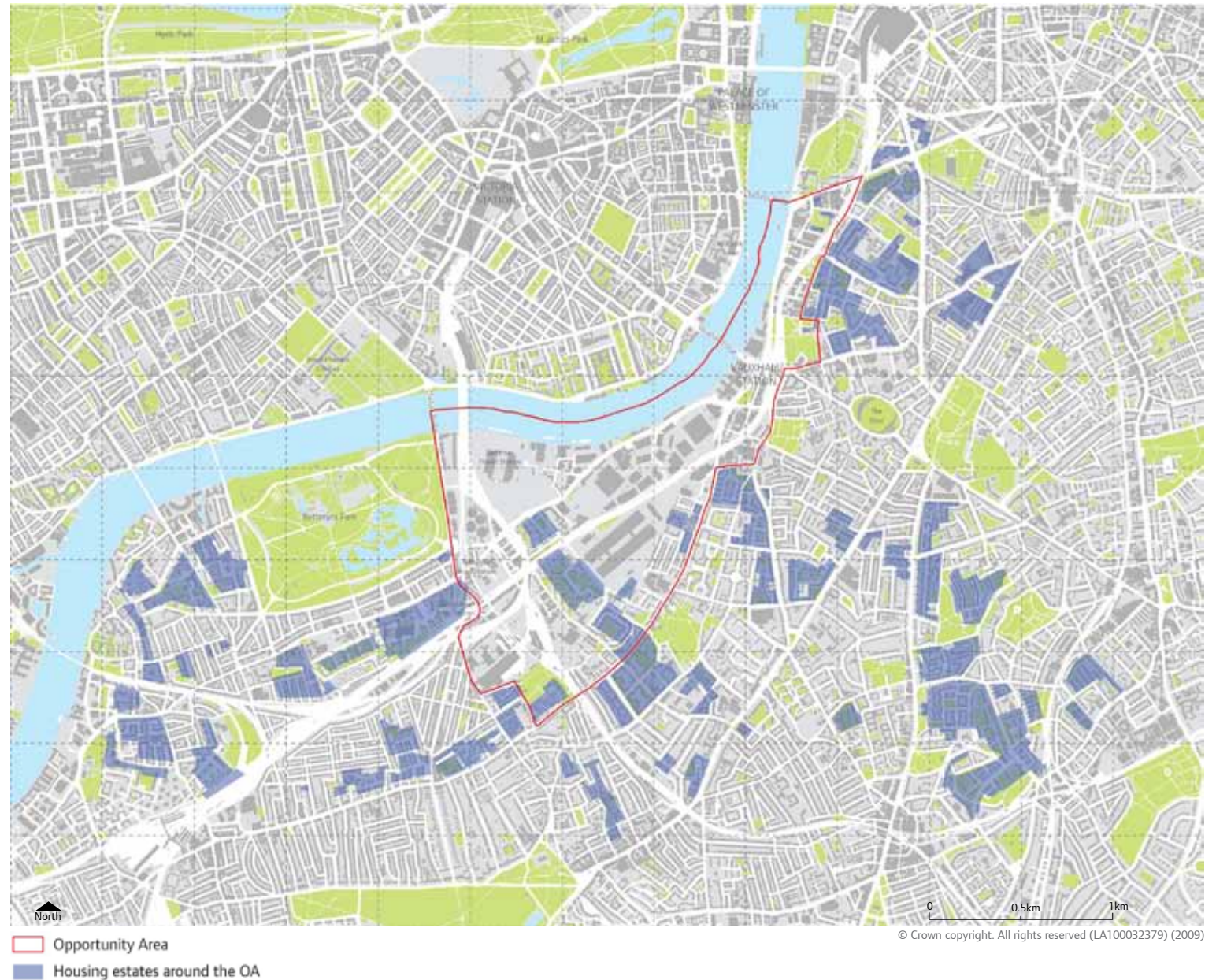


Figure 5.1 Existing housing in the OA

5.6 Social infrastructure requirements

The DIFS considered the need for the full range of social infrastructure – education, police, primary health care, community centres, libraries and youth provision – required to support the preferred development scenario.

In order to establish the social infrastructure requirements associated with the preferred development scenario, a population and child yield analysis, using the boroughs’ own preferred analysis methods, was undertaken on the basis of the two alternative affordable housing scenarios. The total new population is expected to be between 24,300 and 25,500. The results of the child yield analysis are set out in figure 5.1 and are lower than those originally anticipated in the development capacity study.

The infrastructure requirements identified were identified in consultation with key stakeholders and service providers.

The key requirements for education, health and community facilities in the OA are set out below.

	Wandsworth part of the OA	Lambeth part of the OA	Total for the OA
15% affordable housing	2,881	424	3,305
40% affordable housing	4,534	595	5,129

Table 5.1 – Child yield analysis results

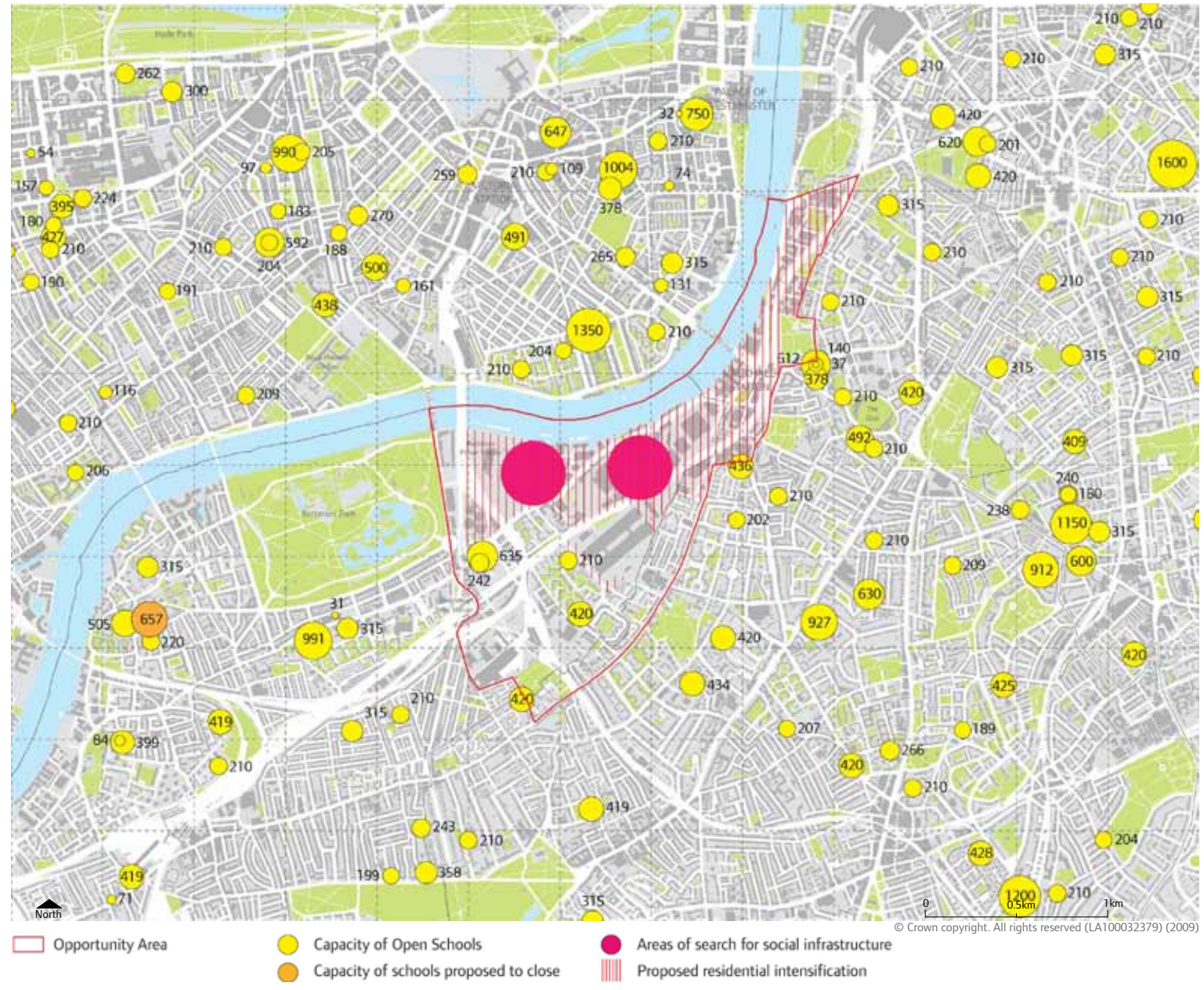


Figure 5.2 Capacity of Schools in and around the OA (2009)

Education

In order to support the preferred development scenario, six forms of primary school entry are likely to be required, comprising a 4-form entry school in Wandsworth and a 2-form entry school in Lambeth.

Two forms of pre-school entry are likely to be required in Wandsworth and one form of pre-school entry in Lambeth. These could be provided at the new primary schools.

The child yield analysis does not demonstrate a need for a new secondary school, but expansion of existing secondary schools will be required.

Health

Based on the population estimates and the likely demographic profile of new residents, there is likely to be a requirement for eleven additional GPs in the OA. These could be provided in two health centres of six and five GPs and supporting services, with the first likely to be required around 2018 and the second around 2024.

The expected population growth could also generate an increased demand for acute and emergency care, maternity, mental health and community health services. Some of this demand could be provided for in a locally based urgent care centre in the OA.

Community facilities

There is likely to be a need for two multi-use community facilities, one in each borough, in order to provide for childcare, youth facilities, adult learning and employment skills services, and to meet the space needs of community and voluntary sector organisations. Wandsworth Council has also identified a need for a new library to serve the Wandsworth part of the OA.

Other

A need for a Police Neighbourhood and Transport Team base has been identified, but the impacts of the preferred development scenario on emergency services provision are otherwise considered to be small.

It is expected that there will be needs for arts and cultural facilities. These could be standalone facilities or could be located with other social infrastructure such as multi-use community facilities or schools.

A need for a construction training facility has also been identified in order to maximise local people's access to jobs during the construction period.

5.7 Delivery of social infrastructure facilities

High quality social infrastructure has a major role to play in supporting growth in the OA. All new developments will be expected to support and enhance education, health and community facilities provision in order to ensure the needs arising from new development in the OA are properly mitigated and do not adversely affect access to services by the existing community.

Development should contribute towards the provision of social infrastructure, either through on-site space provision or financial contributions, or a combination of the two. Opportunities for co-location of services should be maximised. The size and location of new facilities should be determined by and coordinated between the boroughs, developers and service providers in order to ensure that the facilities are delivered in the most appropriate locations and at the time they are required.

Wandsworth's Area Spatial Strategy map for Nine Elms North (figure 2.4) identifies appropriate locations within the OA for a library, primary school, health and police facilities.

A detailed and costed infrastructure programme, with priorities agreed by the boroughs, is set out in the DIFS report (TA9), which will be periodically reviewed.

5.8 On-site play space and private open space

In addition to new strategic open space to be delivered in accordance with the public realm strategy, developments will be expected to deliver private amenity space and on-site children's play space. It is envisaged that the majority of this space will be provided externally and at grade. Private residential amenity space should be provided in the form of private balconies and terraces on upper levels and gardens at lower levels and should meet London Housing Design Guide standards for the provision of private amenity space. Enclosed winter gardens may be appropriate in locations where facades would be exposed to unfavourable noise or other environmental conditions. Additional communal amenity space should be provided in the form of roof gardens and terraces, which could also perform a biodiversity function.