Draft Revised Lambeth Local Plan – Proposed Submission Version 2020

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

2020

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1 - Introduction

Lambeth commissions Experian Goad data annually for the six largest town centres in the borough and Waterloo. The Goad data provides a full list of the occupants of ground floor units within each area surveyed and includes information on use class and vacancy. It should be noted that planning histories are not checked as part of the data collection 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 proposed Lower Marsh/The Cut/Leake Street Special Policy Area. For some areas, data has been sourced from surveys undertaken by officers which have been based on Goad data, or in the case of Herne Hill, not related to Goad data:

- The Special Policy Area data was collected through an in-house desktop survey undertaken in July 2020.
- The Brixton data relating to primary shopping area and the covered markets was sourced from Goad data (May 2020). The remaining Brixton data was collected through an in-house survey undertaken in March 2019.
- The Herne Hill data was collected through an in-house survey undertaken in November 2016.

Where relevant to the Draft Revised Local Plan - Proposed Submission Version 2020 (DRLLP PSV 2020) policy requirements, A1 proportions are highlighted in blue, A3/4/5 proportions are highlighted in green and evening and night-time economy proportions are highlighted in yellow.

2 - Major Centres

2.1   Brixton (May 2020)

Major Centre Boundary

DRLLP PSV 2020 policy PN3(a) 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.

Table 1: Brixton primary shopping area (PSA) (May 2020)

Use Class	Count	Proportion		
A1	139	69%		
A2	11	5%		
A3	19	9%		
A3/4	1	0%	32	
A4	6	3%	(16%)	
A5	6	3%		
B1	10	5%		
B8	1	0%		
C1	1	0%		
D2	1	0%		
SG	7	3%		
Grand Total	**203**			

DRLLP PSV 2020 policy PN3(b) requires in the indoor markets (Brixton Village, Market Row, Reliance Arcade), that 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 primary shopping area as of March 2019. It excludes units located in each of the indoor markets:

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

Table 2: Brixton Village (May 2020)

Use Class	Count	Proportion
A1	57	70%
A3	23	28%
A4	2	2%
TOTAL	**82**	**100%**

Table 3: Market Row (May 2020)

Use Class	Count	Proportion
A1	23	56%
A3	12	29%
A4	3	7%
B1	1	2%
B8	2	5%
TOTAL	**41**	**100%**

Table 4: Reliance Arcade (May 2020)

Use Class	Count	Proportion
A1	29	93.5%
A2	0	0
A3	0	0
A4	0	0
A5	2	6.5%
TOTAL	31	100%

DRLLP PSV 2020 policy PN3(c) proposes to implement an evening economy management zone. In this 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. No more than 10 per cent of ground floor units in the evening economy management zone should be in A4 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:

Table 5: Ground floor data for units in the proposed new evening economy management zone (March 2019)

Use	Count	Proportion	
A1	57	40.7%	
A2	5	3.6%	
A1/3	1	0.7%	
A3	29	20.7%	
A3/4	8	5.7%	37.1%
A4	10	7.1%	
A5	4	2.9%	
B1	7	5.0%	
C1	1	0.7%	
C3	7	5.0%	
D1	5	3.6%	
D2	1	0.7%	
SG	5	3.6%	
Total	140	100%	

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).

DRLLP PSV 2020 policy PN3(d) states that outside of the primary shopping area, indoor markets (as shown on the Policies Map) and evening economy management zone, ground

floor uses should be in A, D or B use. The proportion of units in A4 and nightclub use should not exceed 5 per cent and no more than 2 in 5 consecutive ground floor units should be in A4 or nightclub use. This should take account of unimplemented planning permissions for change of use.

Table 6: Ground floor data for units outside of the primary shopping area, indoor markets and proposed new evening economy management zone (March 2019)

Use	Count	Proportion
A1	53	46.5%
A1/A3	3	2.6%
A2	9	7.9%
A3	10	8.8%
A4	0	0.0%
A5	4	3.5%
B1	6	5.3%
B8	7	6.1%
C3	5	4.4%
D1	4	3.5%
D2	3	2.6%
SG	10	8.8%
Total	**114**	**100%**

One of the ten *sui generis* (SG) units is a nightclub therefore 0.9% of units are in A4 or nightclub uses.

2.2   Streatham (June 2020)

Major Centre Boundary

DRLLP PSV 2020 policy PN4(b) states that within the major centre as a whole, no fewer than 60 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:

Table 7: Streatham Hill PSA

Use Class	Count	Proportion
A1	11	79%
A2	1	7%
A3	2	14%
Total	**14**	**100%**

Table 8: Streatham Central PSA

Use Class	Count	Proportion	
A1	73	62.4%	
A2	8	6.8%	
A3	8	6.8%	
A4	4	3.4%	13.7%
A5	4	3.4%	
B1	5	4.3%	
B8	1	0.9%	
C3	2	1.7%	
D1	4	3.4%	
D2	2	1.7%	
SG	6	5.1%	
Total	**117**	**100%**	

3 - District Centres

3.1 Clapham (December 2020)

District Centre Boundary

DRLLP PSV 2020 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:

Table 8: Clapham District Centre

Use Class	Count	Proportion	
A1	108	39.0%	
A2	28	10.1%	
A3	53	19.1%	
A4	32	11.6%	35.7%
A5	14	5.1%	
B1	13	4.7%	
C3	4	1.4%	
D1	7	2.5%	
D2	4	1.4%	
SG	14	5.1%	
Total	**277**	**100.0**	

Clapham PSA

DRLLP PSV 2020 policy PN5(b) 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 primary shopping area:

Table 9: Clapham primary shopping area

Use Class	Count	Proportion
A1	65	43.0%
A2	11	7.3%
A3	22	14.6%
A4	15	9.9%
A5	9	6.0%
B1	8	5.3%
C3	2	1.3%
D1	5	3.3%
D2	3	2.0%
SG	11	7.3%
Total	**151**	**100%**

3.2 Herne Hill (November 2016)

Herne Hill PSA

DRLLP PSV 2020 policy PN9(a) 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:

Table 10: Herne Hill primary shopping area

Use Class	Count	Proportion
A1	3	42.9%
A3	2	28.6%
B1	1	14.3%
SG	1	14.3%
Total	**7**	**100%**

3.3   Stockwell (December 2020)

Stockwell PSA

DRLLP PSV 2020 policy PN6(a) 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:

Table 12: Stockwell primary shopping area

Use Class	Count	Proportion
A1	13	59%
A3	4	18%
A5	1	5%
C3	1	5%
SG	3	14%
Total	**22**	**100%**

3.4   West Norwood (June 2020)

District Centre Boundary

DRLLP PSV 2020 policy PN7(b) 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:

Table 13: West Norwood district centre

Use Class	Count	Proportion
A1	139	55%
A2	14	6%
A3	19	7%
A4	7	3%
A5	20	8%
B1	19	7%
B8	3	1%
C1	1	0%
C3	7	3%
D1	9	4%
D2	4	2%
SG	12	5%
Total	**254**	

West Norwood PSA

DRLLP PSV 2020 policy PN7(b) 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 primary shopping area:

Table 14: West Norwood primary shopping area

Use Class	Count	Proportion
A1	68	59%
A2	9	8%
A3	11	10%
A4	3	3%
A5	9	8%
B1	4	3%
C3	1	1%
D1	2	2%
D2	1	1%
SG	7	6%
Total	**115**	**100%**

3.5 Vauxhall (August 2020)

CAZ retail cluster boundary

DRLLP PSV 2020 policy PN2(b) states that at least 25 per cent of ground floor units within the CAZ retail cluster 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 CAZ retail cluster.

Table 15: Vauxhall CAZ retail cluster

Use Class	Count	Proportion
A1	17	22%
A2	5	7%
A3	5	7%
A4	5	7%
A5	2	3%
B1	14	18%
B8	5	7%
C1	1	1%
C3	7	9%
D2	8	11%
SG	7	9%
Total	**74**	**100%**

4 - Central Activities Zone

4.1 Lower Marsh/The Cut CAZ Frontage (July 2020)

DRLLP PSV 2020 policy PN1 requires that at least 50 per cent of original ground floor units in the Lower Marsh/The Cut/Leake Street Special Policy Area to be in A1 retail use. The following table outlines ground floor data for units in the proposed Lower Marsh/The Cut/Leake Street Special Policy Area as of July 2020:

Table 16: Lower Marsh/The Cut/Leake Street Special Policy Area

Use Class	Count	Proportion
A1	68	47.6%
A1/A2/A3/A5	1	0.7%
A1/A3	2	1.4%
A1/A3/A4	8	5.6%
A1/B1	1	0.7%
A1/D1	2	1.4%
A2	4	2.8%
A3	20	14.0%
A3 and A4	1	0.7%
A4	8	5.6%
A5	1	0.7%
B1	6	4.2%
B8	3	2.1%
C3	3	2.1%
D1	5	3.5%
SG	10	7.0%
Total	**143**	**100%**