
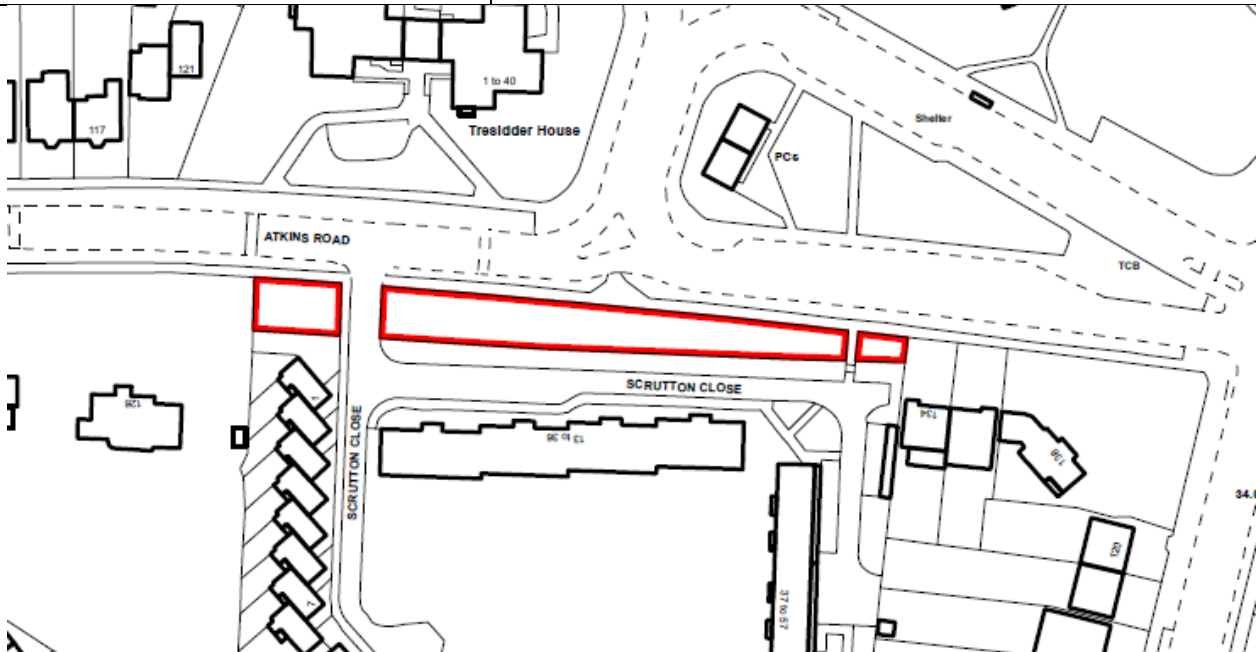


1. PROPERTY DETAILS

Site Name & Address	Land on the south side of Atkins Road, SW12 0AW	
Borough	London Borough of Lambeth	
Company	TfL Freehold	
Zone (TfL)	2/3	
Site Area (acres)	0.23	
Location and Site Plan		
Site Description	<p>The site is a parcel of land located between Atkins Road and Scrutton Close, split in to two smaller parcels of land by Scrutton Close which runs directly through the site. Both parcels of land are regular in shape, consisting entirely of green open space.</p> <p>The site is located within an established residential area. The character of the residential development differs within the local area, with flatted developments located directly south of the site (reaching three storeys in height) and to the north and east, with primarily lower-density semi-detached housing found to the south and west of the site. South Circular Road is to the north and northeast of the site</p>	
Existing Use	Open Space	

2. TOWN PLANNING

Development Plan and supplementary documents	Adopted: London Plan (2016), LB Lambeth Local Plan (2015) Emerging: Draft London Plan 2017. Draft Lambeth Local Plan (2018)
Site Allocation	No
Planning History	No available planning history.
Housing	No

zone/OA	
Heritage Designations	No
Flood Zone	Flood zone 1
Ecological Designations	No
PTAL	3
Tall buildings permitted	Lambeth Local Plan Policy Q26: Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor. The site is not in an area identified as suitable for tall buildings.
Car and Cycle parking standards	Lambeth Local Plan Policy T7: Development should “provide car parking within the maximum standards in the London Plan, reflecting the public transport accessibility of the development site, with minimal provision in areas with good public transport accessibility”; Draft London Plan: Cycle parking requirement for residential is 1 cycle space per studio, 1.5 space per 1-bedroom unit and 2 cycle spaces for all other units.
LPA affordable housing target	Lambeth Local Plan Policy H2: “On sites of at least 0.1 hectares or capable of accommodating 10 or more homes, at least 50 per cent of units should be affordable where public subsidy is available, or 40 per cent without public subsidy. The artificial subdivision of sites or phasing of development with the effect of circumventing the policy requirement will not be permitted.” Draft Lambeth Plan: Affordable housing provided inline with draft London Plan Policy. Draft London Plan target = 50% on publicly owned land (30% social rent 30% intermediate and 40% borough choice).
Other	There are mature trees on the site; it is unclear if these are subject to a TPO. Lambeth is an air quality management area.
Planning Policy Overview	LB Lambeth Local Plan and Draft Local Plan Policy EN1: In the case of housing estate amenity areas, development will be permitted if “significant regeneration and community benefits would be achieved that could not be achieved in any other way, and appropriate compensatory provision for the loss of open space is made, including improvements to the quality of the remaining open space.” Policy H1: Supporting the delivery of well-designed new homes on small sites capable of accommodating up to 25 units. London Plan: Policies 3.3 Increasing housing supply and 3.4 Optimising housing potential Encourage housing delivery in accessible locations. Draft London Plan: Policies H1 Increasing housing supply, D6 Optimizing housing density and Policy H2 small sites encourage the delivery of residential development on small sites in accessible locations.
Site overview- Opportunities/C onstraints	Opportunities: The site is underutilised amenity space serving the residents of Scrutton Close. It has no open space designation and is large enough to contain residential development space adjacent to the South Circular road. The site is an established residential location and of an area large enough to contain residential development. Constraints: There are trees on the site that may have Tree Preservation Orders. Neighbouring properties on Scrutton close have windows which overlook the site and therefore the design of potential development on the site may be constrained by the need to minimise impacts on daylight/sunlight. Policy may resist the loss of amenity space.
Planning Prospects	Neighbouring properties have windows that overlook the site, and this will constrain development due to the need to minimise impacts on daylight and sunlight. There is a need to justify the loss of the amenity space and trees on the site may be subject to TPOs. The site has potential for redevelopment in line with policy which encourages small sites in the Lambeth Local Plan and London Plan if constraints can be overcome.