

## Frequently Asked Questions

The project team have put together a series of frequently asked questions (FAQs) to provide you with information about proposals for the Shakespeare Wharf waste site on Shakespeare Road, which is currently occupied by Norris Waste Management.

### What are you proposing?

Urban & Provincial are bringing forward proposals to redevelop the Shakespeare Wharf waste site on Shakespeare Road. We are consulting on proposals for a residential development delivering around 217 new homes.

A residential use is more in keeping with the surrounding area and the proposals will result in far fewer heavy vehicles using Shakespeare Road.

Within the mix of new homes, 35% will be classified as “affordable housing”, in line with the local council’s policy. This will make a big contribution to meeting local housing need.

As well as new residential buildings on the site, there will be significant improvements to the way it looks with landscaped and green space a core part of the proposals.

The site is surrounded by a significant number of houses and flats, on both Shakespeare Road and Derek Walcott Close. We believe the existing use, which sees more than 17,000 tonnes of waste managed a year, is not the most suitable for the area and a residential development would be preferable to local people.

### Who is bringing forward this application?

The application is being brought forward by Urban & Provincial who are a leading real estate developer focused on creating high quality, sustainable, mixed use locations to live and work in.

### What is currently on the site?

Norris Waste Management currently operate a waste facility, which manages around 17,000 tonnes of waste per annum, on the site.

### Why is this site called the Shakespeare Wharf waste site?

The site was historically home to a coal wharf and has been referred to as the Shakespeare Wharf waste site in previous planning applications, hence why we have referred to it as such.

### How tall will the buildings be on site?

The tallest element of the proposal we are currently consulting on is 11 storeys, which has been reduced from 15 storeys which we previously consulted on.

### Why do we need more housing here?

The Greater London Authority (GLA) has predicted the population of Lambeth will grow from 321,118 in 2015 to 365,526 by 2035.

Accordingly, there is a need for a minimum of 1,559 new homes per year in the Borough to help meet the need of a growing population.

In addition to this, there are over 23,000 people on Lambeth’s housing waiting list and without more affordable housing, this figure will continue to rise.

That means opportunities to deliver housing, including new affordable homes, on sites like the Shakespeare Wharf waste site must be taken if growing demand is to be met.

### How many people will live in the buildings?

We have yet to finalise the mix of units within the proposals, but this figure will be submitted as part of our planning application.

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### **How many parking spaces are you proposing?**

Car parking numbers will align with Lambeth's policy which is to favour car-free developments. A small number of spaces will be provided for disabled residents.

The site is located within walking distance of two stations and several bus routes also service it, so it is very well served by public transport.

### **How much traffic will this development create?**

The project team will be submitting a full Transport Assessment with the planning application which will assess the impact the scheme will make on the road network.

However, it is worth noting the site is located within walking distance of both local stations and our proposal will include methods to encourage active and sustainable transport use.

The removal of the waste use on site will also reduce the number of trips made by heavy vehicles to and from it.

### **Can local infrastructure in the area cope with additional housing?**

As part of any new development, financial contributions are made to ensure investment in local infrastructure so it can continue to serve existing and new residents.

There is an identified housing need in this area which we are helping to deliver on and we will work with the relevant authorities to make sure the infrastructure can meet the needs of residents who move into this development.

### **Will the affordable housing be genuinely affordable?**

The housing delivered as part of the scheme will comply with Lambeth's policy which means at least 35% of the new homes will be classed as "affordable".

We are in discussions with Lambeth about the mix of affordable housing we will deliver within that 35% and that will be outlined as part of the planning application.

### **As a local resident, how does this benefit me?**

As well as delivering on local identified housing need, the scheme removes an unpopular use from the site and replaces it with one that will fit better with the local context.

The proposal will also contain a detailed landscape strategy which will demonstrate how we intend to improve the frontage onto Shakespeare Road to help create a pleasant environment to locals.

### **When are you submitting your planning application?**

Having undertaken a period of community engagement, including a public exhibition and meetings with local stakeholders, we will be submitting a planning application in early 2020.

Details of how we have responded to the feedback we have received to date is available on our project website,

### **How can I have my say?**

You can have your say by doing one of the following:

- Signing up for updates or submitting your questions by calling 020 3963 2642 or emailing [info@shakespeare.co.uk](mailto:info@shakespeare.co.uk)
- Contributing to the Council's statutory consultation once the application is submitted later this year.

If you have any questions, you can submit them to the project team using the email above.