

**Policy ED13: Visitor attractions, leisure, arts and cultural uses**

A. In accordance with London Plan policy HC5, the council wishes to promote, safeguard and improve leisure, recreation, arts and cultural facilities in the borough where they meet local and wider needs, especially in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and in town centres.

B. Visitor attractions and major leisure and cultural activities located in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and Brixton and **Streatham** major town centres will be supported. Proposals should demonstrate in a visitor management plan how the potential impacts of high volumes of visitors would be managed, including appropriate provision for short term coach parking and, if necessary, long term coach parking on site. Planning obligations will be sought to address any additional public service provision and maintenance, including local transport services, required as a result of the development in accordance with the approach set out in Annex 9. Planning obligations may also be sought for improvements to the public realm, especially on routes to and from public transport nodes.

C. **Change of use or loss of existing visitor attractions, leisure, arts and cultural uses will not be permitted.** Redevelopment for mixed use will only be supported where the existing use is re-provided on site, or a replacement facility is provided elsewhere in the locality. In exceptional circumstances, commuted payments may be accepted for replacement leisure, arts or culture uses elsewhere in the borough.

D. Commercial development related to cultural facilities on the South Bank and in Waterloo will be supported where it is associated with arts and cultural uses or is ancillary and complementary to the arts and cultural uses and where it can be demonstrated that:

- i. it is essential to the development and/or the retention of arts and cultural facilities;
- ii. it would not undermine the primary character and function of the South Bank as an arts and cultural quarter; and
- iii. any enabling development supports and enhances the function and role of the arts or cultural facility that is proposing the development.

E. Temporary use of vacant commercial premises, open space and public realm for performance and creative work will be supported, subject to the nature of the proposed activity and the requirements of other policies. Open space will be expected to be returned to its previous use and improvements made to the quality of the open space.

**Supporting text**

6.89 Lambeth has many cultural venues and facilities which are identified in the London Cultural Infrastructure Map and the Lambeth Cultural Infrastructure list. The council wishes to safeguard and improve leisure, recreation, arts and cultural facilities such as art centres, art galleries, museums, cinemas, dance and music performance venues and theatres, where they meet local and wider needs, especially in town centres, unless adequate replacement provision is made. These uses will be primarily assessed against Local Plan policy ED13. Some more local community facilities, such as community halls and meeting spaces, libraries, indoor play, indoor recreation and sports facilities, as well as pubs and open spaces, also make an important contribution to the cultural life of the borough because they provide space for cultural activities and events. These uses will be primarily considered against Local Plan policies S1, S2, ED9 or EN1 as appropriate, but, in some cases Local

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Plan policy ED13 may also apply depending on the nature of their usage and having regard to the London Cultural Infrastructure Map and Lambeth Cultural Infrastructure list.

6.90 Major development proposals for leisure, recreation, arts and cultural facilities should be accompanied by a visitor management plan, which addresses how the impacts of high volumes of visitors will be managed, including any implications for public services, including local transport services. Planning obligations will be sought to mitigate any negative impacts identified. Financial contributions towards management and maintenance arrangements will be calculated in accordance with the charging approach set out in Annex 9. Proposals for arts and cultural programming will be considered against Local Plan policy Q4. All proposals should address the requirements of public safety set out in policy Q3.

6.91 The London Plan designates the whole of the South Bank/Bankside as a Strategic Cultural Area in recognition of its role as a strategically important area for arts, culture and entertainment and one of London's leading international cultural and tourist destinations. In Lambeth, the South Bank Strategic Cultural Area extends from Westminster Bridge to the borough boundary with Southwark, bounded by Belvedere Road and Upper Ground. This includes County Hall, the Southbank Centre (a national arts complex comprising the Festival Hall, Hayward Gallery, National Poetry Library, Queen Elizabeth Hall and Purcell Rooms), the National Theatre and the British Film Institute (BFI). The regeneration of the South Bank is a priority for the council as well as all major stakeholders in the area. This is recognised in the vision and strategic objectives of the Local Plan and in policy PN1 – Waterloo.

6.92 The criteria for enabling development listed in section (d) of the policy will be applied to proposals for commercial development within the South Bank Strategic Cultural Area that are associated with or ancillary to, but not specifically for, arts and cultural uses. This will normally be secured through a legal agreement. A reasonable proportion of restaurant and café uses will be considered enabling development that supports the function and role of arts and cultural uses however other uses, for example hotels and residential accommodation, will not.