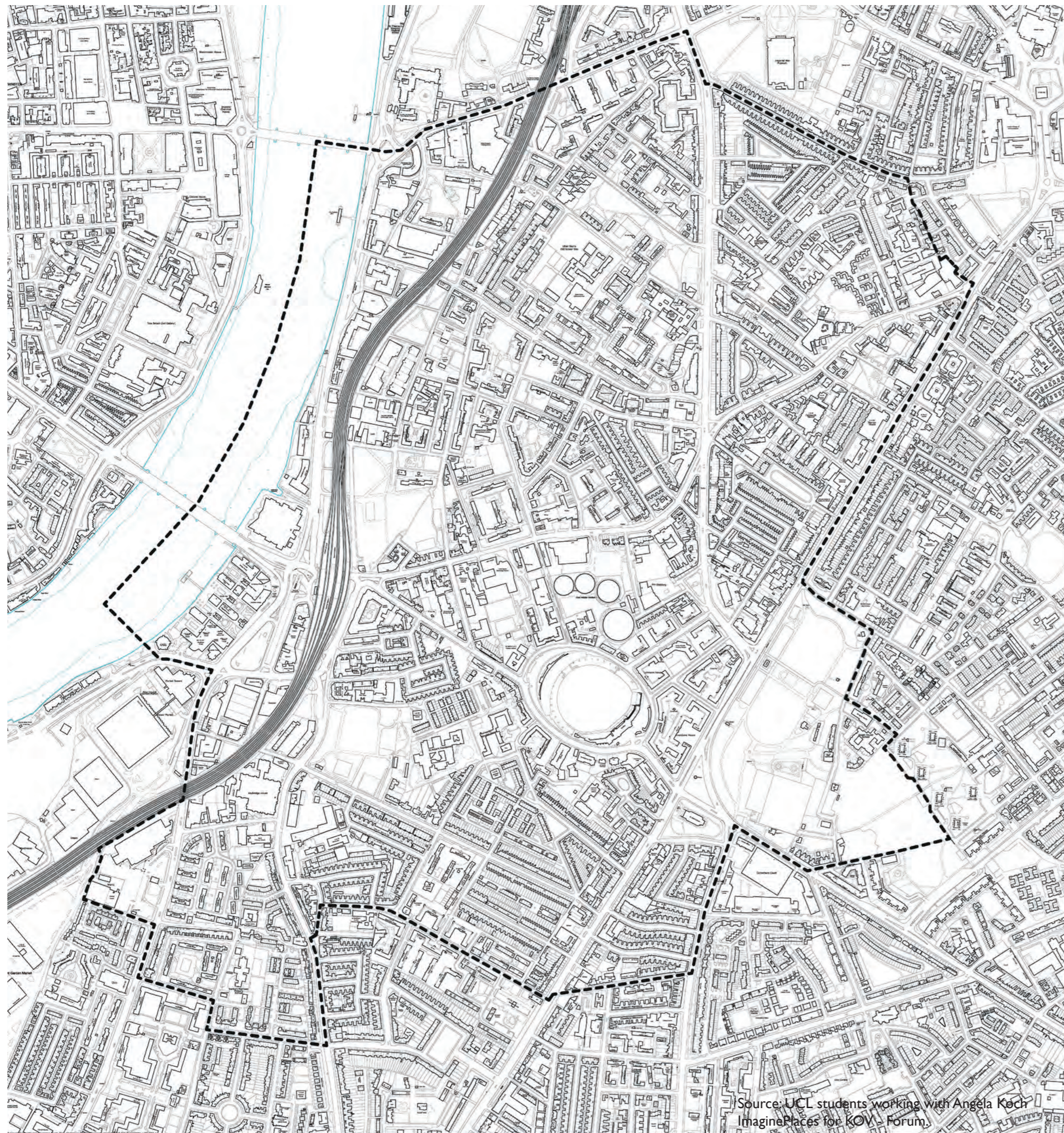


**Dear KOV Neighbours, Employees & Visitors :**  
**Welcome! Hello! Olá! Cześć! مكيلي ع ماسلا Jambo**  
**Ciao! 你好 Hola! Assalaamu Alaeikun ἁλῶ Bonjour! Hallo!**

Over the next **10 years we expect at least £15million** will come from developers earmarked for the community to spend in our area (see map) on local projects. The Kennington, Oval and Vauxhall Forum (KOV) has carried out a survey in our Neighbourhood Plan Area and **over 600 local people have already shared their views** on community project priorities and objectives for our Neighbourhood Plan. **Thank you!** Survey results to date and our first draft on Neighbourhood Plan policies are presented here and we would like to invite you to help us shape and detail meaningful planning policies for our Neighbourhood. **Please tell us to what extent you can agree with the initial ideas and add any others. Thank you!**

**Who are we?** We are a non-political organisation that has been around for many years to encourage consultation with the community and is made up of people who live or work in the area. Please visit our website for more information. Anyone living or working in the area can join KOV. It's free! We currently have about 700 signed up members. In 2015, we were designated as a Neighbourhood Plan Forum with the community right to develop a statutory Neighbourhood Plan. The Neighbourhood Plan Area is defined as Oval and Prince's Ward as well as a small section of Bishop's Ward.

**Place a dot or two on the map where you live and/or work. Thank you!**



### What is a Neighbourhood Development Plan?

Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans. Neighbourhood Development Plans become part of the Local Plan and the policies contained within them are then used in the determination of planning applications. Neighbourhood Plan policies cannot block development that is already an adopted part of the Local Plan. It can shape development, designate sites, protect local green spaces, support local employment and address many more planning matters in greater detail than it is possible for a Local Plan and the London Plan.

### Why are we doing this?

We have been campaigning for a while and seen undesirable designs and not enough affordable homes being delivered through the planning system. We felt it was time for the community to have a proper say and pro-actively develop our own policies. We are not alone, there are over 2,000 neighbourhoods across the country doing the same.

### What about the local authority and ward councillors?

The local authority is comprised of councillors elected every four years. A Local Plan is created by the local authority for the whole of Lambeth every few years - the last one was in 2015 and before that in 2011. A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development. It can go into more detail and fill in gaps, where the local community sees and can justify more detailed /specific requirements for Planning Applications. In addition, it can guide how best to spend planning gain money such as Community Infrastructure Levy and/or Section 106 moneys.

### What is the opportunity here?

Our Area is a place designated for significant growth in population and employment and related new development. With this, we know from Local Authority sources that we can expect at least £15m to be generated for spending to support local community projects through the neighbourhood element of Community

### How to get involved in the KOV Neighbourhood Plan:

The KOV NP offers an unique opportunity to help shape our area and neighbourhood to better suit the needs and aspirations of local people, and this includes a say in how the planning gain to mitigate the impact of development in our area is spent. This goal cannot be achieved unless local people get involved. Join the KOV Forum. Please ask one of us at the workshop, fill in one of our membership forms or contact us directly via [kovforum@gmail.com](mailto:kovforum@gmail.com) and our [www.kovforum.org.uk](http://www.kovforum.org.uk)

Note: With great thanks to the Knightsbridge and Kentish Town Neighbourhood Planning teams for helping us with their policy wording to shape our first set of draft policies.

**[www.kovforum.org.uk](http://www.kovforum.org.uk) @kovforum**





How far have we got with the  
**KOV Neighbourhood Plan?**

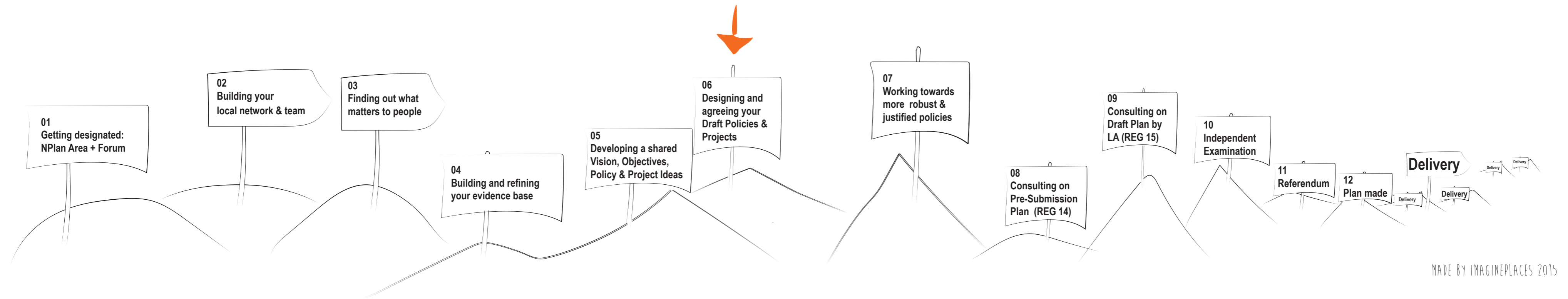
**We're almost half way there!**

## Y | OUR NEIGHBOURHOOD PLANNING JOURNEY

GETTING STARTED...

GETTING STUCK IN...

GETTING THERE...



MADE BY IMAGINEPLACES 2015

### Getting started...

- 01/02** Neighbourhood forum (KOVF) and KOV area designated by the Council, Spring 2015
- 02/04** Working with UCL Bartlett School students on evidence base gathering, Spring 2015
- 04/02** Public meeting and workshop, Summer 2015
- 02/04** Up-dated website with key material, on-going
- 05** Developing Draft Objectives and Key Community Priority Projects, Summer 2015
- 03/05** 10.000 surveys distributed to households in KOV area + social media campaign and online survey, Winter 2016
- 05** Development of draft polices based on findings of survey , January 2017

### Getting stuck in... ++++++WE ARE HERE ++++++

- 05/06** Public workshop to share findings of over 600 surveys and gathering feedback on first draft of KOV NPlan Policies
- 06/07** Amending draft Neighbourhood Plan Polices and adding detail to polices and projects (Spring/Summer 2017 )

### Getting there...

- 08** Consultation on Pre-submission Plan (six weeks), Summer 2017
- 09** Consultation on Draft Plan by Lambeth Council, (six weeks) Autumn 2017
- 10** Neighbourhood Plan reviewed by independent examiner, Winter 2017
- 11** Referendum, Spring 2018
- 12** Plan 'Made', Summer 2018
- > **Delivery of Plan**

### Neighbourhood Plan and CLIPs explained:

You may have heard of Lambeth Councillors also undertaking a survey and promoting the concept of **CLIPs** (Co-operative Local Infrastructure Plan) in North Lambeth (Oval and Princes wards). Planning gain money ( x £ per m2) known as **CIL** (Community Infrastructure Levy) is split into two separate pots: 75% goes direct to the Council to spend as it needs Lambeth-wide. The 25% is intended to be apportioned for expenditure directly in the area where the impact is greatest and the CLIP is Lambeth's mechanism for spending this money. London Plan para 7.6 clarifies "Local Neighbourhood plans are one mechanism for both the boroughs and community-led groups to agree on local priorities, including those for investments through the Community Infrastructure Levy." The more views the merrier, and one of the advantages of a using a Neighbourhood Plan is that it would allow a broader range of community projects to be supported through the monies while they are endorsed by popular referendum/vote.

The Neighbourhood Plan could lead to a Community Development Trust being set up to secure, deliver and monitor local projects giving the local community a lead role in actually deciding what is spent. This is something the adopted Lambeth Local Plan is supporting already.

As ever, we at KOV are happy to work in partnership with Lambeth Council to make the KOV Neighbourhood Plan work for everybody.

### Join in. Get involved!

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## Draft Policies for our Neighbourhood.

These are in addition/add detail to the Lambeth Local Plan, the London Plan and the National Planning Policy Framework.

## COMMUNITY PRIORITY PROJECTS

### A fair consultation process starts with access to key information: The 'Gunning Principles'

The 'Gunning principles' established by the Supreme Court (October 2014 the Supreme Court in R (Moseley) v Haringey LBC [2014] 1 WLR 394) endorsed the basic requirements of a "fair" consultation process for the first time. In order for consultation to be fair, a public body must ensure:

Consultation must take place when the proposal is still at a formative stage: Decision-makers cannot consult on a decision that has already been made.

Sufficient reasons must be put forward for the proposal to allow for intelligent consideration and response: Consultees should be made aware of the basis on which a proposal for consultation has been considered and will thereafter be considered. Those consulted should be aware of the criteria that will be applied when considering proposals and what factors will be considered 'decisive' or 'of substantial importance' at the end of the process.

Adequate time must be given for consideration and response: Unless statutory time requirements are prescribed, there is no necessary time frame within which the consultation must take place. The decision-maker may adopt a policy as to the necessary time-frame (e.g. Cabinet Office guidance, or compact with the voluntary sector), and if it wishes to depart from that policy it should have a good reason for doing so. Otherwise, it may be guilty of a breach of a legitimate expectation that the policy will be adhered to.

The product of consultation must be conscientiously taken into account: If the decision-maker does not properly consider the material produced by the consultation, then it can be accused of having made up its mind; or of failing to take into account a relevant consideration.

Source:

> <https://ukconstitutionallaw.org/2015/03/16/richard-clayton-qc-fairness-consultation-and-the-supreme-court-there-is-sometimes-an-alternative/>  
> <http://www.eiapractice.wales.nhs.uk/consultation-gunning-principles->

### What is a Community Development Trust?

Development trusts are community organisations which:

- are owned and managed by the local community
  - aim to achieve the sustainable regeneration of a community or address a range of economic, social, environmental and cultural issues within a community
  - are independent but seek to work in partnership with other private, public and third sector organisations
  - aim to reduce dependency on grant support by generating income through enterprise and the ownership of assets.
- All trading surpluses are principally reinvested in the organisation or the community.

Source: [www.dtascot.org.uk/content/what-is-a-development-trust](http://www.dtascot.org.uk/content/what-is-a-development-trust)

## COMMUNITY PRIORITY PROJECTS - CIL

**377 local people told us to support facilities for the homeless in our area. How could we achieve this?**

**341 local people told us to provide for modern quality library facilities. How could we achieve this?**

**279 local people told us to provide a new facility for young people at the Oval House Theatre site. How could we achieve this?**

**271 local people told us to provide nurseries on all our housing estates and childcare during school holidays. How could we achieve this?**

**205 people told us to set up a Community Development Trust to deliver local projects. How could we achieve this?**

**Other project ideas:**

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## Draft Policies for our Neighbourhood.

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# GREEN SPACES & PRIORITY PROJECTS

**456** local people told us to...  
Designate 'Local Green Spaces' to give them more protection from development.

### KOVI Local Green Space Designations (Draft)

The KOV Neighbourhood Plan designates the following existing green spaces as Local Green Spaces. Development on these sites will be resisted/ is ruled out other than in very special circumstances\*. (within the NPlan area only)

Designated sites are protected from the negative impact of development resulting for instances in a loss in the quantity and/or quality of green areas including negative impacts on amenity and biodiversity from overshadowing. The designated green spaces are of particular importance to the health and vitality of our communities. The quality, heritage, ecological and social value, tranquillity and amenity of these spaces can often be enhanced. Development proposals in or adjacent to Local Green Spaces will be expected to maintain, strengthen, and expand the calming character and recreational and biodiversity function. Developments will be refused where (a) Proposed new outdoor amenity space fails the BRE "two hour" test, and/or (b) the cumulative effect of that and previously consented developments would be to cause existing outdoor amenity areas to fail the BRE "two hour" test, or the "0.8 times" test, or both".

\* Do ask for examples of what special circumstances might entail.

**KOVI:** Please tell us which areas highlighted on map below are **NOT** to be considered as protected 'Local Green Space' (Please use a red dot to mark your suggestion on the map) and tell us why.

**Also have we forgotten a green space that should get additional protection? (Please use a green dot to mark your suggestion on the map and note the name of space here):**

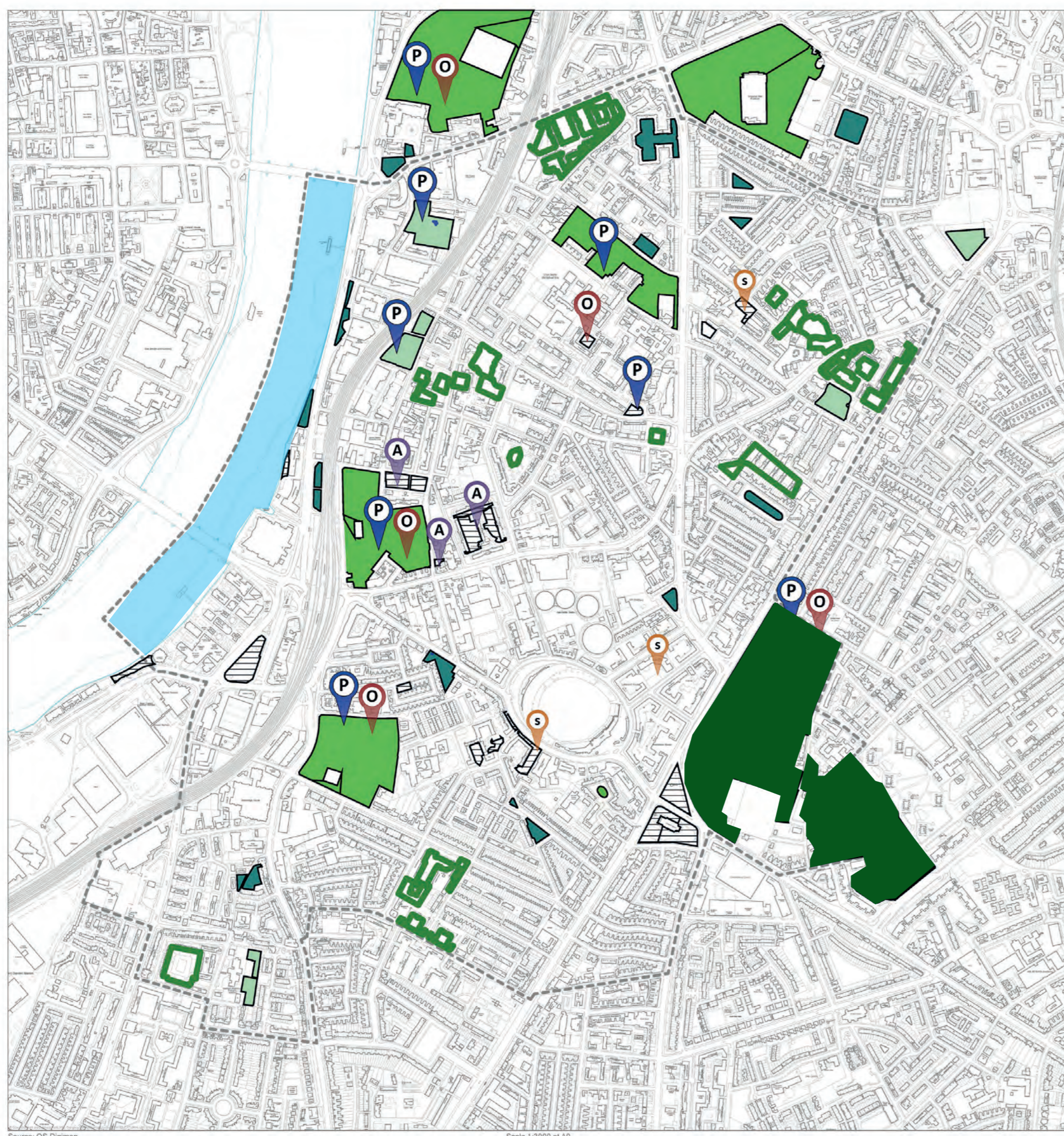
## COMMUNITY PRIORITY PROJECTS

Here we list the emerging project priorities that will support the objectives related to Air Quality & Green Spaces. They form part of our suggested Community Infrastructure Investment Priorities.

A programme of improvements to our parks and green spaces. (at least 479 local people supported this)

Greening of bus stops, green roofs, street tree planting and living walls. (at least 334 local people supported this)

A programme of improved local walking and cycle routes. (at least 314 local people supported this)



- Key
- District Park
  - Local Park
  - Small Open Space
  - Green / Common / Square / Garden
  - Housing Amenity Land
  - Other
  - Playground
  - Outdoor Sport
  - Institutional Open Space
  - Allotment/Urban Farming
  - Foreshore

Source: Green Infrastructure and Connections Report, 2015 UCL students working with Angela Koch for KOV - Forum.  
[http://media.wix.com/ugd/16e5aa\\_2dc94069bb5646fd9c921b9eeb4dd2cf.pdf](http://media.wix.com/ugd/16e5aa_2dc94069bb5646fd9c921b9eeb4dd2cf.pdf)

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## Draft Policies for our Neighbourhood.

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## GREEN SPACES & GREENER STREETS

**479** local people told us to...  
Improve our parks and green spaces.

### **KOV2a: Increase the quantity and quality of green spaces (CIL priority)**

Development shall contribute to the increase of and/or quality of local green spaces at street level. Development is expected to financially contribute to the maintenance and enhancement of the natural local environment.

#### **Development will be supported where it:**

- provides new public and fully publicly accessible green spaces at street level which may include green spaces such as green walls, green roofs and orchards; and
- provides productive urban landscape such as community gardens and allotments; and
- Identifies the local biodiversity and seeks to protect and enhance it through the creation of new and/or enhanced wildlife including habitats in and near water; and
- incorporates planting which will mitigate air pollution and be resilient to a range of climate conditions; and
- incorporates features such as nesting boxes and beehives alongside soil and planting that is likely to attract such wildlife; and
- provides access to water from Sustainable Urban Drainage measures that result in a biodiverse landscape likely to attract wildlife.

Applicants are expected to demonstrate regard to the detailed research work carried out and published as 'Green Infrastructure and Green Connections in Kennington, Oval and Vauxhall Report, 2015.

### **KOV2a: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**

### **KOV2b: Greening of our streets (CIL priority)**

This KOV Neighbourhood Plan strongly supports new additional tree planting in streets and the greening of for instance footpath verges, bus stops, walls and structures in the streets of the Neighbourhood Area.

Planning Applications in locations where air quality is noticeably and persistently poor must make provisions for 'greener streets'.

Proposals are to demonstrate compliance with best practice for urban greening and tree planting while having regard to maintenance and native edible species. The following considerations should be included within proposals specifically:

- The age profile of the existing tree population and the need to create a population of mixed age class.
- The species mix within the tree population and the need to create resilience to current urban pressures, future urban pressures such as those likely to occur with predicted climate change and increased risks from imported pests and or disease, through the use of a diverse native species range.
- Ensure that healthy plants are selected from a reputable nursery with published policies relating to biosecurity.
- Clearly demonstrate reasons why native edible species cannot be planted and maintained in this particular location. Explore working in collaboration with local community groups, businesses and volunteers.
- Outline a maintenance schedule for newly planted trees for a three - year period to include irrigation, mulching and formative pruning.

### **KOV2b: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**

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## Draft Policies for our Neighbourhood.

These are in addition/add detail to the Lambeth Local Plan, the London Plan and the National Planning Policy Framework.

### LOCAL VIEWS

**402** local people told us to...

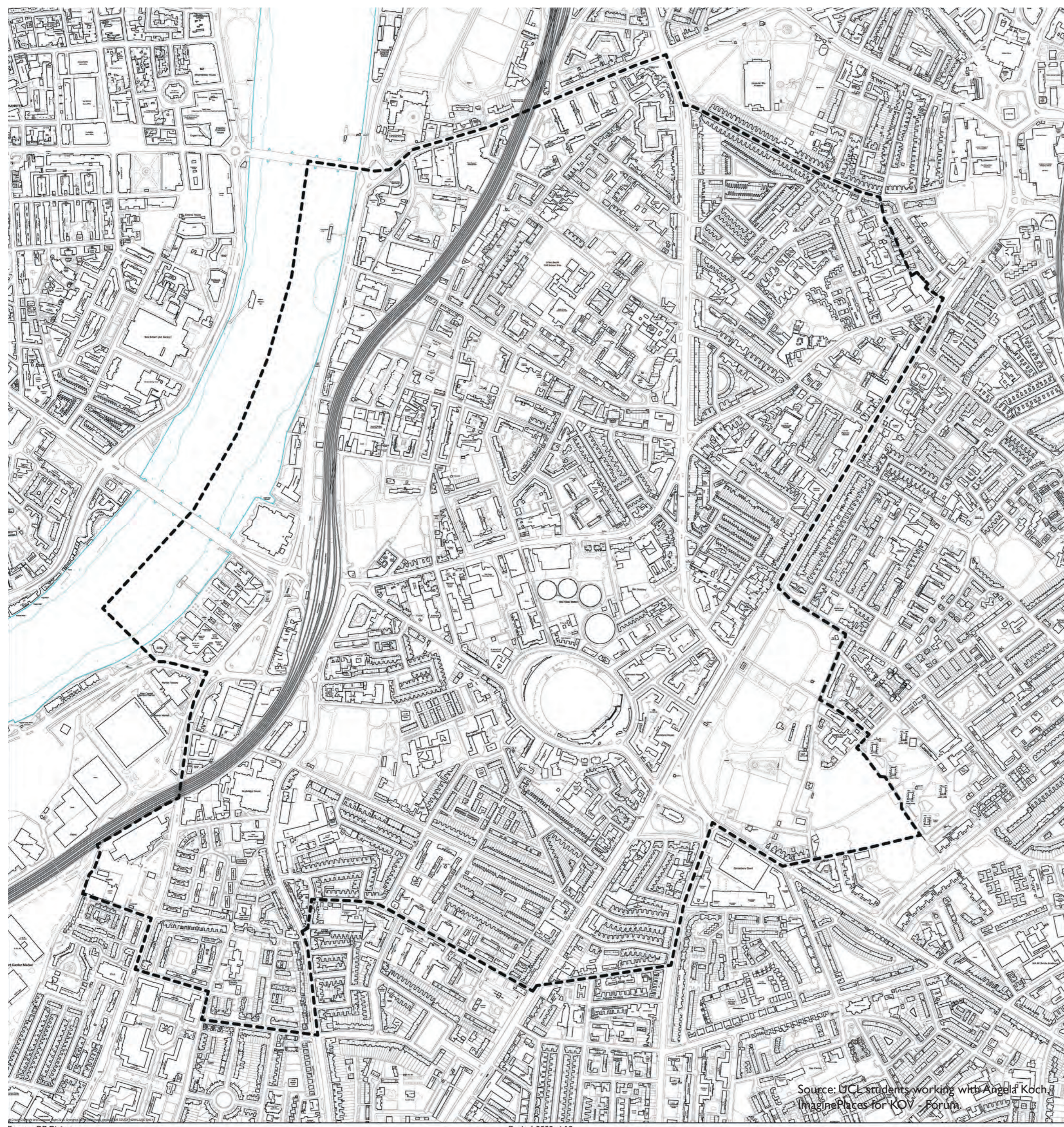
**Protect local views and green space by regulating building heights in designated areas.**

#### KOV3a: Protection of locally important views

**This KOV Neighbourhood Plan proposes to protect important local views by identifying key view corridors from and to places where many people gather and the location of key natural and built landmarks. Subject to further testing any development in the KOV area must not impede these then identified uninterrupted protected views.**

**KOV3a:** Help us to identify important widely visible landmarks (built and natural ones) and important local views. Please tell us in principle to what extent could you support such a draft policy once it is well reasoned and justified?

(yes=green dot|amber dot= in parts|red dot =can't support)



Key

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## Draft Policies for our Neighbourhood.

These are in addition/add detail to the Lambeth Local Plan, the London Plan and the National Planning Policy Framework.

## LOCAL AIR QUALITY

**402** local people told us to...

**Support developments that improve local air quality**

...We propose the following policies to achieve that. (More detail to follow and be consulted on in the next round of consultation). Note the strong link to Green Space Policies.

### KOV4: Air Quality Monitoring Information Network

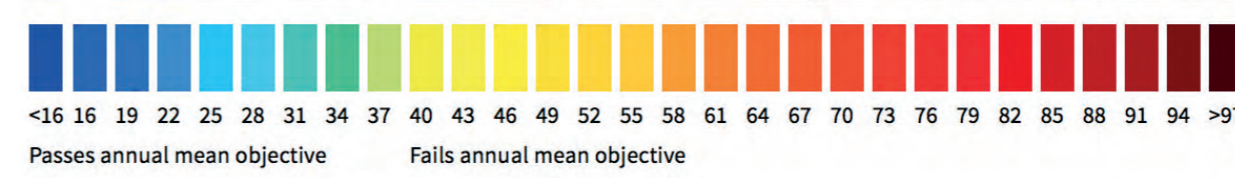
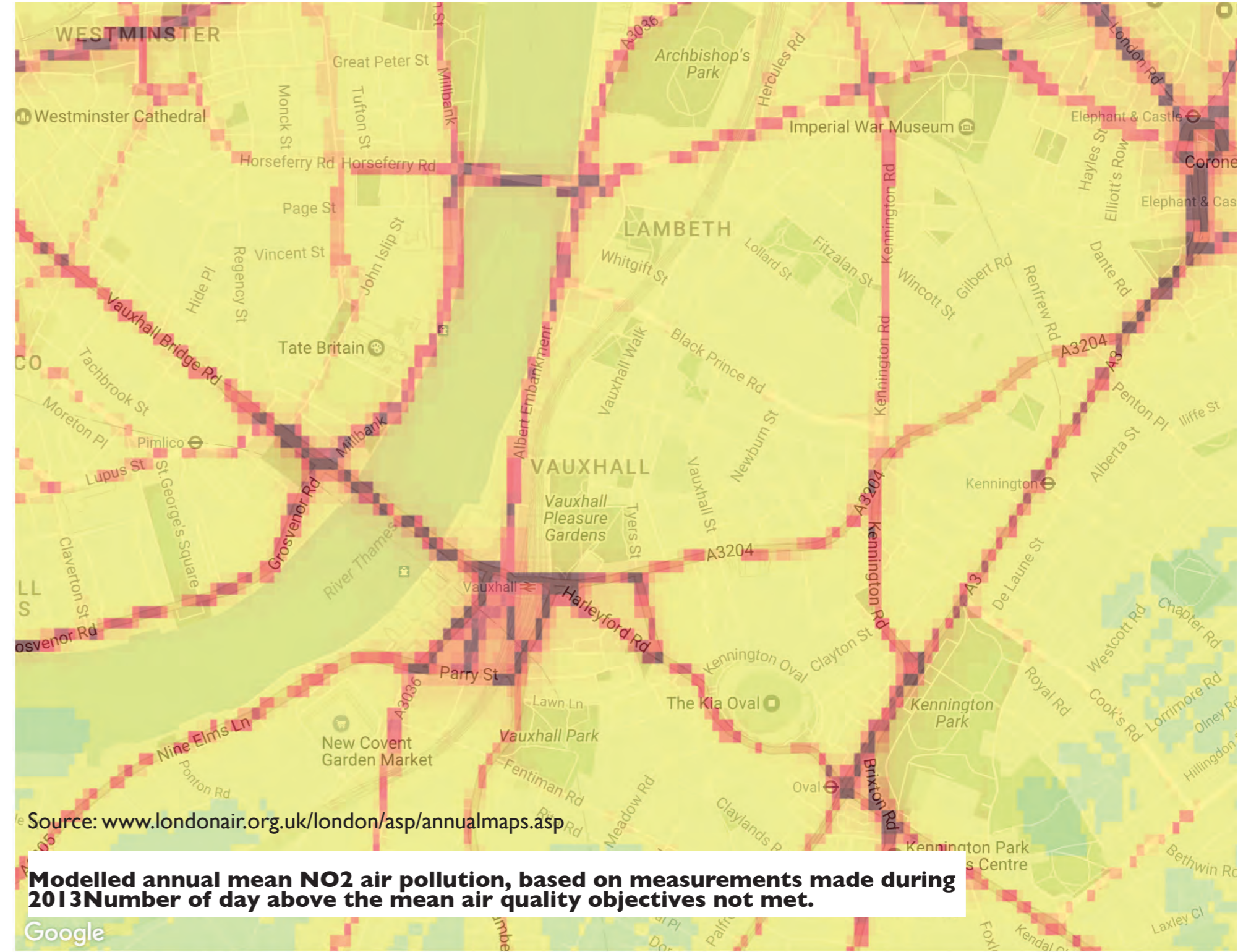
This KOV Neighbourhood Plan strongly supports all necessary measures leading to a significant increase in local air quality monitoring stations and sharing of real-time information with the public.

Development through contributions to the Community Infrastructure Levy is expected to financially contribute to installing and maintaining additional local air quality monitoring stations and the sharing of realtime information. Further, through planning conditions owners and tenants are required to cooperate and provide access to such a facilities during its operational life if located within the site area planning permission is sought for.

**KOV4: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**

**Please highlight your TOP 3 most important 'types of local places' where we ought to have real time data available for the public and organisations to view and take action mitigating the impacts of poor air quality.**

- a) In and near school yards, nurseries and kindergartens
- b) Outside hospitals, shelters and other locations where older and vulnerable people gather
- c) At bus stops and outside tube stations
- d) At major junctions
- e) Other:



### KOV5: Reduction in total volume of vehicle emissions

This Neighbourhood Plan strongly supports measures by the Mayor of London, the Greater London Authority, Transport for London, Lambeth Borough Council, businesses, organisations and individuals that lead to the reduction of vehicle emissions through used fuel quality, vehicle emission reduction technologies and number of vehicles passing through our neighbourhood. This particularly applies during periods of high levels of pollution as defined by London Air.org (level 7 to 9) and the World Health Organisation and along highly polluted road corridors and the Vauxhall Gyratory/Bondway interchange.

**KOV5: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**

### KOV6: Development in poor Air Quality Areas

Applications in local areas of persistent poor air quality for residential development and development, typically used by vulnerable groups of people and possibly badly affected by regular exposure to poor air quality, are not supported.

**KOV6: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**





## Draft Policies for our Neighbourhood.

These are in addition/add detail to the Lambeth Local Plan, the London Plan and the National Planning Policy Framework.

### LOCAL EMPLOYMENT

**418** local people told us to...

**Preserve local employment spaces including the railway arches.**

#### KOV7a: More Local Employment Opportunities

**This KOV Neighbourhood Plan promotes the protection of existing employment uses and strongly supports a net increase in workspace (m2) in local high streets, parades, shopping centres and designated as well as disperse individual employment plots (see map).**

This includes for instance shops, pubs, restaurants, bars, offices, workshops, community facilities and services and specifically the railway arches in the Neighbourhood Plan area. The net loss of workspace (m2) through a change of use from employment accommodating use classes to residential uses (C3) is strongly resisted. Specifically, proposals to use railway arches for parking, and storage uses (B8 uses) are resisted.

This is in light of the likely irreversibility of moving employment uses into residential uses and in light of a significant increase of the local population in need of local employment and access to services.

**In exceptional circumstances KOV Neighbourhood Plan supports, however, applications for mixed use development which include residential uses on land currently used for employment subject to the following criteria demonstrated and secured as part of a legally binding 'sales agreement' or a 'planning obligation agreement':**

1. A 100% net increase of employment spaces (m2) or a minimum of 30m2 to the job (density) and the creation of employment across a range /mix of skill levels; and
2. at least 75% of the proposed uses are designated as employment uses (m2) with a minimum of 10% as affordable workspaces (m2); and
3. the 50% affordable homes target is met even if the development is smaller than than 10 units or 0.1 hectares; and
4. results in a financial contribution to local shop front improvement grants (Community Priority Project).

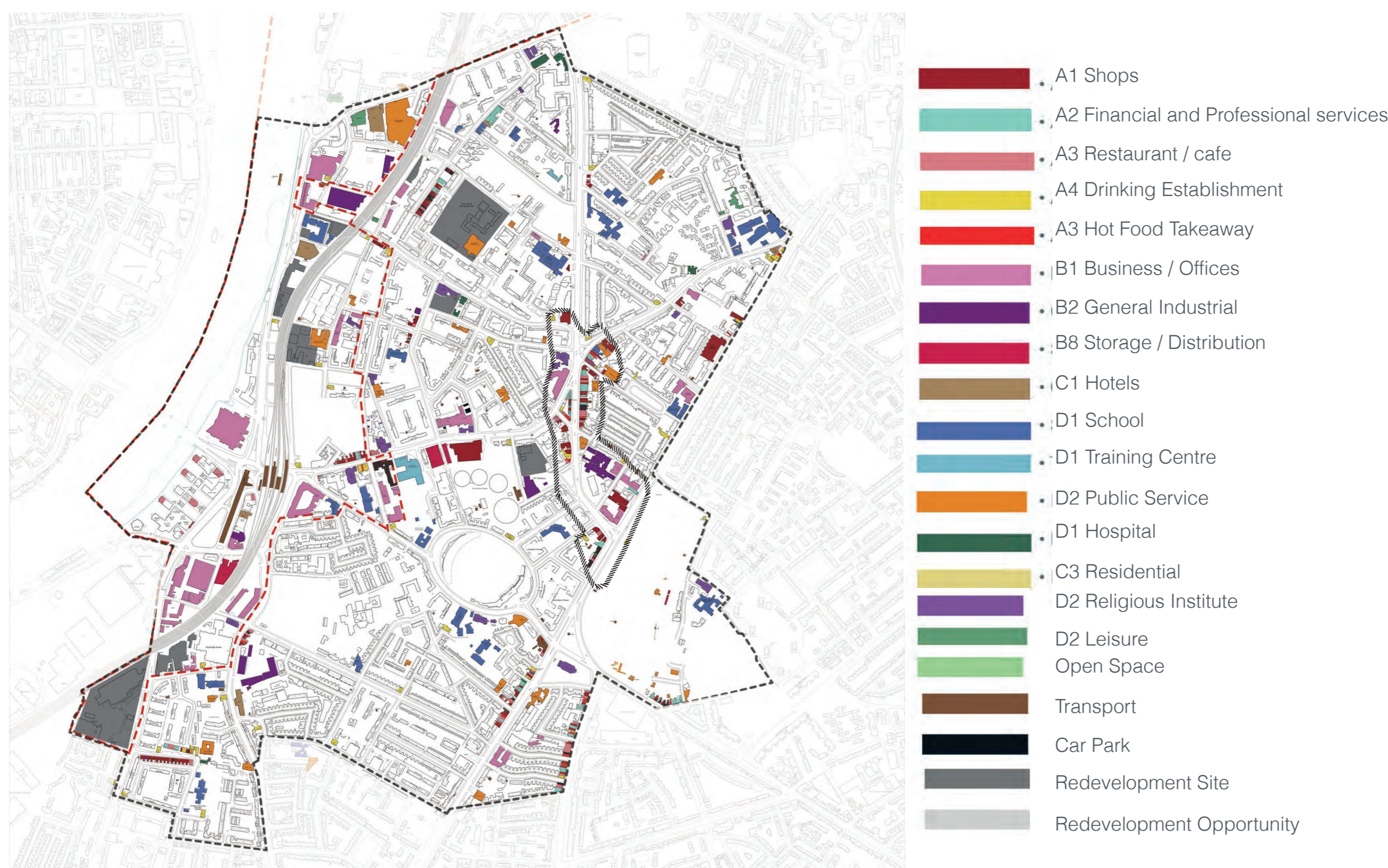
**KOV6: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**

#### KOV7b: Growing Kennington Cross Local Centre

**This Neighbourhood Plan supports the growth of retail, service, leisure, recreation and other appropriate uses and employment in Kennington Cross, Kennington Road and the junction with Kennington Park Road. (see map below)**

This is to further strengthen the function of the Local Centre and the range of local shops, services, products and employment opportunities at the heart of our community and in walking distance for many local people including those facing barriers in accessing employment.

**KOV7b: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**



Source: Economic Development Report, 2015 by Ioannis Agathocleous / Alanna Coombes / Ketki Mudholkar / Wenxuan Zhang UCL students working with Angela Koch, ImaginePlaces for KOV - Forum.

#### KOV8: Small sites, infill development and additional floors

**Proposals for infill making use of small urban sites such as gaps, unused marginal land, vacant garages, single storey buildings and other remnants where innovative ideas for sustainable development will bring land back into use and create local permanent employment spaces.** An exceptional high quality approach to design and finished quality is required to ensure adequate amenity for existing and new residents and employees and enhancement of the character and appearance of the street scene.

**KOV8: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**

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## Draft Policies for our Neighbourhood.

These are in addition/add detail to the Lambeth Local Plan, the London Plan and the National Planning Policy Framework.

## KNOWLEDGE & BETTER DESIGN

**42** | *local people told us to...*

Require developers to give access to all relevant information concerned with a planning application including reasons for; higher buildings, reduction in affordable housing, and financial offers for planning gain.

### **KOV9: Key information shaping design and community benefits from development**

**This Neighbourhood Plan strongly supports Policy H2 ‘Delivering affordable housing in the Lambeth Local Plan as a cornerstone to the delivery of the Local Plan’s vision for ‘Mixed, cohesive, more stable communities that thrive on the diversity of their population, including different ethnic groups, faiths and sexual orientations, the young, the elderly and disabled people.’**

H2 policy states:

- (a) The council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes, in line with the following borough-wide targets.
  - (i) 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.
  - (ii) On sites providing fewer than 10 units, a financial contribution towards the delivery of off-site affordable housing will be sought, in line with the council’s preferred methodology.

**In light of the Lambeth Plan Vision, shaping a raft of Local Plan polices and to participate effectively in environmental decisions that affect communities in the KOV area, Applicants for major development (10+ dwellings or 0.1 hectares+ site) are required without exception to publicise all relevant factual information explaining the reasoning for:**

- a) decisions on building heights, and**
- b) reduction in affordable housing proportion measured against the London Plan and Local Plan policies targets which ever is higher, and**
- c) financial offers made related to planning gain (Section 106 and Community Infrastructure Levy)**

**KOV9: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can’t support)**

**418/390** | *local people told us to...*

Big developments must consult local people early in the design process before submitting a planning application and produce a Planning/ Design Brief. Big applications must also undergo an independent Design Review before decisions are taken.

### **KOV10 Better Design: Design Brief and Design Review**

**In line with the National Planning Policy framework §66 ‘Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably’.**

Applicants preparing major development proposals are strongly encouraged to facilitate a proactive, early and meaningful engagement process with local residents and other stakeholders prior to submitting a planning application. This is achieved by:

- a) Demonstrating the use and application of local knowledge and reflection on community concerns in developing a distinct design approach and
- b) preparing a **Design Brief** through collaborative planning workshops with the local community early in the design process. A list of useful Design Brief aspects to be addressed is provided as guidance below and
- c) detailing and publishing how the design proposal has benefited from working collaboratively in a **‘Statement of Community Design Engagement’**, and by
- d) putting the proposal through an **independent Design Review** process to further improve the design quality of the proposed design (NNPF §62); and
- e) Lambeth Council’s own Statement of Community Involvement (SCI) urges developers of major developments to undertake consultations with the community before they make planning applications. Lambeth gives more detail, encouraging pre-consultation both before plans are drawn up, and again to seek views on the evolving development proposal. This Neighbourhood Plan promotes the **modification of Lambeth Council’s Local Application Requirements list - Item 39** to require a developer to declare and whether pre-consultation has met these standards.

**KOV10: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can’t support)**

### **Design Brief Guidance**

A Design Brief shall include all relevant information needed to facilitate an informed and effective consultation, which normally would include:

- a) A site map showing the site’s location and its context within its immediate neighbourhood.
- b) An illustrative layout that shows how the proposed development could be accommodated on the site.
- c) Scale, footprint, bulk and height of buildings.
- d) To scale views of the bulk form of the development, especially towers, eg through audited wireframe illustrations from a variety of eye level view points.
- e) An assessment of the sunlight and daylight impact on new and existing dwellings and on amenity space, both that provided for the development and on adjacent land, through assessment under BRE standards (xxxx).
- Mix of dwelling types and tenure.
- f) Design style and guidelines – proposed designs for the development are of high quality, in keeping with the character of the area
- f) Infrastructure to support the proposed development – especially access, parking, cycle and pedestrian ways and any required traffic congestion and parking assessments.
- g) Public amenities, open spaces and playgrounds are provided as appropriate as part of the development.
- h) The need to increase capacity for schools and/or health services.
- i) Landscaping and publicly accessible open spaces.
- j) The location of trees and any that may be affected by the development.
- k) Indicative timing and phasing of the proposed development.
- l) Community benefits to be provided.
- m) An analysis of how the development proposals comply with the whole policy framework including the Neighbourhood Plan.

Note: ‘Headline Lambeth Planning Policy is for 40% of all flats in new developments to be “affordable”. This is planning jargon for requiring the developer to subsidise out of his development profits a proportion of the flats he builds so that they can be rented out at below market values. Some are “social rent”, others “discounted market rent” (about 80% of market rent) and others “intermediate” (often shared ownership, that is, part own, part rent). Given the number of flats being built in Vauxhall/Albert Embankment, and the highly profitable development of luxury apartments along the Thames, this should by now have given us about 1400 affordable units. Instead we get about 700, because Lambeth is argued down by confidential “viability” studies, never exposed to public scrutiny. (A viability study calculates whether likely value of sales less estimated build costs (which is called the residual land value) is sufficiently more than a benchmark land value that the developer will make at least the Government set benchmark profit range from his development. If not, he is allowed to reduce expensive obligations like providing affordable housing, until his profit, calculated in this way, gets back to benchmark levels). Plainly, in such studies developers have a commercial interest in estimating value of sales conservatively, build costs pessimistically, and pushing up benchmark land values to the greatest extent planning guidance will allow them, to maximise their profits. Whenever such viability studies are made public (often only in planning appeals, when the developer is appealing against a refusal by the planning committee), all sorts of arguable assumptions are exposed, and there are strong suspicions that if viability studies were routinely published with the planning application, the interested public could identify questionable assumptions at an early stage, and there would be a deal more affordable housing provided.

The Information Tribunal has now ruled in two landmark cases that such studies should be published, citing the Environmental Information Regulations (EIR): “The objective of the EIR is to allow the public and in this case the affected community to have relevant factual information in time for them to participate effectively in environmental decision making.” [Per Judge Warren, giving judgement in the Greenwich case] Lambeth Council has begun to consult on a Supplementary Planning Document (SPD) providing for more openness about viability assessments, while still allowing developers to plead confidentiality “exceptionally”. In our experience, developers are highly attached to confidentiality in such matters, and if Lambeth Council once allows itself to accept a viability study on confidential terms (ie labelled confidential), the developer can easily thwart attempts to make the information public.

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## Draft Policies for our Neighbourhood.

These are in addition/add detail to the Lambeth Local Plan, the London Plan and the National Planning Policy Framework.

# GASHOLDER SITE & VAUXHALL GYRATORY

**394** local people told us to...

**Applications for the Kennington Oval Gasholder Development Sites are: to retain at least the listed gasholder dominating the local townscape; meet the set 40% affordable housing target; expand the size and quality of public community facilities and expand on the current employment levels on site and provide a public park of at least 0.4 hectares as shared amenity space.**

### KOVI1 Gasholder Site

Applications for Kennington Oval Gasholder Development Sites which meet the following criteria:

- a) retain at least the listed gasholder dominating the local townscape; and
- b) meet the set 40% affordable housing target; and
- c) expand the size and quality of public community facilities; and
- d) expand on the current employment levels on site to a minimum of 30m<sup>2</sup> to the job (density); and
- e) provide a public park of at least 0.4 hectares as shared amenity space; and
- f) provide direct walking and cycling routes into the surrounding network including Kennington Cross Local Centre Road Park.

are supported in principle. This policy is subject to compliance with all other relevant policies.

**KOVI1: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**

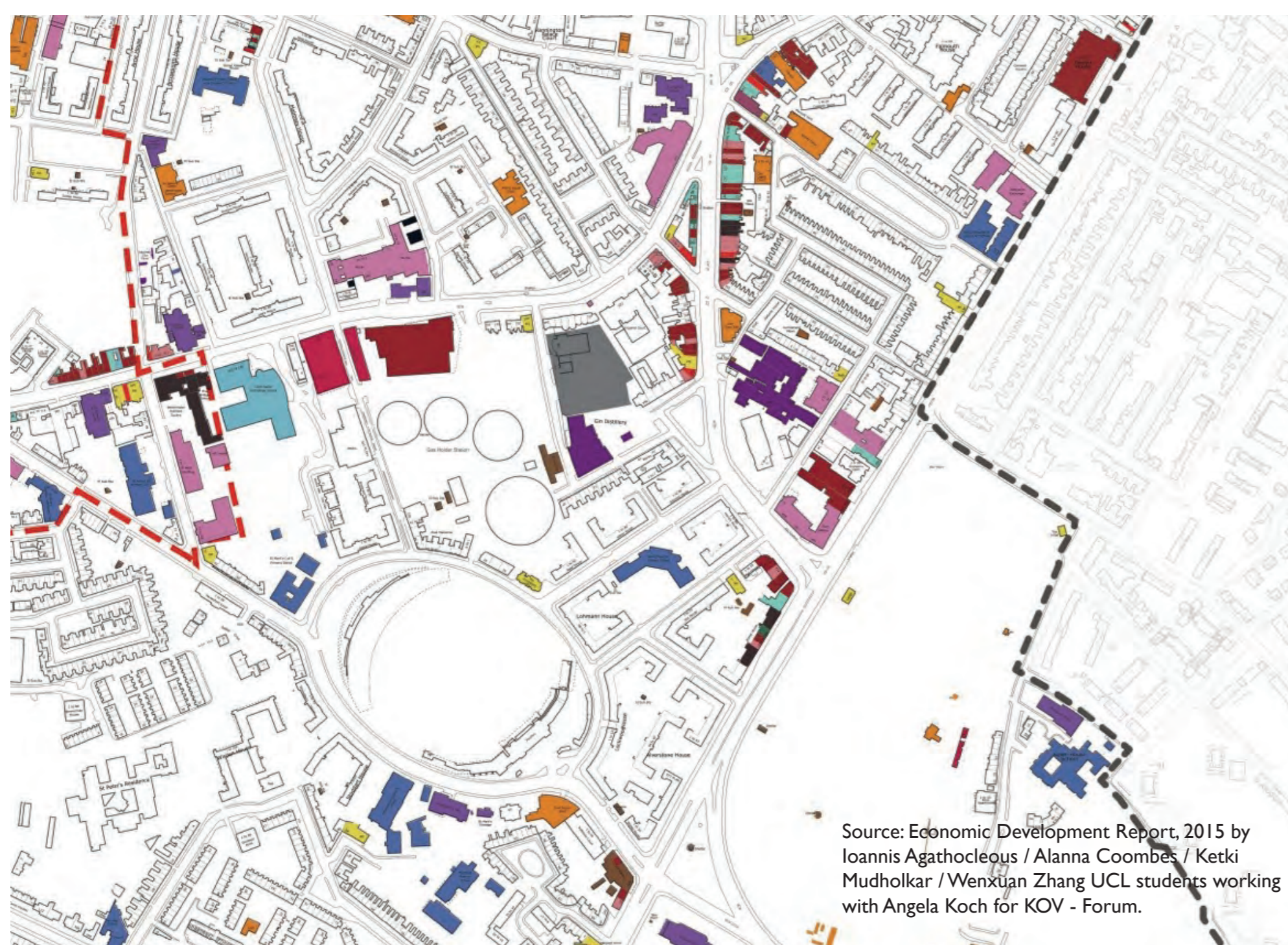
**392** local people told us to...

**Prioritise the pedestrian, cyclist and public transport user experience within the Vauxhall Gyratory, creating links to the nearest parks and public green spaces.**

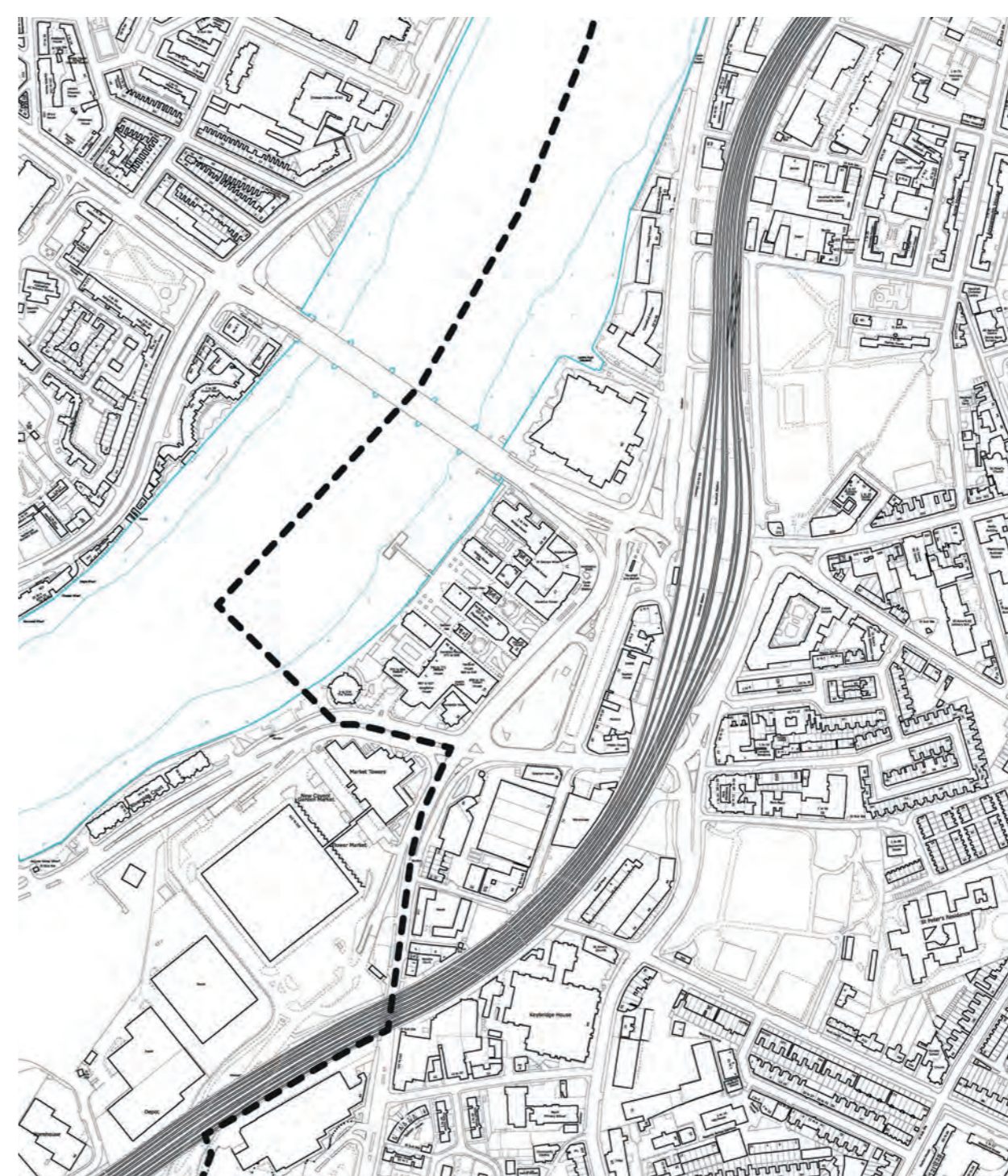
### KOVI2 Vauxhall Gyratory

This Neighbourhood Plan strongly supports proposals that prioritise significant improvements to accessibility, amenity and ease of movement of pedestrians, cyclists and public transport users through the area over that of the motor car. Specifically, development that financially contributes to creating more safe, direct and pleasant routes to parks, the river and public spaces in the local area is supported.

**KOVI2: To what extent can you support this draft policy? (yes=green dot|amber dot= in parts|red dot =can't support)**



Source: Economic Development Report, 2015 by Ioannis Agathocleous / Alanna Coombes / Ketki Mudholkar / Wenxuan Zhang UCL students working with Angela Koch for KOV - Forum.



From Lambeth Local Plan, 2015



Please help us to **develop priorities** by telling us about key links through the area that need to be improved for pedestrians, cyclists and public transport users.

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## Draft Policies for our Neighbourhood.

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### BASEMENTS

**202** local people told us to...  
**Place limits on basement developments.**

#### KOVI2 Basement development

London Boroughs with high house and land prices (land at Vauxhall changes hands at £100m per hectare) are finding problems for neighbours when owners eg of listed buildings find they cannot extend and instead excavate large new basements underneath their houses. Properties next door can suffer subsidence, and long term nuisance from construction traffic, especially if other neighbours in the same street are then inspired to do the same, one after the other. On the other hand, owners all expect the right to make reasonable changes to their properties without too much red tape. We are seeing a trickle of such cases in the KOV area, with the added complication of flood risk and water table issues. Almost all the KOV area lies in Flood Zone 3 (High Risk), and surface water flooding after the Referendum Day downpours overpowered the sewerage system and extensively flooded basements in Kennington Cross. Kensington and Chelsea have recently banned basement development beneath listed buildings, and insisted on more detailed statements about impact on the amenity of neighbours.

Share your thoughts:

The KOV Neighbourhood Plan could for instance:

- ask that the Basement Impact Assessment (Item 11 on Lambeth's Local Application Requirements) require details of Party Wall discussions with neighbours as part of "appropriate basement construction methods to maintain the structural stability of the host building and neighbouring properties",
- reinforce references to flood risk to emphasise surface water flooding in Local Plan para 9.33 (Policy EN5 Flood Risk),
- withdraw the exemption for individual dwellings in Zone 3 from having to provide mitigation measures (LP Policy EN5(f), and
- (taking a leaf out of Kensington and Chelsea's book) "ensure that traffic and construction activity do not cause unacceptable harm to pedestrian, cycle, vehicular and road safety; adversely affect bus or other transport operations (e.g. cycle hire), significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working and visiting nearby."

*THANK YOU! Join in. Get involved!*

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