



Kennington, Oval and Vauxhall Neighbourhood Forum
Report from the Executive Committee to the Annual General Meeting
16 September 2026

Members of the Executive Committee

Priscilla Baines, Clare Callaghan, Marilyn Evers, Christopher French, Byron Green, Michael Keane

An approved Neighbourhood Plan for Kennington, Oval and Vauxhall!

Approval of the Neighbourhood Plan in January 2026 represented a significant achievement for the Neighbourhood Forum. The Plan was voted on at the referendum in December 2025, then formally approved (made) by Lambeth Council in January 2026.

The Kennington, Oval and Vauxhall Neighbourhood Plan is only the second made Neighbourhood Plan in Lambeth.

In March 2026 the Forum held a special public meeting to celebrate the made Neighbourhood Plan.

Throughout 2025 the members of the Executive Committee, supported by planning consultants, O'Neill Homer, worked hard along with Lambeth Planning Officers to take the draft Neighbourhood Plan through its final processes. The work required determination and focus. We are extremely grateful to our consultants for professional advice and guidance through this time of intense effort.

The Plan was formally examined in autumn last year to demonstrate that it was in general conformity with relevant London and Lambeth planning policies. The independent Examiner concluded that the Forum successfully engaged with the local community in preparing the Plan.

The Forum undertook widespread consultation across Kennington, Oval and Vauxhall throughout the stages of preparation of the Plan. Further promotion was undertaken to ensure awareness of the referendum in December last year

A neighbourhood plan gives local people real power to shape their area. It carries legal weight in planning decisions and in determining planning applications in our area. The policies and provisions in the Neighbourhood Plan must be properly cited and given weight in the 'planning balance' alongside other 'material considerations'.

The Neighbourhood Plan was produced in partnership with the community of Kennington, Oval and Vauxhall to promote genuinely sustainable planning gain alongside new developments to help ensure our mixed community thrives. The Neighbourhood Plan welcomes development which creates jobs and housing, improves our public amenities and offers much-needed infrastructure.

Local residents care about the area and the environment and the Neighbourhood Plan reflects those motivations and values as far as possible while ensuring conformity, as required, with policies in the Lambeth Local Plan, the London Plan and the National Planning Policy Framework. It was the result of substantial work by many committed individuals, with the encouragement and participation of the community, who wish to take the opportunity to deliver positive change.

The Kennington, Oval and Vauxhall Neighbourhood Forum was established over 20 years ago. It was widely welcomed because it gave the local community the opportunity for democratic engagement in the work of the local authority and other agencies affecting the environment and the wellbeing of local people.

The Neighbourhood Plan was conceived by KOV Forum and registered by Lambeth Council before the changes made by the Local Government Boundary Commission in 2022. The Plan, therefore, still covers the areas within Oval and Prince's Wards as identified before boundary changes. The newly constituted Vauxhall Ward is within the area of the Plan plus a small area of Waterloo and South Bank Ward.

This area has seen intensive development over the last decade triggered by ministerial approval in 2005 of the 180 m tall St George Tower, contrary to the advice of Lambeth Council and the Planning Inspector

but despite existing planning guidance the area has not seen commensurate benefits. Since this Neighbourhood Plan was first envisaged, community concerns have materialised with a significant increase in tall and exceptionally tall buildings. The cumulative impact of successive tall towers has demonstrated how difficult the community has found it to have its voice heard with well founded objections over-ruled and ignored.

The Neighbourhood Forum must be redesignated by the local authority every five years. The Executive Committee is in the process of making an application for redesignating this year. The Council will consult widely on redesignation of the Forum. Your support for redesignation would be very much appreciated.

The Executive Committee of Kennington, Oval and Vauxhall Neighbourhood Forum pays the warmest tribute to all who supported the work of preparation of the Neighbourhood Plan through all the challenges faced.