



KOV QUARTERLY

Newsletter of the Kennington Oval & Vauxhall Forum

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- Hypocrisy and Environmental Impact
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- Vauxhall Park, Lambeth Country Show
- Farewells, Air Quality, Touchstone

Dates for your diary

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| 21-22 July | Lambeth Country Show,
Brockwell Park |
| 26 July | 'Touchstone' - launch of Oval
Triangle sculpture |
| 22 October | Annual General Meeting
Recruiting Now |

Oval Gasholder Gets Go Ahead

The divisive Oval Gas Works site redevelopment application made by Berkeley Homes was approved by Lambeth Council's Planning Applications Committee on 12 June. The Committee split 3-3 on its decision but the application passed on the Chair, Cllr Claire Wilcox's casting vote.

This was despite 170 submissions objecting to the application and Oval Ward Councillors asking for refusal.

Following the decision, KOV Forum wrote to the Mayor, Sadiq Khan, on 2 July with a detailed list of concerns including asking him to call-in the application. (see kovforum.org.uk for the full text of the letter). On the 12th of July Sadiq Khan ignored KOV Forum's letter and said

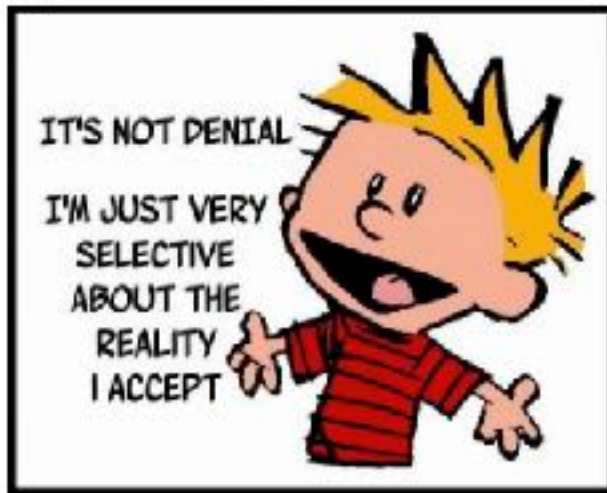
"I am content to allow the Lambeth Council to determine the case itself, subject to any action that the Secretary of State may take, and do not therefore wish to direct refusal or to take over the application for my own determination."

The Mayor of London and Lambeth Council are happy to waive through a development that contravenes their own policies:

- Car parking. The site will have 91 parking spaces (excluding those for disabled) provided in the basement. Lambeth and the London Plan's policies urge car-free developments in this central location with excellent public transport.

- The density of flats (369/ha) vastly exceeds the guideline under the London Plan Density Table
- The 18/16 storey towers vastly exceed the London Plan limit of 30m for this location and contrary to Lambeth planning policy
- The tall towers in an area which has so far none, causes substantial harm to the setting of the Grade II listed Gasholder in breach of the National Planning Policy Framework
- This permission represents five years' worth of loss of industrial and business area in one fell swoop.
- No play/recreation provision for children between the ages of 12 and 16 is provided, in breach of the London plan.
- Poor construction traffic management plan. Safety of cyclists and traffic congestion not adequately taken into consideration (Vauxhall Street and the Oval)
- Adverse sunlight and daylight impacts at street/ground level

Most disappointing of all, Lambeth Council officers failed to acknowledge KOV's emerging Neighbourhood Plan despite it having gone through statutory public consultation, prior to this decision. Additionally, the Mayor's office failed to acknowledge KOV's letter or even advise us of the outcome. We will be taking this up with the Secretary of State at the Ministry of Housing, Communities and Local Government.



Hypocrisy makes an impact ... environmentally

Lambeth Council planning officers have carried out a Screening Exercise (SEA) on the draft KOV Neighbourhood Plan and decided that our small voluntary group needs to prepare for a full Environmental Impact Assessment when our policies include adding trees; greening streets and focussing on air quality.

Surely these are not the same decision makers who screened the Vauxhall Gyratory Bus Station planning application by TfL and decided that they had no need for a full Environmental Impact Assessment?

The TfL development was then approved despite subjecting the children at St Anne's to illegal levels of air pollution on Durham Street. The Mayor's own research flags up this school as one of 50 worst affected by air pollution across London!

Albert Embankment

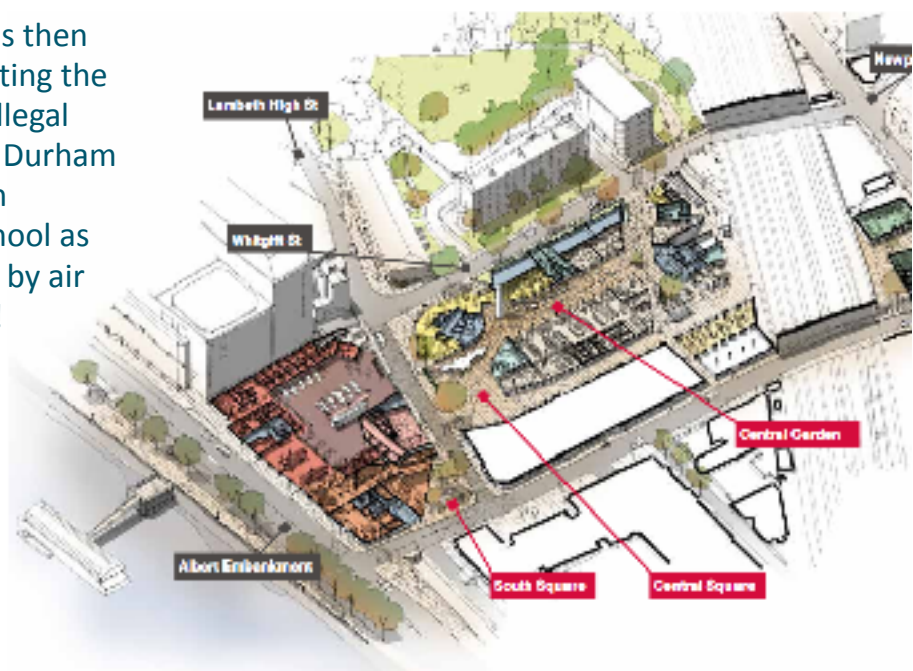
Plans for redeveloping 8 Albert Embankment have plodded along for more than a decade with the current developers U+I in partnership with the London Fire Brigade taking up the challenge from 2016.

Recently they held a third public exhibition outlining their proposals which are set to retain and restore the Grade II listed building at 8 Albert Embankment, to deliver a modern new fire station, and to provide a permanent home for the London Fire Brigade Museum, offering dedicated educational programmes for local residents, schools and others from across London.

There are also plans to deliver new homes, including affordable housing, flexible work spaces, a hotel, and new public spaces with restaurants and cafés.

You can view, download and comment on these proposals before they go to Lambeth Planning committee in the Autumn.

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Congrats Vauxhall Park!

Polly Freeman, one of the trustees of the Friends of Vauxhall Park, has advised us that the Park has once more been awarded a coveted Green Flag.

“Much of the credit for that goes to our wonderful volunteer gardeners Tessa, John, Anne and Mandy,” she said.

The aim of the Green Flag Award is to ensure that everyone has access to a quality green space and to enable them to live more healthy lifestyles. It rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world.



A hidden gem - the Vauxhall Park lavender garden



A change of pace

The Lambeth Country Show returns to Brockwell Park this weekend (21st and 22nd July). Gates open at midday on both Saturday and Sunday, closing at 8 pm with last admission at 6:30 pm. Entry is free!

With a mix of live music, traditional countryside pursuits, agriculture, horticulture, science and fun competitions, the show really does have something for everyone over a fun-packed weekend and organisers have tried to make it the event as accessible and inclusive as possible for disabled customers.

You might even see us at the Lambeth Forum Network stall.

A full schedule of events is available on their dedicated website where you can also download a dedicated app for your phone:

lambethcountryshow.co.uk





Board Farewells

Much of what the KOV Forum does happens in between our public meetings. The volunteer Board members show enormous commitment to the community, so it is always with a tinge of sadness that we have to announce departures from the Board - and this year there are two. We will therefore need new people to step forward.

David Boardman has been leading for us on planning matters for quite some time. Attending Lambeth planning committees, writing representations, leading public discussions, undertaking research for the Neighbourhood Plan and even working with students of planning, David has gone above and beyond in representing the community interests of the area for many years. With other significant commitments also demanding his time, David no longer feels able to engage with the wider planning issues of the KOV Forum and has tendered his resignation.

Helen Monger has been a member of the KOV Forum management board for the last seven years and Chair for more than half that time. She has flagged her intention to step down from the KOV Board at the AGM in October.

David and Helen have brought amazing energy to the Board and their commitment and experience have been an invaluable resource for the KOV community. THANK YOU!

If more people can sign up to take an active role on the Committee we can see through the Neighbourhood Plan. Do not worry about being allocated a particularly onerous role - unless you want one. The Board is elected as a whole at each AGM and then can allocate responsibilities as suits individual skills and availability.

If you would like to learn more about becoming a Board member please contact forumkov@gmail.com. Board election will take place our Annual General Meeting on the 22nd October.



Air Quality Monitoring around the KOV Forum Area

Everyone has the right to breathe clean air, but each year in the UK air pollution causes 40,000 early deaths, and stunts the development of children’s lungs.

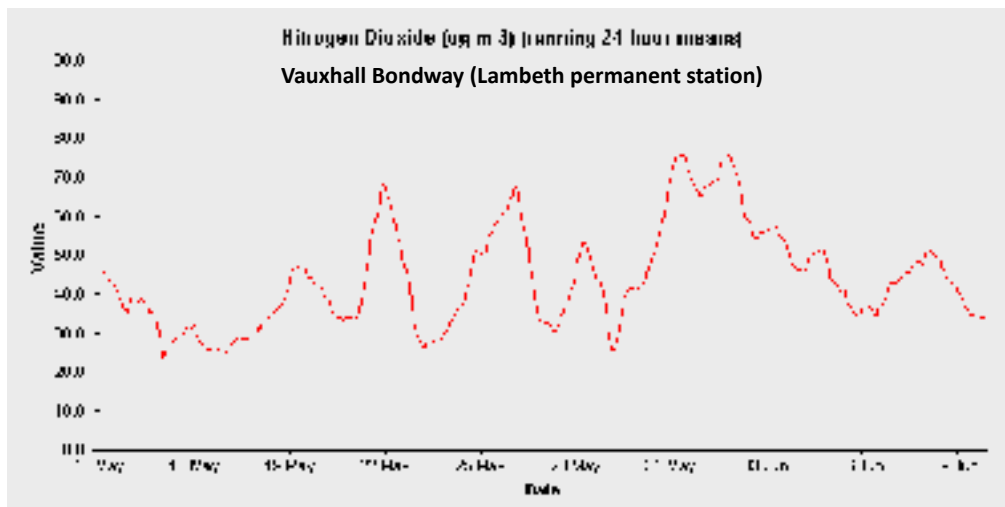
Nitrogen dioxide (NO₂) is a toxic gas which inflames the lining of the lungs. The legal annual limit for NO₂ is 40 micrograms per cubic metre (ug/m³) but there are no safe levels of exposure to air pollution.

During the four week period from 13 May 2018, KOV participated in a Friends of the Earth air pollution investigation to monitor levels of NO₂ by placing diffusion tubes at twenty sites across the area. The equivalent NO₂ during that time is listed in the table to the right.

There is only one air quality monitoring station in the local area (adjacent to bus station at Vauxhall) The graph above shows how NO₂ varied at the station over the same period and indicates how significantly levels can change and, worryingly, well above the 40ug/m³. The diffusion tube study of the local area at 20 locations suggests that not only is air quality poor throughout, over half (11 of 20) of the locations tested breached legal limits including streets near schools.

Friends of the Earth, said:

- *“Air pollution is an invisible killer.*
- *“We know road traffic is the biggest problem – and diesel is the worst of all. Which is why we need bold action to get diesel vehicles off our roads and encourage people to walk and cycle more.*
- *“Car manufacturers who helped create this mess, need to cough up for a diesel scrappage scheme to help motorists shift to clean vehicles and alternatives to driving.*
- *“It’s just not right that our children and grand-children are growing up breathing dirty air, which can actually lead to lung problems for life. We need clean air now.”*



Monitoring Nitrogen Dioxide levels around KOV µg/m³ (micrograms per cubic metre)

Location	Results adjusted for bias
Claylands Road SW8 1NZ	26.06
Fentiman Road/Meadow Road SW8 1QA	26.66
Bonnington Square SW8 1TD	27.55
Dorset Road/Meadow Road SW8 1EZ	27.99
Harleyford Road Community Gardens SW8 1TF	28.27
Albert Square SW8 1BT	30.00
Dorset Road/Heyford Terrace SW8 1XT	33.09
Clapham Rd/Albert Sq SW8 1BT	33.69
Dorset Road/Clapham Road SW8 1EL	39.96
South Lambeth Road/Tradescant Road SW8 1XQ	43.65
Fentiman Road/South Lambeth Road SW8 1RJ	44.60
Kennington Cross SE11 5DU	46.78
Fentiman Road/Clapham Road SW9 0JD	53.13
Panny Street/South Lambeth Road SW8 1RT	55.09
Durham Street/Kennington Lane SE11 5JD	58.41
Oval Junction SE11 4PP	66.14
Harleyford Road/Durham Street SE11 5JD	66.40
Vauxhall Bus Station SW8 1NJ	74.62
Brunswick House Junction SW8 2LG	80.55
Royal Vauxhall Tavern Jctn, Kennington Lane/S.Lambeth SE11 5HY	90.05

Much bolder action than is currently being planned by the government is needed to help save lives and protect health, and to meet legal limits in the shortest time possible, as required. A combination of measures is needed, including to reduce emissions from all sources, but particularly to ensure the UK moves to both cleaner and fewer vehicles. Diesel vehicles will need to be phased out – while this is not a sufficient response, it is a necessary one.

Closer to home, one resident who was involved in the study said: It is a disgrace that Lambeth allowed TfL to get away without doing an Environmental Impact Assessment on their plan for Vauxhall yet expect local community to do one for their neighbourhood plan.



'Touchstone'

You may recall a consultation some time ago about the improvements to the 'Oval Triangle' – the space opposite Oval Station. Recently you may have noticed the new sculpture which has appeared there. This tactile monument is called 'Touchstone' and was created by Peter Randall Page.

The sculpture will be officially launched on Thursday 26th July 6:30 to 8pm with the opening speech at 7pm. Refreshments will be provided. If the weather is bad, the launch will re-convene to the crypt café in Saint Mark's Church.