

4- David Boardman, Head of KOVF Planning: Introduction to Planning Event

David introduced the planning section of the meeting by giving some background on the planning processes, the move by developers towards higher levels of luxury residential accommodation while reducing the amount of commercial space that would be available for employment purposes. He was also critical of the trend in Lambeth Council towards taking secret evidence on viability studies that were being used to justify, without public scrutiny, very low levels of affordable housing. He announced that the Presentations would be taken in reverse order to that shown on the Agenda due to the Bondway developer deciding not to be present.

5- Presentation on behalf of ex-Pharmaceutical Society Development (One Lambeth High St)

The Developer Team introduced themselves:

Martin Simms: Lambeth Investment Ltd
Rebekah Poczek: Snapdragon Consulting
Keith Watson: BDP Architect
Tony McGuire: Architect
Tom Atkinson: Bellenden
Matthew Gibbs: DP9

They gave a detailed presentation putting forward their plans to develop a light open new building that was not taller than surrounding buildings and that would be sensitive to the green environment. The full presentation can be found [here](#)

At the end of the presentation David Boardman thanked the team for the presentation and summarised some key points that were of critical interest. This included the amount of commercial space (ie jobs) that would be lost; the actual extent of the building's green link credentials; affordable housing levels and light.

These points were picked up in the Question and Answer session: Annex A.

David Boardman thanked the presentation team at the end of the questions session and summarised that we hoped to maintain the information flow as this development continued. There might be an opportunity to discuss it again further.

The Chair reiterated David Boardman's thanks and emphasised the importance of continuing dialogue with the local residents' association neighbouring the development so that local concerns could be taken into account as well as the wider impact of the development. The Chair linked this to the Neighbourhood Plan and CLIPS discussions that would come later in the Agenda.

6- Questions on ex-Pharmaceutical Society Development (Lambeth High St)

Covered in previous Agenda item: See Annex A

7- Presentation on behalf of the Bondway Development

Following a short break, David Boardman invited Members to join him in a separate part of the hall where he had assembled maps, diagrams and plans on Bondway, CLIPS and Neighbourhood Plan. An updated copy of David's Presentation is on our website ([click here](#)).

8- Questions on the Bondway Development

On Bondway, David Boardman identified that there was now a new plan, even taller than the previous planning application. There was an increase in flat numbers from 376 to 450. and it now conformed to plan requirements for amenity and on site child play space. The developer claimed that there would be a marginal increase in total business floor space, taking account of retained old floor space, and a small increase in permanent employment. . The developer was offering slightly more public space (plus 29 sqm), in the form of a piazza between the two proposed towers. There were serious concerns that this piazza would be heavily overshadowed by the towers. There would be an increase in intensity of use of Vauxhall Park, greater than that which was criticised in relation to the previous proposal. His question to members was whether this small addition to public space compensated adequately for the increased height of the towers and the increased impact on the surroundings. The general consensus was that this was not adequate recompense.

9- Presentation by David Boardman on CLIPS

Co-operative Local Investment Plans (CLIPS)

From July, developers will pay a Community Infrastructure Levy for permission to build in Lambeth, instead of earmarked payments (Section 106 payments, in the planning jargon) to mitigate particular aspects of the development, such as extra pressure on schools, doctors, libraries and public open space. 25% of this Levy is reserved under the CLIP scheme for investment in the direct area of the development. Decisions on how to spend this money are based on what the community want. KOVF can help coordinate views. Ideas include greening of a street or area; traffic calming; environmental improvements. A compilation on ideas for improvement, drawn from the Vauxhall One Conversations, Kennington Association survey and Oval Neighbourhood Enhancement Programme is attached. **See Appendix 1**

10- Presentation by David Boardman on Neighbourhood Plan

Neighbourhood Plan

Communities working together to define how things should be done in their area. Sometimes referred to as 'place shaping' this is the planning that influences how changes are made, for example how far a tall building cluster should be allowed to extend, or how the redevelopment of the Kennington /Oval Gasholders should be planned. KOVF is applying to become a designated NP forum. Giles Semper (Vauxhall

One) gave a short presentation on the work being done in conjunction with VGERTA and KOVF on developing a Green Link across the Vauxhall area.

Along Albert Embankment, there was a loss of 30,000 sqm of old fashioned business floor space, being replaced by only 5,000 sqm of modern business floor space, with the rest luxury flats. The 8,000 extra permanent jobs foreseen in the Lambeth part of the Nine Elms Vauxhall Opportunity Area were consequently slow in coming forward, and planners were taking to adding in temporary construction jobs to make the numbers look better. There is more about this on our [website](http://forumkov.wix.com/kov-forum#!planning/clut):
<http://forumkov.wix.com/kov-forum#!planning/clut>

There was considerable interest in both CLIPS and NP, with questions about how the community should get involved. Those present considered that KOVF should become a focal point for the community for both CLIPS and NP.

The Chair encouraged Members to put forward their comments on any and all of these issues via the pro-forma circulated with the Agenda or on-line, including using the KOVF web-forum ([click here](http://forumkov.wix.com/kov-forum#!forum/c840)): <http://forumkov.wix.com/kov-forum#!forum/c840>

The chair thanked David as he organised all the presentations and it has been very helpful and informative

11- AOB

A resident of Eustace House referred to the Pharmaceutical Society presentation and said that there would be problems with overshadowing and other issues that he would like to share with us. The Chair invited him to send comments for posting on the website.

KOVF Secretary commented that KOVF is not negative about development but critical of the way some of it is undertaken. We are open to development but we need also to offer ideas to developers with specific ideas where we believe changes to be in best interests of the community.

There were several concerns about the durability of materials used in development with fears that will not remain as attractive as they are currently shown for very long: quality is an issue. Landscaping and greenery is also a significant concern. Angles of some photographs could be misleading and the amount of greenery less than there could be, including the size of the trees. Pollution was also a concern.

It was felt that better guidance should be given to developer presenters so that they knew what KOVF Members were looking for. The LFN representative said that she had seen a variety of presentations we had had from developers and she proposed to video them and send it to them so they can see how they come across and improve their presentations. David said that this evening's format was an experiment of see how it works and we would take lessons from it.

The chair also commented KOVF welcomes all comments and feedback. He reiterated this was an experiment and next time will be better

The chair reminded to everybody there is a board meeting on 10 June and we also participate in the Friends of the Vauxhall Park event on 22 June. He thanked Members for coming to the event and reminded them to comment on our website, twitter and facebook accounts.

Annex A

Presentation on behalf of ex-Pharmaceutical Society Development One Lambeth High St Questions and Answers

Question about social housing

Answer: There are 82 residential units within the scheme. There are also a ground floor and first floor for retailing. It has not been decided just yet but what they can say at the moment is that definitely there will be affordable housing onsite and there is a proposal made to the Council in April so it is all at an early stage.

What have you been advised by the council to provide in the way of affordable housing? What will you expect?

Answer: The final outcome would be reviewed by the council. The Borough has a policy where it is set out the need to achieve 40% or 50% where it is available. It is part of the process we need to go through so the scheme can be delivered.

How would the design be affected if the number of affordable units change? Any flexibility in the initial plan?

Answer: The developers did not give specific response but referred to the design being flexible so it could be readapted on different levels of affordable housing.

Question about open space: There is a nice view of the Church across the road. If you are going back through the street there will be trees (quite high). The pavements will provide a large public space. At the back there is a garden which could be designed without a fence so the community could use it. Normally these type of gardens remind abandoned like in St George Wharf if not open to the public, so not sure is this is benefit to the people

Answer: We want to benefit the people. All our buildings will provide green space, plants and trees. Also there is a very wide pavement and most of the questions from people are that there is not a cafeteria for this area or any commercial activities. So what we want to do is to create the opportunity for activities, jobs, offices in the high street. The courtyard is garden for the residents and they have included this within the scheme itself.

The development seems to be very dark. Question about brightness of the building

Answer: The building is going to be black and bronze. The only part of the building is going to be light is the brick in lighter grey colour. The light reflecting into the brick.

But it will be a much lighter building than the previous building which comprised dark glass and dark material finish.

Question about Green space between the North to the South which is Lambeth

High Street: If you are looking into the plan there is one tree on the area. How significant can be one tree.

Answer: We are dealing with only 70 metres of pavement. We do not have much space, but what we are working with we are doing with quality materials. At the moment there is nothing so we are improving the area considerably linking the space more.

The Chair asked if the developer had met the local Residents Association and said that for consultation to be meaningful it had to produce tangible results. He asked the developer whether this had happened.

Answer: They had just one meeting with the Residents' Association and also individual meeting with residents in the exhibition of the planning. Following some of the questions from the Residents' Association, the design had changed, it was one story lower and the frontage had been pulled back slightly.

A member of the Eustace House Residents' Association clarified there had been one meeting with the Residents' Association but the RA had a number of concerns which remain outstanding. He is in touch with Lambeth planning about this.

Question: How much car parking is there now? **Answer:** 18 spaces

Question: David Boardman commented that employment space had been reduced from 6400 to a 1000 sq metres within the scheme and how this could be justified.

Answer: The developer didn't give a clear answer. Initially it was intended to be of similar levels to the current scheme but following several reviews this had been reduced to current proposed levels. This had been agreed with the Council and was a matter for them.

Question: David Boardman said that a major concern, particularly in the Vauxhall Cluster, is the affordable housing which is supposed to be 40% but lower levels are being agreed by Lambeth Council in response to viability studies that developers and the Council are not releasing for public scrutiny because they are said to be confidential. We don't understand why this is confidential. Government guidelines say that decisions of this sort should not be taken on the basis of secret evidence.

Answer: for this particular scheme the discussion is on going. We understand the concerns but this issue is reviewed by the Council and by independent consultants.

The Chair closed the presentation and thanked the developer team for the extremely useful information and for the good presentation.

Appendix 1 - Kennington Association survey and Oval Neighbourhood Enhancement Programme is attached