

KOV NEIGHBOURHOOD PLAN ADDITIONAL DOCUMENTS



Cover Page:

KOV Neighbourhood Plan

Additional Documents

December 2024

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**KENNINGTON OVAL AND VAUXHALL
NEIGHBOURHOOD PLAN
DECEMBER 2024**



**Additional
Documents**

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A. CONSULTATION STATEMENT

Consultation undertaken in preparation of the Kennington, Oval and Vauxhall Neighbourhood Plan

A.1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) an explanation of how the consultations were conducted
- (c) a summary of the main issues and concerns raised by the persons consulted
- (d) a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

A.5. The aims of the consultation process:

- To involve as many local people as possible throughout the consultation stages in the preparation of the neighbourhood plan so that the Plan was fully informed by the views and knowledge of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events took place at critical points in the process to inform decisions;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure that results of consultation were reported back to local people and available to read as soon as possible after the consultation events.

Consultation programme

A.6. Organisations and venues involved in consultation:

- KOV Forum public meetings
- Annual General Meetings and seasonal events of Friends of Parks, Friends of Libraries, Tenants 'Associations, community and voluntary organisations
- Residents' association events, community halls, churches, summer fetes, farmers market.

A.7. Comments, opinions and responses sought from local people via a survey containing proposals/ideas assembled from local people at community workshops and stalls at community events. The e-copies of the survey were available via the KOV Forum website, distributed online to our membership (850) and hard copies (10,000) distributed to households and community venues such as health centres, libraries,

schools, shops, etc. A QR code and link to the survey was also available on posters displayed in public places.

A.8. The draft objectives and priorities for larger and smaller projects were tested in the first survey. Over 450 local people completed the survey. The results are presented below and formed the essential basis of the draft policies presented in the Pre-Submission Plan. In addition to the quantitative analysis of the summary, the main issues raised were:

- air pollution
- conflict between traffic: motor vehicles, cyclists and pedestrians
- protection of parks and green open spaces
- planning decisions not delivering in the best interests of the community
- too many tall buildings
- need to maximise affordable and social rent housing in new developments
- more support to retain small businesses in the area;
- more facilities for young and elderly, homeless and mentally ill
- increased focus on promoting/retaining active retail at Kennington Cross
- protection of adventure playgrounds and libraries
- need for extra child care facilities to facilitate employment
- requirement for more local training and employment opportunities

Consultation Record

2015

KOV Public Meetings

(Including information/discussion/progress report with reference to the proposal to produce a Neighbourhood Plan)

- 5 February 2015
- 19 March 2015
- 22 April 2015
- 4 June 2015
- 8 October 2015
- 2 December 2015

Public meetings devoted to Neighbourhood Plan discussion and consultation

- 11 March 2015:
Meeting to establish principles for KOV Neighbourhood Plan

- 15 April 2015:
Meeting to establish principles for KOV Neighbourhood Plan
- 13 May 2015:
Meeting to establish principles for KOV Neighbourhood Plan

2016

KOV Public Meetings

(Including information/discussion/progress report with reference to the formulation of the Neighbourhood Plan)

- 23 February 2016
- 14 April 2016
- 16 June 2016
- 13 October 2016

2017

In spring and summer 2017 the results of the Kennington, Oval and Vauxhall Forum public survey were published on the KOV Neighbourhood Forum website and as part of interactive exhibition events focussed on engaging local people in discussions about emerging draft policies.

The exhibition consisted of 12 interactive display boards presenting a first draft of the Neighbourhood Plan policies. The exhibition offered the opportunity to respond to the proposals in the draft Neighbourhood Plan in person. It was also possible to respond to the draft proposals on line using the KOV Forum website.

Visitors to the exhibitions were invited to comment and to approve or disapprove of the proposed Neighbourhood Plan, as presented on the display boards, in writing on sticky notes and/or by placing green, amber or red dots to the boards to signify approval, neither approval or disapproval, or disapproval. The display panels are available on the KOV Forum website (www.kovforum.org.uk). Comments received are reproduced below.

January/February 2017

- KOV Neighbourhood Plan Survey/Questionnaire issued and promoted
- 8,000 Survey/questionnaires delivered door to door in Princes and Oval, and Bishops Wards including social housing estates and street properties (privately owned and private rental)

February 2107

- 25 February 2017
Consultation/Exhibition at Oval Farmers' Market, 50 attending
- 26 February 2017
Consultation/Exhibition at St Mark's Church (following Sunday service), 39 attending
- (See summary of consultation responses below.)

March

- 13 March 2017:
Heart of Kennington, 26 in attendance
- 14 March 2017
Detailed consultation with officers of London Borough of Lambeth
- 18 March 2017:
AGM, Friends of Vauxhall Park, 39 in attendance
- Also March 2017:
 - Spring/Vauxhall Pleasure Gardens. 40 attending.
 - Presentation to Vauxhall One
 - Information shared with Kennington Business Forum

April, May, June

- 23 April 2017:
St Anne's Church, South Lambeth Road, 49 in attendance
- 24 April 2017:
Wyvil Estate Tenants' Association, 25 in attendance
- 27 April 2017:
Public meeting, KOV Forum, Carmelita Centre, 30 attending
- 21 June 2017:
Vauxhall Park Summer Fair (Consultation/engagement stall)
- 24 June 2017:
All Nations Centre, Tyers Street, 20 to 30 in attendance
- 28 June 2017:
Archbishops Park Summer Fete

- 16 October 2017:
Meeting with local authority Planning Department: Review of Local Plan
- 19 October 2017:
AGM, Kennington, Oval and Vauxhall Forum. Report on progress with Neighbourhood Plan.

2018

- 19 March 2018:
Launch of draft KOV Neighbourhood Plan

Presentation of full draft plan by means of an exhibition with invitation/opportunity to comment/respond. Attendance of some 90 individuals throughout the evening.

All attending were presented with a summary of the policies proposed in the draft Neighbourhood Plan
- 20 March 2018:
Draft NP sent to the Council for initial comment on an informal basis
- 28 April 2018:
Consultation event on draft Neighbourhood Plan at Oval Farmers' Market
- 22 October 2018"
Kennington, Oval and Vauxhall Forum Public Meeting
37 in attendance

Presentations from expert speakers on the issue of poor air quality in the area of north Lambeth. Speakers included experts from Friends of the Earth and AECOM with contributions from the Lambeth Cabinet Member for Environment and Clean Air. Presentations were followed by questions and discussion.

The event was streamed on Youtube recorded and the video is available on [youtube.com/@kovforum8413](https://www.youtube.com/@kovforum8413)

B. KOV NEIGHBOURHOOD PLAN CONSULTATION

Consultation responses: 25 and 26 February 2017

Location of consultees

B.1. The majority of responses were from residents located in the vicinity of Kennington Park Road and Kennington Cross. It was agreed to ensure the consultation exhibition reached the north-west and south-west of the KOV area, for example Wyvil Estate, Cotton Gardens Estate, South Lambeth Estate.

Responses

B.2. The responses received can be categorised as follows:

a) General Responses

- Social housing to be prioritised above 'affordable' housing
- Encourage/maintain small, light industrial workshop spaces
- Assess demand for new GP premises
- Comment on communal heating as opposed to individual boilers considered outside the remit of a neighbourhood plan. For discussion and decision among affected residents. However, policies on energy consumption and environmental awareness were incorporated in policies.

b) Community Priority Projects

- Community Infrastructure Levy to fund a Community Development Trust
- Facilities for young people with mental health problems
- Support for proposed new school for children with autism at Lollard Street.
- Integrated education policies and facilities
- Community gardening (City Farm, Roots and Shoots)
- Site of Oval House: after school provision, home work club, child care hub, adventure playground, welfare benefits/debt advice, provision for older people
- Provision for stay at home parents

c) Green Spaces

- Maximise employment/work space
- Services/facilities for homeless people
- New developments to include new green spaces
- Improved pedestrian safety, eg, Harleyford Road
- Play equipment in parks/open spaces
- Resist development on green spaces
- Is there a method to incentivise developers to invest in the future as opposed to selling for a profit and leaving

d) Greener Streets

- Proper maintenance of new greening initiatives an issue (too hit and miss currently, eg, NEP)
- Long term tree maintenance
- Improved coordination of green spaces and traffic management, particularly on minor roads
- More sports provision/pitches
- Improved flood prevention
- Kennington Green, replacement of mature trees
- Incorporate low carbon emission policies

e) Local views

- Gasholders
- Bus station
- River views, along the river and across the river
- Maintain the character of 19th century streets, hence no more high buildings
- Retain space, light and the local urban grain
- Buildings not above nine storeys
- (A portfolio of photographs of local views proposed)

f) Air Quality

- Significant support for proposed policies
- Local congestion charge, no private cars. However, not for inclusion in the NP as not relevant to planning and land use.
- Improved provision of charging points and battery exchange facilities

g) Employment

- General agreement with proposed policies
- Support for improved youth employment initiatives, BME employment initiatives, employment training, modern apprenticeships.
- Maintain/increase small light industrial workshop spaces
- Protect land for light industrial use/employment use
- Community Development Trust to promote/support employment initiatives including light industrial

h) Better design

- Significant support
- Noted: policies exist on prevention of effect of wind tunnels between high buildings

i) Gas holder site

- Maximise low rise, social and affordable housing on the site
- Retention of gas holder did not receive full support (on the basis of the perception that retention might reduce social housing/green space on the site but noted that gas holder Number One now listed)
- No more cycle routes
- Improve pedestrian routes

j) Basement development

- General agreement
- Basement development to be agreed in exceptional circumstances only

k) Royal Vauxhall Tavern

- Agreed to support protection/specific site allocation

Consultation in 2022/2023/2024

2022 (Emerging from the pandemic)

Public consultation meeting held on line as follows:

February 2022

2023

20 July 2023

20 September 2023: Featuring presentations and support from Friends of the Earth and Trees for Cities

2024

21 February 2024: Advertised on a door to door leaflet drop to 2,500 residences and businesses.

27 April 2024: Drop in consultation and information event held at Durning Library

NOTE: Resumption of preparation of Neighbourhood Plan & consultation process

Work on Kennington, Oval and Vauxhall Neighbourhood Plan started again following the pandemic and the redesignation by the local authority of Kennington Oval and Vauxhall Forum as a Neighbourhood Planning Forum, followed by commissioning of professional support

C. RESULTS OF PRE-SUBMISSION CONSULTATION MAY 2024

Survey Responses

- C.1. A survey was undertaken between 8 February - 13 May 2024 alongside the Regulation 14 consultation to gauge local responses to the policies set out in the Kennington Oval and Vauxhall Neighbourhood pre-submission plan which was made available in local libraries and on the KOV website.
- C.2. An online video meeting was held in February to give the community an opportunity to discuss the proposals.
- C.3. All KOV active mailing list members were notified by email and a community leaflet drop was also used to publicise these activities in January and early February 2024. A measure of the success of the campaign is indicated below

Successful email deliveries	648 97.5%
Total opens	1124
Unique opens	347
Unique click through rate	19.6%

- C.4. The high level of opens is related to associated local groups such as Tenants and Residents Association organisers sharing their communications directly to many of their individual members.

Online survey

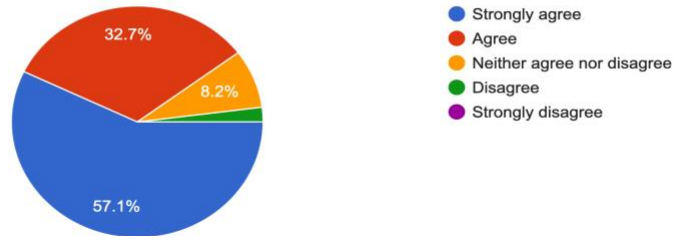
- C.5. At the close of the Regulation 14 on 13 May 2024, 49 responses had been received from individuals including two who submitted on behalf of a community organisation and a private business.
- C.6. There were options for headline agreement, long-answer responses online, or email responses.

Headline levels of agreement

- C.7. The responses were overwhelmingly positive with around 70-90% agreement or strong agreement to all of the policies. In many cases disagreement arose where there was a desire for the policies to go further than specified in the Neighbourhood Plan.

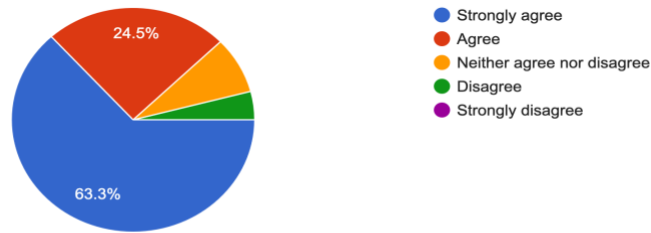
How much do you agree or disagree with the policy set out in KOV1: Local Green Spaces

49 responses



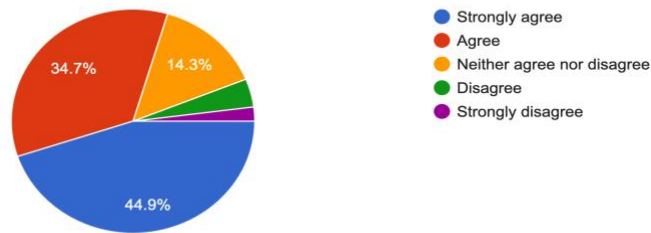
How much do you agree or disagree with the policy set out in KOV2: Improving Air Quality?

49 responses



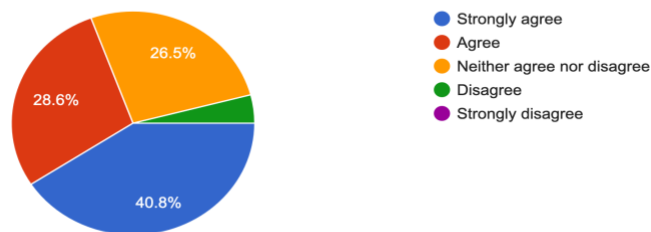
How much do you agree or disagree with the policy set out in KOV3: Local Centres?

49 responses



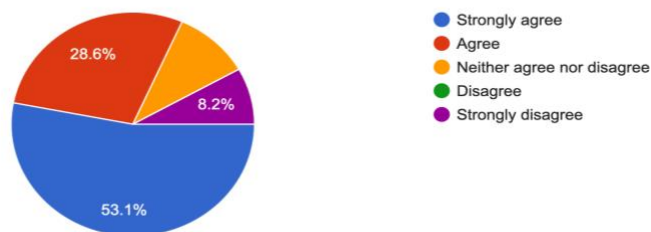
How much do you agree or disagree with the policy set out in KOV4: Community Assets?

49 responses



How much do you agree or disagree with the policy set out in KOV5: Important Local Views?

49 responses



Written survey responses from the community

Policy Areas	Summary of key issues/concerns	How the issues have been addressed
KOV 1 Local Green Spaces	Most respondents agreed with the policy, only disagreeing where they wanted to see more Local Green Spaces designated.	<i>Loss of light and overshadowing of local green spaces is clearly a concern for the community and is acknowledged by the Forum, however the policy can only provide the designation for the space itself and it is only compliance with the relevant policies in the Local Plan which can address these concerns.</i> <i>It is noted that Policy H5 in the Lambeth Plan provides standards for the creation of new amenity spaces (both private and communal)</i>
KOV 1 Local Green Spaces	One comment relates to the costs of maintaining and improving open spaces where development impacts their usage.	<i>Whilst the KOV Neighbourhood Forum is unable to directly access the neighbourhood portion of the Community Infrastructure Levy (for parish areas only) with a NP in place the neighbourhood portion for the KOV area increases from 15% capped per dwelling) to 25% and in Lambeth this should only be spent locally following consultation with the community; it is recommended that the Forum is the appropriate consultation body for this as it is best placed to ensure the funds are spent as the community would wish, including maintenance and updating of play equipment.</i>
KOV 2 Improving Air Quality	Most respondents agreed with the policy. There were a number of comments which relate to traffic speeds, vehicle noise and 'abandonment' of hire bikes on local roads.	<i>Unfortunately these issues lie outside the scope of the neighbourhood plan.</i>
KOV 2 Improving Air Quality	Some comments refer to placing a greater emphasis on cycling as well as walking.	<i>These comments have been taken into account and in response the Neighbourhood Plan includes equal emphasis on cycling as well as walking, within this policy.</i>
KOV 2 Improving Air Quality	One comment suggests the NP should seek to address the main roads, commercial and delivery vehicles, rather than focusing on local residential areas; however,	<i>The strategic road network is unable to be considered within the KOV NP. The only way the NP can address air quality relating to vehicles is in direct relation to design of development within the NP area.</i>

Policy Areas	Summary of key issues/concerns	How the issues have been addressed
KOV 2 Improving Air Quality	The importance of street trees was brought up as an issue	<i>This is recognised in the supporting text of the Lambeth Plan that the Council who control these areas, will seek opportunities for the planting of more street trees, so it is felt that this area is adequately covered in terms of existing policy.</i>
KOV 2 Improving Air Quality	A respondent commented that large (tourist) coaches are a particular issue and should be electric vehicles.	<i>It is beyond the ability of the KOV NP to legislate (ULEZ/LEZ emissions are managed by TfL) but it is hoped that KOV2 will help air quality issues where they relate to proposed developments.</i>
KOV 3 Local Centres	There were very few comments on this policy area, with the majority of respondents strongly agreeing with the principle of protecting local centres. A number of comments raised felt more areas should be identified	<i>Most local centres are detailed in policy ED11 of the Lambeth Plan and the NP policy reflects a location which was not included in the Local Plan in order to provide it with an equal level of protection to that afforded to other locations.</i>
KOV 3 Local Centres	Concern was expressed about the mix of shops in Local Centres, for example chain stores, betting shops.	<i>There are permitted changes of use with class E units which do not require planning permission (i.e., one type of shop to another, commercial to residential) which limits the level of planning control relating to these locations.</i>
KOV 4 Community Infrastructure Premises	Respondents were either very supportive of this policy or had no view either way. There were comments identifying specific buildings and spaces which it felt could be added but one respondent felt it was not appropriate to list identified public houses within the policy.	<i>The NP identified a small number of public houses where it was felt that they did have a role to play as a focus within the community, rather than more generic drinking establishments. It is acknowledged that whilst classified as commercial, they can bring local people together, provide local employment and reduce social isolation. As such it is appropriate to leave these locations in the policy.</i>
KOV 4 Community Infrastructure Premises	One comment related to industrial land and safeguarding it in the same way as community assets,	<i>This is beyond the scope of this policy area.</i>

Policy Areas	Summary of key issues/concerns	How the issues have been addressed
KOV 5 Important Local Views	There was support for this policy but some comments indicated confusion over which views had been included and which had not.	<i>Amendments to the NP made as a result to address this by noting the panoramas, landmark silhouettes and roof-scape views within the KOV NP area which are covered by the Lambeth Local Views SPD to demonstrate that they have not been omitted and that KOV5 now provides further local definition.</i>
KOV1, KOV2 and KOV5	A number of respondents raised concern over the future of the London Fire Brigade site on the Albert Embankment and how policies could influence future development.	<p><i>The purpose of the KOV NP is indeed to influence development ideas for the benefit of the community and the policies in the NP will work alongside the Lambeth Plan and London Plan to shape future delivery of the redevelopment of sites such as this. The London Fire Brigade site is identified as Site 10 in the Lambeth Local Plan which sets out the heritage constraints and design principles as a mixed-use site.</i></p> <p><i>Proposals for this location (or indeed any other) will need to demonstrate compliance with the policies within the Neighbourhood Plan. In relation to the Fire Brigade site, the Neighbourhood Forum will continue to seek meaningful community engagement on future proposals.</i></p>

General comments from respondents to the survey

- C.8. There were a few comments in this section and most related to non-Neighbourhood Plan matters which will be addressed by the Forum where possible
- C.9. A respondent suggested that the “Nine Elms” development might be referenced in the foreword or supporting text.
- C.10. A respondent supported the NP and described individual experiences of the ‘planning’ system. The respondent raised concern on a number of issues which cannot be addressed directly through the policies within the Plan but could be matters for the Forum to take forward on behalf of the community in due course.
- C.11. There was some expectation of a planning document with development proposals. The KOV Neighbourhood Plan does not allocate specific sites but has created policies which are designed to complement and add local context to the Local Plan, not to undermine or conflict with the Local Plan. These urban design matters are covered within Policy Q7 of the Lambeth Plan but the Neighbourhood Forum has and will continue to represent the local community where development proposals do not comply with this policy.

- C.12. Some comments did relate to current specific planning applications and as such the response did not relate to the Regulation 14 Consultation on the KOV NP.
- C.13. Suggestion related to limiting hotels and their regulation in terms of licensing and their activities are beyond the scope of the NP (see Policy ED8 Lambeth Local Plan) but acknowledged by the Neighbourhood Forum.
- C.14. There was a general level of concern about the gentrification of the area, the lack of affordable housing and the low light levels from tall towers overshadowing. Respondents would like to see more council houses and affordable key worker accommodation, reuse and retrofitting of buildings for key worker housing, better maintenance of council estates and council services being brought back in house. A number of these issues cannot be addressed by planning policy, although, the starting point for affordable housing provision is contained in Lambeth Plan Policy H2. The Neighbourhood Forum has and will continue to represent the local community in advocating for better council services and affordable housing provision.

D. RESPONSE TO STATUTORY BODY REPRESENTATIONS

- D.1. Summary of the representations made by the statutory bodies on the Pre-Submission version of the Kennington, Oval and Vauxhall Neighbourhood Plan (KOV NP) during the ‘Regulation 14’ consultation period and modifications made to the KOV NP in response before submission to the local planning authority, London Borough of Lambeth.

Representations

- D.2. Representations were received from:
- Friends of Vauxhall Park
 - Historic England
 - London Borough of Lambeth
 - Lambeth Village
 - London Borough of Southwark
 - Places For London
 - Transport for London
 - Natural England
 - Environment Agency
 - Sport England
 - National Highways
 - National Grid Electric Transmission
 - National Gas Transmission
- D.3. Other statutory consultees (as provided by Lambeth Council and listed in this Consultation Statement) were consulted but none made representations.
- D.4. Representations from Natural England, Environment Agency, Sport England, National Highways, National Grid Electric Transmission and National Gas Transmission raised no specific issues on the KOV Neighbourhood Plan.
- D.5. Representations include suggested modifications to policies and supporting text of the document. Those referencing editorial updates were addressed in finalising the document.

Transport for London

- D.6. Transport for London noted its support for KOV2 (Improving Air Quality) stating that in addition to freight consolidation they would support ‘*off street loading and servicing within development sites to free up scarce kerb space for active travel and buses*’ subsequently added to the supporting text. The response also notes TfL support for the increased permeability of sites to improve walking and cycling connectivity.

London Borough of Southwark

- D.7. The representation from the London Borough of Southwark raised one issue to which an objection was lodged. In relation to KOV5 (Important Local Views) View C, Kennington Park Road into the City of London, the Southwark Plan Policy P17 (Tall Buildings) covers part of this view and therefore View C conflicted with the Southwark Plan. The policy wording was subsequently updated to remove this conflict by removing reference to the middle ground, which falls within the LB of Southwark. In response, the text was also amended to state that there is an expectation for tall building development within the view where it extends beyond the KOV NP boundary into Southwark in accordance with Southwark Plan Policy

Friends of Vauxhall Park

- D.8. The representation by Friends of Vauxhall Park suggested updating the information about the Park's facilities with photographs, subsequently incorporated in the Neighbourhood Plan.

Lambeth Village

- D.9. The representation by Lambeth Village suggested a number of editorial updates specifically on matters of daylight, wind tunnelling, heritage and the need for appropriate green spaces, subsequently included in the supporting text. Lambeth Village also suggested inclusion of an additional Local Centre (Black Prince) however, this is already identified in the Lambeth Plan. With reference to Local Views, KOV 5, an additional view was proposed and whilst appreciating the historic link the view would not qualify in terms of the policy context. Lambeth Village also usefully provided an update on the detail for Old Paradise Gardens which was incorporated.

Historic England

- D.10. Historic England suggested editorial updates to the draft objectives narrative to highlight heritage. Further references to heritage have been incorporated. Historic England also noted that the Policies Map did not identify the conservation areas within the KOV Neighbourhood Plan area, this is due to the fact that there is no policy relating specifically to the Conservation Areas, these are identified within the Lambeth Local Plan.
- D.11. In relation to KOV 3 (Local Centres) Historic England suggested an extension of Local Centre 2 to incorporate the southern retail terrace. Given comments from the London Borough of Lambeth, this Local Centre was removed from the KOV Neighbourhood Plan.
- D.12. In reference to the detail for KOV4 Community Assets in the relevant appendix, Historic England recommended inclusion of supplementary wording, where relevant, to note any heritage value attached to these buildings. Appropriate wording subsequently incorporated.

- D.13. Historic England suggested KOV 5 be clarified with further evidence, illustration and identification, including view cones (a recommendation also made by Lambeth in its response). This additional detail was subsequently incorporated in the KOV 5 policy wording, to place an “onus of new development to provide accurate visualisations by providing key viewing points illustrated in the Plan to help ensure clear information is provided.”

London Borough of Lambeth

Policy KOV1 (Local Green Spaces)

- D.14. Lambeth suggested that details of land ownership for the proposed Local Green Spaces be included within the Appendix. It is understood that all but one of the sites are owned by Lambeth Council and the Parks Department was contacted prior to the Regulation 14 to advise of the policies including the Local Green Spaces Policy.
- D.15. NPPF references were updated to reflect the December 2023 version.
- D.16. The full report giving details of the Local Green Spaces is within the relevant Appendix to the Neighbourhood Plan
- D.17. Following a comment from Lambeth, the Neighbourhood Plan includes reference to Lambeth Walk Open Space also as ‘Lambeth Walk Doorstep Green’
- D.18. Lambeth suggested additional wording be added to demonstrate what additional benefit can be given by this policy rather than relying upon EN1 in the Local Plan. The supporting text was amended with additional wording to articulate that the Neighbourhood Plan provides a level of granularity which is not found in the Local Plan through individual identification of each site with details as to justify designation.

KOV 2 Improving Air Quality

- D.19. Lambeth recommended Policy KOV2 (Improving Air Quality) be amended to reference and give equal priority to cycling as well as walking to reflect the Mayor’s Healthy Streets Approach (London Plan Policy T2). Lambeth also recommended that the requirement for developments adjoining greenways to contribute to improvements in air quality, duplicates part one of the policy so should be removed for conciseness and clarity. Lambeth suggested inclusion in KOV2 reference to the Healthy Routes Network in order to acknowledge the wider context and how the greenways relate to the HRN, plus the need to reduce traffic in local neighbourhoods. In response, the policy wording and supporting text was amended appropriately.

KOV 3 Local Shops and Services

- D.20. Since the initial drafting of the KOV Neighbourhood Plan, the Lambeth Local Plan 2021 identified and defined two of the Local Centres detailed in KOV3: “Clapham Road to Kennington Park Road” and “South Lambeth Road”. These two Local Centres have therefore, been removed from the Neighbourhood Plan as they are adequately defined within the Local Plan, retaining Kennington Cross.

- D.21. The Policy title has been amended to Local Shops and Services to avoid confusion with Local Centres within the Local Plan.
- D.22. Also, in response to comments from the London Borough of Lambeth up to date evidence was assembled from local people while on the street using the shops and services in the area. The survey revealed that local residents and visitors valued the facilities in the local area and wished to see them retained and enhanced where possible. The value of a vibrant, thriving local economy was understood, as was the opportunity for community connection. Residents appreciated independent local shops and services as opposed to big brands. The existence of a warm and welcoming LGBT community was noted. A local resident commented on the area as ‘lively but not too noisy’ Another that ‘local shops and many of the amenities: pubs in the area are less expensive than in surrounding areas’. Residents were enthusiastic about the local area and keen to protect the local shops/services which help meet the day to day needs of residents and support the principle of 15-minute neighbourhoods, safeguarding the ability of local people in the immediate vicinity to access convenience goods and local services on foot or by bicycle.
- D.23. Lambeth has also queried the second part of the policy relating to any requirement to make improvement to public realm space but in support of London Plan T2 Healthy Streets, development plans should *“identify opportunities to improve the balance of space given to people to dwell...so space is used more efficiently and streets are greener and more pleasant.”* People use spaces outside of shops and local services to meet and engage. They are important for community interaction and cohesion. As such, if the uses of these buildings change, then there should be alternative provision made, through improvement to the public realm as close to the location as possible to mitigate this loss.

KOV 4 (Community Assets)

- D.24. In response to comments from Lambeth, the Policy in the Neighbourhood Plan was renamed Community Infrastructure to align more closely with the Local Plan.
- D.25. Lambeth suggested naming the Assets in the policy wording along with details of each location for ease of reference. This amendment was incorporated in the Neighbourhood Plan with individual locations reflected in the Policies Map.
- D.26. Lambeth recommended that the second part of the policy wording should provide more local distinctiveness, rather than relying upon the existing strategic policies in relation to community facilities and public houses. The policy wording was subsequently amended in response.

KOV 5 (Important Local Views)

- D.27. Lambeth suggested changes to the definition of two of the Views plus incorporating additional wording within the policy to provide more detail on each View. The Policy was amended in response.

- D.28. Lambeth also suggested structuring the supporting text on the views to align with the format of Lambeth's Draft Local Views SPD (January 2024) in order to ensure a degree of consistency. This additional information was added.
- D.29. Lambeth questioned the inclusion of the view from Vauxhall Station to Oval Cricket Ground due to existing conservation area designations. However, the SPD also contains important views which fall within conservation areas. Given the local importance of the view itself, the designation of this as an Important Local View provides an additional safeguard from inappropriate development which may harm the panorama.

Places for London

- D.30. Places for London also made a representation in respect of Policy KOV5 in relation to Important Views A and B, requesting the views be more clearly defined, which was achieved with the amendments to the policy wording and supporting text in response to recommendations from the London Borough of Lambeth. Places for London suggested that existing and approved developments which fall within these two important views are noted in the supporting text. Text amended accordingly.
- D.31. The representations were generally supportive of the KOV Neighbourhood Plan.

E. CONSULTATION COMMUNICATIONS TO RESIDENTS

The following includes examples of the types of communications from 2018 to 2024 between the KOV Forum organisation, its members and the wider community covered by the Kennington, Oval and Vauxhall area designated by the Neighbourhood Plan.

In addition to the nearly 700 households on the KOV email membership database, which receive all communications electronically, the Forum also makes provision for those without digital access and place copies in local libraries and local shops.

Information is also disseminated via estate noticeboards and local tenants' and residents' associations. On a number of occasions, leaflets have been printed and delivered by hand throughout the area.



Annual General Meeting

Monday, 22 October 2018 at 6:30 p.m.

[The Foundry, 17 Oval Way, London SE11 5RR](#)

(Just Behind Big Yellow Storage & Lilian Bayliss Technology School)

FOR DISCUSSION:

AIR POLLUTION IN OUR AREA – WHAT CAN WE DO?

With a variety of Speakers including Friends of the Earth,
cycling leaders and others.



Agenda

- Welcome, introductions, apologies for absence
- Minutes
- Annual Reports
- Annual Accounts
- Elections to the KOV Board
- AIR POLLUTION SPEAKERS FOLLOWED BY Q&A
- Any other business.



Kennington Oval and Vauxhall Neighbourhood Planning Forum
18:30 on Thursday, 17th February 2022
Via Zoom app or your browser

[Click to add meeting to your calendar](#)

[Click here to enter the Zoom meeting](#)

Dear Friends and Neighbours,

KOV invites you to a scheduled Zoom meeting.

Topic: Kennington, Oval and Vauxhall Neighbourhood Forum

Time: Feb 17, 2022 06:30 PM London

Join Zoom Meeting link:

<https://us02web.zoom.us/j/81662319300?pwd=Zzc1bDI0cVpFNnpXSWY3ek1CYzlvZz09>

Meeting ID: 816 6231 9300

Passcode: 558120

Please join the Kennington, Oval and Vauxhall Neighbourhood Forum to discuss production of a refreshed version of the Kennington Oval and Vauxhall Neighbourhood Plan.

Over the last year or so the constraints associated with the pandemic caused a delay with finalising the Neighbourhood Plan. The Plan had been created and consulted on at length over several years and it was hoped it was in the final stages. Consultants were commissioned to support production of a final version. However, also, during the last year or so, Lambeth Council produced and approved a new Local Plan, the GLA completed a new London Plan and the government reviewed the NPPF, National Planning Policy Framework. There was also a delay with the Council redesignating the Forum as a Neighbourhood Planning Forum. The Forum was first registered with the Council as a Neighbourhood Planning Forum in 2015, and as such registration lasts five years, an application for redesignation had to be made.

It is essential to align the Neighbourhood Plan with the Lambeth Local Plan, the London Plan and National Planning Policy Guidance, therefore, following discussion with the planning consultant, it was agreed the KOV Neighbourhood Plan should be reviewed to ensure it is up to date and, as required, in line with those newly published planning documents.

We wish to embark on consultation about the revised version of the Neighbourhood Plan. It is proposed to base it on the issues of importance to our community as discussed in detail and agreed during the consultation process undertaken in order to produce the existing version of the Neighbourhood Plan. Key issues of particular concern to the local community identified through detailed discussion and consultation for inclusion in a Neighbourhood Plan are, for example:

- Air pollution and improving air quality
- Green infrastructure network
- Protection and enhancement of green spaces
- Protection and enhancement of local centres.

Please join us at the meeting to discuss key themes and issues for inclusion in the revised Plan.

There is an opportunity to join the Steering Group to help to guide production of this new version of the Neighbourhood Plan. Please attend the meeting to discuss contributing to the Steering Group or contact forumkov@gmail.com or emmevers@live.co.uk to express an interest.

We look forward to welcoming you to the meeting.
Best wishes.
Kennington, Oval and Vauxhall Neighbourhood Planning Forum

forumkov@gmail.com
@kovforum
<https://www.facebook.com/KovForum/>



Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

Kennington Oval and Vauxhall

Your Neighbourhood *Your* Plan

To get involved:



forumkov@gmail.com





KENNINGTON, OVAL & VAUXHALL NEIGHBOURHOOD PLANNING FORUM

**** JOIN US ****

Your perspective as a member of the community is important. Local ideas are the fundamental building blocks of a Neighbourhood Plan.

A Steering Group is reviewing the Neighbourhood Plan, embarked on in 2015, to bring it up to date. Now further consultation is necessary to ensure it reflects the current interests and concerns of our residential community and local businesses.

The Neighbourhood Plan will:

- help to protect and enhance our valued green open spaces
- increase and improve green infrastructure
- recommend measures to deal with air pollution and improve air quality

Join the Steering Group to help to produce a Neighbourhood Plan for our community, a Plan which the community understands and supports. Be as active and involved as suits you.

To volunteer to join us contact:



forumkov@gmail.com



Meeting of
Kennington, Oval and Vauxhall
Neighbourhood Forum

1830, 20 September 2023

Online [Zoom Meeting](#) ← [click the link to go directly to the meeting](#)

OR

[Click to add to calendar](#)

THE AIR WE BREATHE: Air pollution affects us all

The health impact of air pollution

The previous draft of the Kennington, Oval and Vauxhall Neighbourhood Plan responded to the wishes of the local community to support action to improve air quality.

Join us to discuss a new draft of the Neighbourhood Plan.

The new draft is intended to focus on the critical importance of the environment, including, of course, air quality

Invited guests are:



As we know, the Kennington, Oval and Vauxhall area benefits from excellent transport infrastructure, road, rail, underground, river and bus, including Vauxhall bus station, the second busiest in London. However, the price to pay for this transport infrastructure is poor air quality.

Although, (at the time of the previous draft of the Neighbourhood Plan), 60% of local households had no access to the motor car, the main source of air pollution in the area was from road traffic.

The draft Neighbourhood Plan was ahead of its time in that it strongly supported all necessary measures leading to a significant increase in local air quality monitoring stations and sharing of real-time information with the public.

The draft also supported 'reductions in total volume of vehicle emissions' through a range of measures also supported by Lambeth Council and the GLA, including vehicle emission reduction technology, plus reduction in the number of vehicles passing through our neighbourhood.

[Mums for Lungs](#), a network of people who care about air pollution, established in Brixton, London in 2017, publishes information about air quality, including: There are clear associations between air pollution and a number of health conditions. The two pollutants of most concern are nitrogen dioxide and particulate matter. Other dangerous pollutants include ozone and sulphur dioxide. Road transport is estimated to be responsible for about 50% of NO2 emissions in London, and 33% of nitrogen oxides in the UK.

Join us on 20 September to discuss and contribute to an up-to-date version of the KOV Neighbourhood Plan

For further information view at kovforum.org.uk

forumkov@gmail.com

@kovforum

<https://www.facebook.com/KovForum/>

[View this email in your browser](#)



KENNINGTON OVAL & VAUXHALL FORUM



The proposed KOV Plan is ready!

Thank you for taking the time to read this leaflet, which has been produced by the Kennington, Oval and Vauxhall (KOV) Neighbourhood Forum Planning Group in consultation with local residents, businesses, organisations and community groups.

Our Neighbourhood Plan, produced in partnership with the local community, proposes policies to support health and wellbeing for implementation in coordination with developments affecting our area. We welcome development which creates the jobs and housing we need, improves our environment and public amenities, offers much needed infrastructure and which also complies with the aspirations of Lambeth Council, the Greater London Authority and central government.

Our area has seen intensive development over the last decade but despite the existing planning guidance the area has not seen commensurate benefits. So, we seek to protect our area from future inappropriate development through more specific details as set out in this plan.

This Neighbourhood Plan is the result of substantial work by many committed individuals, with the encouragement and participation of the community, who wish to take the opportunity afforded by the Localism Act to support positive change.

We intend this plan to last for the next decade or so.



Give your feedback live
at our online meeting

Wednesday, 21 Feb, 6:30pm

Go to: kovforum.org.uk
or just scan the QR code.

Join the conversation
Voice your ideas
Empower your community



kovforum.org.uk

What is Regulation 14?

The KOV Neighbourhood Plan is subject to public consultation (called a Regulation 14) and as such we are asking you for your comments on the proposal. The consultation has to be worded and carried out in a certain way in accordance with set regulations, but don't be put off by all the dry wording. *Please do respond.*

This consultation will run for the next 6 weeks and once everyone's comments have been received, we review the proposal, make relevant alterations and then submit a final version to Lambeth Council as the Local Planning Authority. Lambeth will then also carry out a further consultation and review before submitting our plan to an appointed external examiner for approval.

Once approved by the examiner, the KOV Neighbourhood Plan will be put back to the local community for a referendum.

Thank you again for taking the time to read this. We look forward to hearing from you.

Representations on the proposals should be received by the closing date of 27 March 2024

Where to view the Plan and respond



The proposal document will be available on the website, or the link below from 29 January 2024. Scan the QR code with your smartphone or tablet for quick access.

View/download the
KOV Neighbourhood Plan



bit.ly/kovplan

Printed copies of the Plan can be viewed at the following locations (please check opening times):

- ◆ Tate South Lambeth &
- ◆ Durning Libraries

How to make representations



The simplest way to make representations is to fill out our online form by 27 March.

You can fill it in as a simple check box survey or add extra detail in the optional extended answer box for each policy in the Plan.

Scan the QR code or go to this link ➔

Take a quick survey or
give full feedback here



bit.ly/kovfeedback

SPECIAL ARRANGEMENTS

For those who cannot access libraries or the online documents, we can make special arrangements for a copies to be sent to you via Royal Mail. Please provide your contact details and postal address by writing to us at:

**KOV Neighbourhood Plan
Box 77
334 Kennington Lane
Vauxhall
London SE11 5HY**

If you have difficulty using the online consultation form you can also write or email us using the subject field "KOV Regulation 14 response": kovplan@gmail.com

[Go to kovforum.org.uk](https://kovforum.org.uk)

[View the KOV Neighbourhood Plan](#)

[Give your feedback on the Plan](#)



Hear more and give your feedback
Wednesday 6:30 pm
21 February 2024
[CLICK TO ADD TO YOUR CALENDAR](#)

Dear Friends and Neighbours,

The Proposed Neighbourhood Plan Is Ready!

kovforum.org.uk [View the plan](#) [Give your feedback](#)

Thank you for taking the time to read this leaflet, which has been produced by the Kennington, Oval and Vauxhall (KOV) Neighbourhood Forum Planning Group in consultation with local residents, businesses, organisations and community groups.

Our Neighbourhood Plan proposes policies to support health and wellbeing for implementation in coordination with developments affecting our area. We welcome development which creates the jobs and housing we need, improves our environment and public amenities, offers much needed infrastructure and which also complies with the aspirations of Lambeth Council, the Greater London Authority and central government. Our area has seen intensive development over the last decade but despite the existing planning guidance the area has not seen commensurate benefits. So, we seek to protect our area from future inappropriate development through more specific details as set out in this plan.

This Neighbourhood Plan is the result of substantial work by many committed individuals, with the encouragement and participation of and in partnership with the local community, who wish to take the opportunity afforded by the Localism Act to support positive change.

We intend this plan to last for the next decade or so.

WHERE TO VIEW THE PLAN AND RESPOND

kovforum.org.uk [View the plan](#) [Give your feedback](#)

The Plan proposal will be available on the website, or the link below from 01 Feb 2024.

Scan the QR code below with your smart phone for quick access. Printed copies of the Plan can be viewed at the following locations (check opening times using the links or phone):

- [Tate South Lambeth Library](#) ☎ 020 7926 0710
- [Durning Library](#) ☎ 020 7926 8682

WHAT IS A REGULATION 14?

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This consultation will run for the next 6 weeks and once everyone's comments have been received, we review the proposal, make relevant alterations and then submit a final version to Lambeth Council as the Local Planning Authority. Lambeth will then also carry out a further consultation and review before submitting our plan to an appointed external examiner for approval.

Once approved by the examiner, the KOV Neighbourhood Plan will be put back to the local community for a referendum.

Thank you again for taking the time to read this. We look forward to hearing from you. Representations on the proposals should be received by the closing date of 27 March 2024

HOW TO MAKE REPRESENTATIONS

The simplest way to make representations is to fill out our online form by 27 March.

Fill it in as a simple check box survey or add extra detail in the optional extended answer box for each policy in the Plan.

kovforum.org.uk [View the plan](#) [Give your feedback](#)

SPECIAL ARRANGEMENTS

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Please provide your contact details including postal address by writing to us at:

Box 77
334 Kennington Lane
Vauxhall
London SE11 5HY

If you have difficulty using the online consultation form you can also write or email us using the subject field "KOV Regulation 14 response":

kovplan@gmail.com

Add KOV Plan Consultation Meeting to your calendar

[Apple](#) [Google](#) [Office 365](#) [Outlook](#) [Outlook.com](#) [Yahoo](#)

Powered by [AddEvent](#)

[Click here to join the meeting from:](#)

**6:30 pm Wednesday
21 February 2024**

Join our Zoom feedback meeting to add your views to the policies that have been developed for the current pre-submission version of the Kennington Oval and Vauxhall Neighbourhood Plan.

Click the link of your device's calendar above to add a meeting reminder on your desktop computer or smart phone.

Alternatively, **download** the [ICS iCalendar invitation file](#) here then **open** it.

If you click on the ZOOM LIVE image below from 6:30 pm, you will be able to join meeting. (If you click beforehand you will end up in a holding area until it is activated.)

Alternatively view the Plan and access all the above links and other information it on our website: kovforum.org.uk





GREAT NEWS!

The KOV Neighbourhood Plan has entered the formal consultation period. Below is the formal letter inviting responses from all statutory consultees and everyone in the wider community.

Deadline for all comments is

13 May 2024

The plan is on our website:

kovforum.org.uk/full-neighbourhood-plan

as are the shorter separate policies

Please use the online response form to comment on the policies here:

bit.ly/kovfeedback

or email us: kov@kovforum.org.uk

24 March 2024

Dear Consultee

**The Neighbourhood Planning (General) Regulations (2012):
Notification of Regulation 14 Public Consultation**

The Kennington, Oval and Vauxhall Neighbourhood Plan Forum has now reached the pre-submission stage of the Kennington, Oval and Vauxhall (KOV) Neighbourhood Plan and we are pleased to make the document available for consultation from 25 March 2024 to 13 May 2024.

Details of the Pre-Submission KOV Neighbourhood Plan can be viewed on our web site at:

kovforum.org.uk/full-neighbourhood-plan

In addition, printed copies are available for viewing at:

- Durning Library, 167 Kennington Lane, London SE11 4HF
- Tate South Lambeth Library, 180 South Lambeth Road, London SW8 1QP

We invite you to make comments or raise any queries on the KOV Neighbourhood Plan . Please do so by email to kov@kovforum.org.uk by the **deadline of 13 May 2024**.

If you wish to communicate in writing, please do so to KOV Neighbourhood Forum at the following address:

KOV Forum
Box 77
334 Kennington Lane
Vauxhall
London SE11 5HY

Your consultation responses will be used to inform the final version of the KOV Neighbourhood Plan. It is not possible to accept anonymous representations and any comments received after 13 May cannot be accepted.

The details of all respondents will be held on a database maintained by the KOV Neighbourhood Forum. The database will be used solely for matters relating to the Neighbourhood Plan.

Regards,

Byron R. Green
KOV Forum Secretary

On behalf of the Kennington, Oval and Vauxhall Neighbourhood plan steering group

kov@kovforum.org.uk

[@kovforum](#)

<https://www.facebook.com/KovForum/>



*Drop-in and
say hi!*

*Arrive when you
can, stay as long
as you need*

Dear KOV Forum member,

This weekend there will be a **drop-in** opportunity for KOV members and residents to ask questions and discuss the proposed Kennington Oval and Vauxhall Neighbourhood Plan.

This will be an informal event to meet other members and raise any questions directly with the Plan steering group.

Venue	Durning Library 167 Kennington Lane London SE11 4HF (map)
Date	Saturday, 27th April 2024
Time	Between 2:30 & 4 pm

Important links:

The Plan: kovforum.org.uk/full-neighbourhood-plan

Plan policies: kovforum.org.uk/kov-plan-policies

Respond with comments by **13 May 2024** preferably [using this link](#).

Alternatively, email your response to kov@kovforum.org.uk
or send written comments to the postal address below

We hope to see you there!

Regards,

Byron R. Green
KOV Forum Secretary

On behalf of the Kennington, Oval and Vauxhall Neighbourhood plan steering group

KOV Forum: Box 77, 334 Kennington Lane, London SE11 5HY

kov@kovforum.org.uk

@kovforum

<https://www.facebook.com/KovForum/>



[Click here to respond](#)

Only 24 hours remaining, please respond ...

... to the proposed Kennington Oval and Vauxhall Neighbourhood Plan consultation.

It takes just **five minutes** to fill in the simple survey!

To respond online by Tuesday, 14 May, click the button above or go to this link [here](#)

Alternatively email your response to kov@kovforum.org.uk or access the online form, the full Plan and additional information on the KOV Forum website: kovforum.org.uk

Thank you for your contribution to this community effort!

[Go to kovforum.org.uk](http://kovforum.org.uk)

[Click here to respond to the Plan](#)

[View the KOV Neighbourhood Plan](#)

forumkov@gmail.com
@kovforum
<https://www.facebook.com/KovForum/>



Want to change how you receive these emails?

F. BASIC CONDITIONS STATEMENT - 25TH JULY 2024



The Basic Conditions Statement was prepared
by consultants O’Neill Homer(ONH)
on behalf of the Kennington Oval & Vauxhall Forum

See separate file

G. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

SCREENING REPORT



The screening report was prepared
by the London Borough of Lambeth
in response to the Regulation 14 pre-submission
Kennington Oval and Vauxhall Forum Neighbourhood Plan

See separate file