



**KENNINGTON, OVAL AND
VAUXHALL
NEIGHBOURHOOD PLAN**

Draft for Consultation

Executive Summary

Policy Summary

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KENNINGTON OVAL AND VAUXHALL NEIGHBOURHOOD PLAN

This Neighbourhood Plan, produced in partnership with the community of Kennington, Oval and Vauxhall, promotes genuinely sustainable planning gain alongside new housing and commercial construction, to ensure that our mixed community thrives. We welcome development that creates jobs and housing, improves our public amenities and offers much-needed infrastructure which also comply with many of Lambeth Council, the GLA and Central Government aspirations.

Our area has seen intensive development over the last decade but despite the existing planning guidance the area has not seen commensurate benefits provided. So we seek to protect our area from future inappropriate and exploitative development through more specific details as set out in this plan. We intend this plan to last for the next 15 years.

Our area straddles the Central Activities Zone and congestion charge boundaries, and is bordered by the Thames along the Albert Embankment including the northern part of the Vauxhall Nine Elms Battersea Opportunity Area. We recognise this is an urban area with excellent access to transport, but also a crowded area with limited green space, poor air quality and where the transport infrastructure and other public amenities are operating at capacity. Significant social inequality in the area is increasing and must be redressed if the community is to thrive.

The recent intense decade of development in the Opportunity Area, (now rebadged 'Nine Elms on the South Bank' for promotional reasons, to the irritation of the indigenous population) was triggered by Minister approval in 2005 of the 180m tall St George Tower, contrary to the advice of Lambeth Council and the Planning Inspector, who expressed concern that, cumulatively, the indiscriminate scattering of very tall buildings across the skyline would be likely to cause visual harm to the Westminster World Heritage Site. It has.

The cumulative development of successive tall residential towers (the Vauxhall Cluster) has demonstrated the difficulty of making the community voice heard with numerous objections over-ruled and ignored.

Developments regularly breach development plan guidance as regards some or all of height, density, and retention of employment floor space, while providing little mitigating public open space. More importantly 'under plan' levels of affordable housing have been justified by confidential economic viability studies, never exposed to public scrutiny, thus undermining the creation of much needed housing. As one of many examples, the St George Tower, demonstrates how this adherence to the letter of planning policy and the confidential transactions on viability assessment, delivers high status, low occupancy residential property, predominantly owned and kept vacant by remote investment interests without provision of adequate compensatory infrastructure.

The Vauxhall gyratory gives the area a highly polluted 'harsh, traffic dominated' character. At the time of writing, this remains ugly, hostile and notoriously polluted, yet TfL gained planning approval for an unpopular scheme after the Council waived the requirement to undertake an Environmental Impact Assessment, thus curtailing public scrutiny.

Through the Localism Act, the government has introduced the community right to do neighbourhood planning. As the official guidance says, it 'is a new way for communities to decide the future of the places where they live and work. They will be able to: -

- choose where they want new homes, shops and offices to be built
- have their say on what those new buildings should look like and what infrastructure should be provided
- grant planning permission for the new buildings they want to see go ahead'

This plan is the result of substantial work by many committed individuals, with the encouragement and participation of the community, who want take the opportunity afforded by the Localism Act to deliver positive change.

New uses and occupiers, both within and just beyond our area, are generating external interest in the area as a whole, and in particular in Vauxhall. We intend to make sure future development fully addresses the needs of the local population and maximises the public benefits as follows:

1. More knowledge for affordable homes

This plan requires the publication, without exception of full viability assessments of affordable housing so that there can be no short-changing of community needs. In response to the push for transparency in these matters from Ministers, the Mayor, and the NPPG, Lambeth has adopted a Supplementary Planning Document (SPD) providing for a measure of openness in relation to viability assessments, while still allowing developers to plead confidentiality 'exceptionally'. In our experience in these matters, the exception swallows up the rule, and material crucial to a proper external appraisal is redacted. Consistent with recent decisions of the Information Tribunal, this Neighbourhood Plan provides that all viability assessments for developments in our area are to be published as part of the planning application, without exception.

2. Local knowledge for good design

The Better Design Policy in relation to significant developments, requires consultation with local people early in the design process before a planning application is submitted. The production of a Planning/Design Brief and an independent Design Review before decisions are taken.

A 'Design and Development Brief' is a recognised tool to achieve better design and resolve possible issues early on and must form part of the required Design and Access Statement in the Planning Application. Our plan seeks to incorporate these principles and elaborate on delivery of NPPF 66 to the whole NP area.

This plan sets a framework and local design standards for the only likely area of comprehensive development in our area, (the Oval gas holder site) where the landmark is the Oval gas holders, one of which is listed grade 2. The policy seeks a balanced mixture of housing, employment space, and public amenity. The public amenity includes provision of new public green space at ground level of a minimum of 0.4 hectares and permeable public realm.

3. Better Air Quality

The Kennington, Oval and Vauxhall area benefits from excellent transport infrastructure; road, rail, river, underground and bus, but the heavy price local people pay for that is poor air quality. It is essential that new developments do not add to the problem either in the construction phase or beyond. The Neighbourhood Plan requires that

all new developments undertake an environmental impact assessment with a particular focus on the impact on air quality and mitigation measures to improve local air quality. The Mayor has recognised the importance of tree cover to improving air quality and has funded planting of street trees, but that is not enough.

Inner city areas should be aiming for at least 20 per cent tree cover and new developments should contribute to this. We expect new developments to encourage active travel, use of cleaner vehicles and to increase tree cover to 20 per cent minimum.

Central London within the congestion charge zone regularly exceeds EU/World Health Organisation levels for pollution both NO_x and particulates. This leads to the Vauxhall Gyratory and its neighbourhood being one of the most polluted areas of south London and justifies special measures in our area.

This plan introduces detailed policies to address the lethal levels of air pollution on the streets in our area. The policies include: monitoring statistics publicly displayed at monitoring stations at critical points; and stringent requirements for new developments to mitigate predictable pollution in order to increase the life expectancy of current and future inhabitants.

5. Green spaces and greener streets

This plan aims to improve green infrastructure by encouraging more trees; the provision of additional greener, open, public space at ground level to address open space deficiencies; and the stringent preservation of existing parks and open spaces (including further designation).

Recent development has allowed high rise to impinge on existing open space in an area which has [120] people per hectare. This is one of the densest boroughs in London. Our proportion of open space is continuing to fall well below national standards and there is an urgent need to redress this balance which is made progressively worse by increasingly dense development. Furthermore, these policies address environmental concerns in the area including mitigation of air pollution; sustainable urban drainage and reduction of noise levels.

Local Plan Policy EN(1)(a) confers protection on existing open space. This plan supports that policy by elaborating on the precise areas that must be given highest priority protection. This does not detract from existing protection through heritage listing. Key Local Green Spaces of the 56 assessed in the NP evidence base, will be designated by reference to Paragraph 77 of the NPPF.

Lambeth Local Plan Policy EN1(d) (green linkages and increased open space) encourages linkages between green spaces. This plan gives development plan status and encouragement to the creation of green linkages between our relatively isolated green spaces, both north to south and east to west, at the same time remedying a deficiency in the centre of our area by requiring 0.4 hectares of new green public open space as one of the conditions of release of the OAKDA site from KIBA status.

6. Important local views

The Kennington Oval and Vauxhall area is an historically prominent part of London and has been of strategic importance since Roman times. It contains many listed buildings and structures, notable parks and modern buildings.

Until recently, some roads such as Clapham Road (A3), offered views into the heart of the City. Such views are being eroded by new buildings that visually cut off the area. Even local views of relatively new buildings, for example, St George Wharf Tower, have been obstructed by even newer buildings. A little more consideration to the placement of new buildings and their design and size would result in a much better visually connected built environment. The neighbourhood plan will place an obligation on developers to protect local views.

In his foreword to The London View Management Framework (2012) the then Mayor of London, wrote:

'High quality, well-designed and thoughtfully located new buildings can add to our enjoyment of our city. They can help grow our economy, add vitality to our streets and complement our existing historic buildings, places and parks. However, it is important that we find a way of ensuring that new development fits with our built heritage so that London continues to be a desirable place to live, work and do business.'

7. More local employment

Our area needs more local job opportunities and lacks a central focus for shopping, public amenities and opportunities for local people to meet and socialise. A centre of activity in turn offers employment opportunities. High Streets are the economic centres of the London economy. Some small local retail parades are failing to thrive. Plans beyond our area for very large shopping centres (at Battersea and Victoria) risk further isolation for our community. Careful conservation of what exists along with promotion of growth, will support vibrancy and place making by connecting Kennington Cross and Kennington Park Road via a newly planted Kennington Green.

The policy in relation to the Oval House Theatre and Montgomery Hall site aims to ensure retention of existing floor space in public amenity use (D1 or D2), creating opportunities for local employment.

8. Better basements

As discussed in the London Borough of Lambeth Draft Supplementary Planning Document, October 2017: 'While small, isolated basements may have little impact, the cumulative effect of incremental development of basements in close proximity, particularly when these are large, potentially creates a significant impact. In the north of the Borough flood risk is associated with the Thames while in the central area, which is largely underlain by terrace gravels, ground- water flooding due to surcharge of shallow perched aquifers is more likely. Flooding due to overloaded storm water sewers following intense rainfall is a risk throughout the Borough.'

The current planning policy in Lambeth should be strengthened in respect of basement development, and the draft SPD recommends the introduction of a Basement Impact Assessment (BIA) approach to assessing and mitigating ground-related risks. This plan seeks to strengthen control of basement development through full compliance with detailed, rigorous policies including the production of a comprehensive Basement Impact Assessment based on assessment criteria established by the planning authority drawn from the policy proposed in this Neighbourhood Plan. The BIA process while undertaken in practice by the developer must be specified, controlled and monitored by the planning authority and rigorously audited in line with this Neighbourhood Plan policy, as opposed to, as recommended in the draft SPD, developer led with the planning authority providing no more than 'guidance'.

Site specific policies

Oval Gas Holder Site: Little Oval

The necessity for good design and detailed consultation applies most particularly to the gas holder site as it is the largest site available for development in Lambeth for the next few years.

Applications for the Kennington Oval Gasholder Development Site which meet the following criteria are supported in principle:

- a) retain at least the listed gasholder dominating the local townscape as local landmark and public pocket park, and
- b) demonstrate compliance with the emerging Policy D1 London's form and characteristics (New London Plan) and state how the KOV Character Area Assessment (2018) has informed design and architectural approach,
- c) provide a public pocket park of at least 0.4 hectares as shared amenity space, and
- d) expand the size and quality of public community facilities, and
- e) increase the number of jobs on site and expand on the current employment density to a minimum of 30 square metres to the job;
- f) provide direct walking and cycling routes into the surrounding network including Kennington Cross and Kennington Park Road.

Oval House Theatre and Montgomery Hall

Applications for the development of the Oval House Theatre and Montgomery Hall site must retain the current level of public amenity space (part of D1 and D2 use classes for social, cultural and community use). Applications must ensure an active street frontage along with uses which generate local employment.

COMMUNITY INFRASTRUCTURE LEVY

Prioritising use of Neighbourhood Community Infrastructure Levy Funds

This plan presents the priorities identified by local people for use of the predicted £15million local component of CIL and provides for a Community Development Trust to lead on allocation. An important element of the appeal of neighbourhood planning to local people is the increased role of the Neighbourhood Forum in developing local priorities for investment.

Community Infrastructure Levy (CIL) is generated on all new commercial and residential developments over a certain size and must be defrayed locally. Government guidance states: 'Communities that draw up a neighbourhood plan,....and secure the consent of local people in a referendum will benefit from 25 per cent of the levy revenues arising from the development that takes place in their area. ...to deliver the infrastructure identified in the neighbourhood plan as required to address the demand of development.'

The following community priority projects were identified by the Kennington, Oval and Vauxhall Forum based on two years of consultation in relation to the Neighbourhood Plan.

Support facilities for the homeless

In the light of the increasing numbers of rough sleepers in Lambeth and London in general, the reduction in mental health professionals working with rough sleepers across London, and the continuing threat to the funding of supported housing, the local KOV community is deeply concerned about the welfare of homeless people/ rough sleepers staying in or passing through our area and wishes to work with statutory agencies and offer support to voluntary organisations working with these vulnerable people in Kennington, Oval and Vauxhall

Modern, quality library facilities

The KOV local community is determined to ensure that resources are directed to the maintenance and improvement of current library facilities in the face of recent reductions in funding available from the local authority. Support for the development and revenue funding of new library facilities will be prioritised on condition the proposal is deemed sustainable and will clearly serve the needs of the area.

Facilities for young people within the new development on the Oval House Theatre site

The Neighbourhood Plan identifies the Oval House site on Harleyford Street/Kennington Oval for its community significance and as a site to be protected for specified community uses, specifically facilities for young people.

Nursery provision/school holiday childcare on our estates

A significant section of the population in Kennington, Oval and Vauxhall lives on social housing estates. Nursery and childcare provision is permanently in demand. Affordable and easily accessible childcare is crucial for working families helping to create more opportunities for parents who wish, or need, to work.

Shop Front Improvements

It is a priority to encourage and facilitate active retail frontages in the Kennington Cross and Kennington Park Road town centre including, as appropriate, access straight onto the street. Financial support will be made available to assist with shop front improvements which will enhance and activate the street scene.

Establishment of a Community Development Trust

A Community Development Trust owned and managed by the local community whose purpose is to achieve sustainable regeneration of the area and address a range of economic, social, environmental and cultural issues, will be established to lead on the use of the KOV portion of Community Infrastructure Levy.

With the benefit of an outward looking Business Improvement District, Vauxhall One, business now has a much more coherent voice, and its efforts have leveraged in significant extra

funds to improve the public realm. The residential developments have spruced up their surroundings. Since the adoption of a Community Infrastructure Levy (CIL) charging schedule by Lambeth Council in April 2014, developers are beginning to pay much more realistic sums to mitigate the impact of their developments in terms of improvements to infrastructure. The 25 per cent local component of CIL, earmarked for spending in the KOV area, is estimated at about £15 million over the next decade. The NP also includes broad priorities for the allocation of CIL revenues, as identified through consultation both in relation to the NP and the North Lambeth CLIPS.

The Lambeth Local Plan Policy PN2 (p), states that 'Social infrastructure will be further strengthened by the establishment of a well funded community development trust, a local social enterprise through which community members will play a lead role in nurturing a strong sense of distinctive character in this neighbourhood'. This Neighbourhood Plan applies this principle

Kennington, Oval and Vauxhall Neighbourhood Plan

POLICIES

- MORE KNOWLEDGE FOR AFFORDABLE HOMES**
- LOCAL KNOWLEDGE FOR GOOD DESIGN**
- BETTER AIR QUALITY**
- GREEN SPACES AND GREENER STREETS**
- IMPORTANT LOCAL VIEWS**
- MORE LOCAL EMPLOYMENT**
- BETTER BASEMENTS**
- SITE SPECIFIC POLICIES**

More knowledge for affordable homes

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 the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes

In light of the Lambeth Plan Vision, shaping a raft of Local Plan policies and to participate effectively and more equally in taking part in environmental decisions that affect communities in the KOV area: Applicants for major development (10+ dwellings or 0.1 hectares+ site) including those on public lands not meeting the affordable housing target for the site are required *without exception* to publicise all relevant factual information explaining the reasoning for:

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

Local knowledge for good design

Applicants preparing major development proposals are required 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, but not limited to:

- 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 (see detail in box below) through collaborative planning and design workshops with the local community early in the design process (RIBA work stage 0 to 2), and
- c) detailing and publishing how the design proposal has benefited from working collaboratively in a ‘Statement of Community Design Engagement’, and
- d) putting the proposal through an independent Design Review process to further improve the design quality of the proposed design (NNPF 62, New London Plan); and by
- e) providing a declaration of how the pre-consultation activities and methods have met the standards of Lambeth Council’s Local Application Requirements list.

A Design Brief shall include all relevant information needed to facilitate an informed and effective consultation. The minimum requirements are:

- a) A site map showing the site location and context.
- b) Illustrative layout of development on the site.
- c) Scale, footprint, bulk and height of new buildings
- d) Views of the bulk form of the development,
- e) Assessment of the sunlight and daylight impact, through assessment under BRE standards
- f) Details of the infrastructure to support the proposed development.
- g) A statement about public amenities, open spaces and playgrounds to be provided.
- h) The need to increase capacity for schools and/or health services.
- i) Details of the intended design principles for the landscape of publicly accessible open spaces, with information about long term management.

Better air quality

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 is expected financially to contribute to installing and maintaining additional local air quality monitoring stations and the sharing of real time information with the public. Through planning conditions, owners and tenants are required to cooperate and provide access to such facilities during its operational life if located within the site for which planning permission is sought.

Key locations for public air monitoring information are:

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

Reduction in total volume of vehicle emissions

This Neighbourhood Plan strongly supports measures by the Mayor of London, the GLA, TfL, Lambeth 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 LondonAir.org (level 7 to 9) and the World Health Organisation and along highly polluted road corridors and the Vauxhall Gyratory/Bondway interchange.

Areas of poor air quality

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

Green spaces and greener streets

Local green space designation

The KOV Neighbourhood Plan designates existing green spaces as Local Green Spaces as part of its Green Infrastructure Priority Network. Development on these sites will be resisted/is ruled out other than in very special circumstances*

- a) The designated sites are protected from the negative impact of development resulting, for instance, 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, tranquility and amenity of these spaces can often be enhanced.
- b) 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
 - Proposed new outdoor amenity space fails the BRE ‘two hour’ daylight test, and/or
 - The cumulative effect of that and previously consented developments would be to cause existing outdoor amenity areas to fail the test or the ‘0.8 times’ test, or both.
- c) Development which is adjacent to areas of major open space should respect its setting and not be visually intrusive. Development adjacent to major open spaces should ensure that:
 - It does not harm protected views identified on the Boroughs’ policies maps;
 - It is not detrimental to the integrity, appearance or setting of the open space in terms of height, scale, massing, use of materials or function

* Special Circumstances are:

Where provision of a community space is required that fulfils a demonstrated local shortage and where the structure is no more than one storey and takes up no more than a small amount of the current public green space (considered on a case by case basis).

Increase the quantity and quality of green spaces

Development shall contribute to the increase of and/or quality of local green spaces at street level. Development is further expected

financially to contribute to the maintenance and enhancement of the natural local environment.

Development is supported where it:

- a) provides new public and fully publicly accessible green spaces at street level; and
 - b) provides productive urban landscape such as community gardens and allotments; and
 - c) 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
 - d) incorporates planting which will mitigate air pollution and be resilient to a range of climate conditions; and
 - e) incorporates features such as nesting boxes and beehives alongside soil and planting that is likely to attract such wildlife; and
 - f) 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 'Green Infrastructure and Green Connections in Kennington, Oval and Vauxhall Report, 2015'

Greening of our streets

The 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. A priority must be given to our busy and congested streets with consistent poor air quality and noise pollution.

Planning applications at 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:

- a) The age profile of the existing tree population and the need to create a population of mixed age classes.
- b) 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.

- c) Ensure that healthy plants are selected from a reputable nursery with published policies relating to biosecurity.
- d) 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.
- e) Outline a maintenance schedule for newly planted trees for a three year period to include irrigation, mulching and formative pruning.

More local employment

More local employment opportunities

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

(b) This includes shops, pubs, restaurants, bars, offices, workshops, community facilities and services and specifically the railway arches in the NP area. The net loss of workspace 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, subject to viability. 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.

(c) In exceptional circumstances the KOV Neighbourhood Plan supports applications for mixed use development which include residential uses on land currently used for employment subject to the following criteria:

1. A 100% net increase of employment spaces or a demonstrable and reviewed 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 with a minimum of 10% as affordable workspaces; and
3. the London Plan affordable homes target is met even if the development is smaller than 10 units or 0.1 hectares; and
4. results in a financial contribution to local shop front improvement grants (Community Priority Project).

Connecting our High Street: Kennington Cross to Kennington Park Road

(a) This Neighbourhood Plan supports the improvement and growth of retail, service, leisure, recreation, office, community and other appropriate uses leading to increased local employment in Kennington Cross, Kennington Road and the junction with Kennington Park Road. This is to further strengthen the function of the Local Centres and the range of local shops, services, products and employment opportunities at the heart of our growing community and in walking distance for many local people including those facing barriers in accessing employment.

(b) Development is expected to activate the street by providing active frontages and access straight onto the street as opposed to from the back/or side of buildings.

Oval House Theatre and Montgomery Hall

Applications for the development of the Oval House Theatre and Montgomery Hall Site must retain the current level of public amenity space (part of D1 and D2 use classes for social, cultural and community use). Applications must ensure an active street frontage along with uses which generate local employment.

Small, infill development and additional floors

a) Strongly supported are 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 while creating local permanent employment spaces.

(b) 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.

Important local views

The KOV Neighbourhood Plan in addition to the London Plan and Local Plan protects important local views by identifying key view corridors and panoramas to and from places where many people gather and the location of key natural and built landmarks. Development in the KOV area must not impede these identified uninterrupted protected views and panoramas.

Better basements

Basement extensions are supported subject to the following criteria:

a) Basement Impact Assessment process to be specified, controlled and monitored by the Council and rigorously audited throughout the planning application process in line with this policy

b) proposals are to demonstrate how they safeguard the structural stability of the existing building, nearby buildings and other infrastructures including London Underground tunnels and the highway, and

c) proposals, including self-contained dwellings in Flood Zone 3, shall incorporate appropriate mitigation measures to ensure the

development is safe from all forms of flooding and does not increase flood risk elsewhere, and

d) a sustainable drainage system (SuDS), to be retained thereafter, and

e) protect from sewer flooding through the installation of a suitable pumped device, and

f) a minimum of one metre of soil above any part of the basement beneath a garden.

g) ensure the Basement Impact Assessment (Item 11, Lambeth Local Application Requirements) requires 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, and

h) not cause loss, damage or long term threat to trees of townscape or amenity value, and

i) not exceed a maximum of 50% of each garden or open part of the site. The unaffected garden must be in a single area and where relevant should form a continuous area with other neighbouring gardens, and

j) comprise only in exceptional circumstances more than one additional storey, and

k) not add further basement floors where there is an extant or implemented planning permission for a basement or one built through the exercise of permitted development rights;

l) 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;

m) ensure that construction impacts such as noise, vibration and dust are kept to acceptable levels for the duration of the works;

If the application is concerned with designated or non-designated heritage assets the tests in national policy as they relate to the assessment of harm to the significance of heritage assets apply:

n) not involve excavation underneath a listed building (including vaults),

o) not introduce light wells and railings to the front or side of the property where they would seriously harm the character and appearance of the locality, particularly where they are not an established and positive feature of the local streetscape, and

p) maintain and take opportunities to improve the character or appearance of the building, garden or wider area, with external elements such as light wells, roof lights, plant and means of escape

sensitively designed and discreetly sited; in the case of light wells and roof lights, and limit the impact of light pollution

Site Specific Policies

Oval gas holder site

Applications for the Oval and Kennington Development Area site which meet the following criteria are supported in principle:

- a) retain at least the listed gasholder dominating the local townscape as local landmark and public pocket park, and
- b) demonstrate compliance with the emerging Policy D1 London's form and characteristics (New London Plan) and state how the KOV Character Area Assessment (2018) has informed design and architectural approach, and
- c) provide a public pocket park of at least 0.4 hectares as shared amenity space, and
- d) expand the size and quality of public community facilities, and
- e) increase the number of accommodated jobs on site and expand on the current employment density to a minimum of 30m² to the job; and
- f) provide direct walking and cycling routes into the surrounding network including Kennington Cross and Kennington Park Road.

Oval House Theatre and Montgomery Hall

Applications for the development of the Oval House Theatre and Montgomery Hall sites must retain the current level of public amenity space, part of D1 and D2 use classes, for social, cultural and community use.

This policy is subject to compliance with other relevant policies.

*Kennington, Oval and Vauxhall Forum
March 2018*