



KOV QUARTERLY **EXTRA**

Newsletter of the Kennington Oval & Vauxhall Forum

Oval Gasholder Station planning application

***KOVF Representation on Application 17/05772/FUL and 17/05807/LB
to be taken at Planning Applications Committee 12 June 2018***

1. This application for redeveloping the Kennington Oval Gasholder site , as part of the “Oval and Kennington Development Area”, is a half decent one:

- The affordable housing offer at 35% is acceptable, had it not had to be bought by allowing excessive tall towers
- We now have, after nagging, a just about acceptable amount of green public open space, though the best is reserved for the gated communities on site
- The employment offer at 490 per hectare is a good one, (provided it is secured against permitted development as proposed by Condition 71), and, along with the proposed £3.75m for offsite employment, just about meets the threshold level of 500 assured jobs per hectare that would persuade us that breach of Lambeth Plan Policy ED1 for a KIBA would be acceptable.

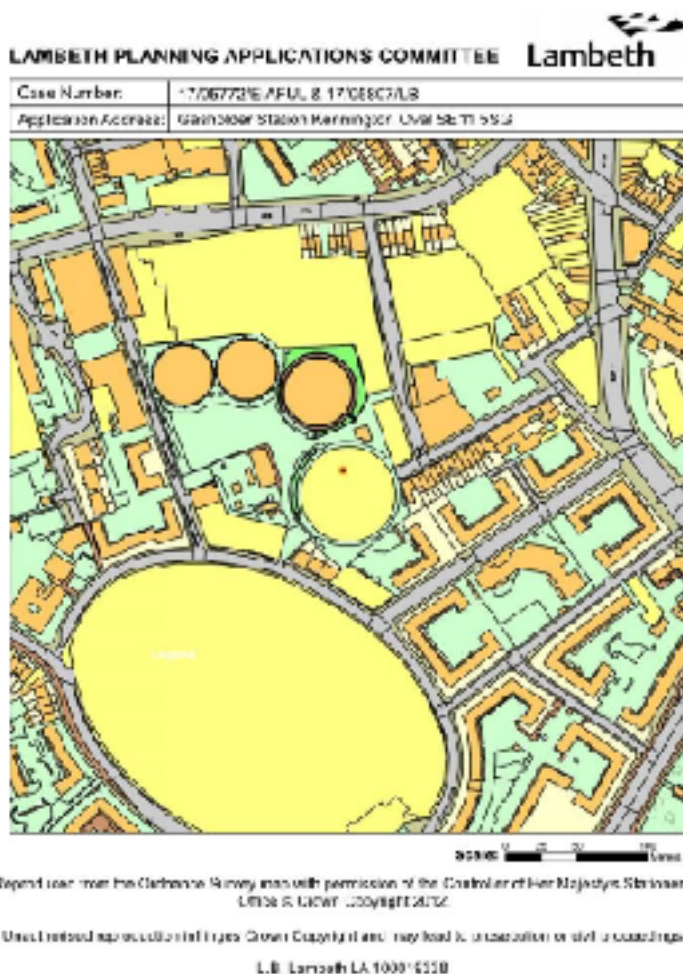
2. But only half decent:

- As Lambeth acknowledged when endorsing under delegated powers the developer driven “Oval and Kennington Development Area”, it represents a developer driven aspiration, not a planning designation with recognised weight
- The density of flats, even for an Urban High PTAL site, at 369 per ha, vastly exceeds the 270 per hectare guideline under the London Plan Density Table
- There are adverse sunlight and daylight impacts, even when officers move the goalposts on how you measure them, to make them look less adverse (para 8.16.6)
- The 18/16 storey towers that Lambeth has been persuaded are necessary to put enough profit in the developers pocket to allow him to reach the 35% affordable housing threshold (and thereby allow him to conceal his arguable assumptions about profitability from public scrutiny, though shared with the Mayor, para 8.4.10) vastly exceed the London Plan limit of 30 metres for buildings in this location (London Plan Policy 7.7) They cause substantial harm to the setting of the Grade II listed Gasholder, which would become like Brunswick House at Vauxhall, “held to ransom”, as one commentator put it, by the tall towers surrounding it (contrary to Lambeth Policy Q20(ii)) Contrary to para 8.4.16 this certainly **does** look like over development.

- And while in itself, the trade-off of 2 ha of KIBA for 980+ jobs might be acceptable, Lambeth is a “Restricted Transfer” borough under the Mayor of London’s SPG on Land for Industry and Transport, and ought to lose no more than a net 0.4 ha of such industrial land a year. This application represents five years’ worth of loss, in one fell swoop. No new industrial land is identified and we see this as in breach of the SPG.

3. **So we urge the Committee**, despite the £100,000 or so that Berkeley Homes has paid Lambeth for its “Planning Performance Agreement”, to send this application back for further community consultation and redesign. In any event, were it to go forward, we would ask the Mayor to direct its rejection, and the Secretary of State to call it in.

*David Boardman
On behalf of Kennington Oval and
Vauxhall Neighbourhood Forum,
designated to promote a Neighbourhood
Plan for its area
11 June 2018*



The full planning application for the Oval Gas holder site can be found at:

<https://moderngov.lambeth.gov.uk/documents/s95544/1705772EIAFUL%20-%20Oval%20Gas%20Works%20FINAL.pdf>