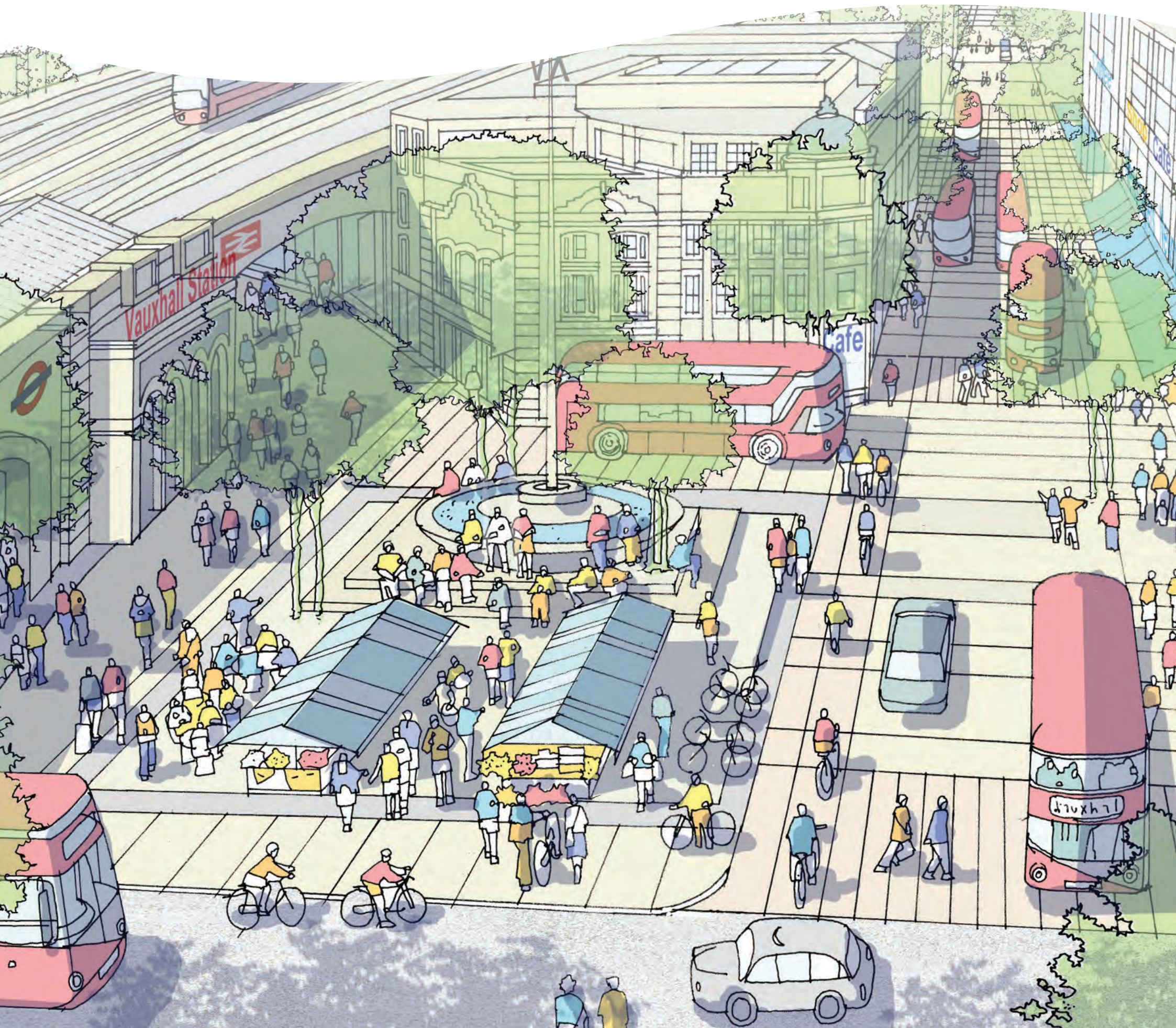


# Vauxhall

## Supplementary Planning Document

January 2013





# Executive Summary

0.1 Vauxhall is one of London's most exciting regeneration and development opportunities. From an eighteenth century pleasure garden to a post war industrial backwater; and now a thriving night spot, the area has witnessed many changes. Vauxhall is moving forward again as a major focus for growth in Lambeth. It is assuming a renewed significance as part of the Mayor's wider Vauxhall, Nine Elms and Battersea (VNEB) Opportunity Area. This new quarter for Central London is on a scale paralleled only by the Canary Wharf development in East London.

0.2 The Council has a clear ambition for Vauxhall as a strong, diverse and sustainable community, complementing the existing areas where people already live including, Kennington, Oval and Stockwell. Vauxhall will be a welcoming place of growth and prosperity with a vibrant and distinct heart, that will be associated with tall buildings of exceptional quality and places to walk and spend time. A memorable place with character, where people will choose to live, work, visit and relax; where businesses and developers want to invest. It is important that these opportunities are captured to maximum and sustainable effect.

0.3 Vauxhall will be visibly transformed into a prestigious and high quality location with an accessible new town centre, with new social infrastructure to serve a growing population. Opportunities to strengthen economic activity and bring additional employment will lie in attracting new business sectors such as health, telecommunications and media and creative industries.

0.4 Vauxhall and the Albert Embankment with its historic buildings and unique views of London's landmark buildings already play a key role in the visitor and evening economy of the South Bank. This offer can be expanded with new facilities such as restaurants, galleries and hotels and by ensuring that the area is promoted as a part of the international cultural identity that is associated with central London.

0.5 Pivotal to the Council's ambition for Vauxhall is the need to tackle long standing social, economic and physical issues affecting this area. Vauxhall has suffered from under investment, resulting in communities being cut off from the opportunities of central London. High levels of social deprivation, chronic poor health, the presence of some sub standard housing and extensive unemployment are very real and current issues within Vauxhall and its neighbouring communities. The Council is determined to see these addressed as part of the process of redevelopment in order to maximise the benefits for its residents. The Council will work with its partners, the communities and stakeholders to ensure that Vauxhall once again takes its place on the South Bank as a high quality and notable destination. Key known partners will include VNEB, the GLA, TfL, Wandsworth and Westminster Councils, Network Rail, Vauxhall One; and NHS Lambeth. Many other relationships will develop as the district centre, jobs, homes and new facilities come forward with development.

0.6 The dramatic growth of Vauxhall over the coming decade will be critical to delivering the Council's vision for a Caring, Aspirational, Safe and Secure Borough. Vauxhall's unique locational advantages within Lambeth mean it is especially capable of driving forward the Aspirational Borough priorities and outcomes:

- A strong local economy in which entrepreneurs and businesses feel supported.
- More, better quality homes for Lambeth households.
- Communities work with the Council and each other to improve their neighbourhoods and foster self-reliance.





Figure 0.1. Vauxhall Cross - Looking south down the new high street



Figure 0.2. Vauxhall Cross - Looking north up the new high street



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## Purpose

1.1 The purpose of this Supplementary Planning Document (SPD) is to translate the London Plan, the Council's Core Strategy and the VNEB Opportunity Area Planning Framework (OAPF) strategic ambitions to a level of detail capable of interpretation at a neighbourhood scale. It paints a clear picture of Vauxhall in 10-15 years' time and shows how developers and landowners who are devising schemes for individual sites can fit into this changing scene. It provides an inspiring combination of robust principles which will remain relevant during what will inevitably be the ebb and flow of the property market over the next 10 year period. These principles will shape the growth ambitions for Vauxhall and will protect the creation of a balanced, cohesive community which shares direct economic and social benefits.

1.2 Vauxhall's next phase of growth will involve the building of 3,500 new homes with space for new businesses and at least 8,000 job opportunities for local people. Historic issues highlighted as problems by existing community members and businesses that for too long have detracted from the quality of life and image of this part of the Borough, will be addressed by working together through this period of change.

1.3 The Council is keen to work collaboratively with everyone to achieve the best for Vauxhall and this document explains the Council's requirements.

1.4 Growth of this magnitude and the scale of capital investment required to realise it, calls for very clear policy guidance which at its heart ensures that tangible and lasting benefits are captured for local people and businesses. Put simply, this SPD is the instrument by which the dividends of growth pay for a radically improved Vauxhall.

## Background

1.5 Vauxhall was once a thriving part of London directly connected to the City; a place of striking buildings and gardens, such as Brunswick House; the Vauxhall Pleasure Gardens; and many other local places of interest attracted a bohemian community that enjoyed all that was on offer here. Lambeth Palace is adjacent to the area near Lambeth Bridge. Latterly, Vauxhall has suffered from un-coordinated development, resulting in lack of sense of 'place', dis-connection and poor public realm. Thus far, development has failed to complement Vauxhall's strategic transport position as a pivotal gateway to central and south west London, allowing instead for the domination of traffic and the segregation of neighbourhoods by major roads and rail lines.

1.6 Mixed quality and high density social housing has resulted in a range of problems, with the area suffering from high levels of crime and anti-social behaviour. Unemployment remains high at a level twice the national average despite the opportunities afforded through the proximity to central London. Other indices, around health and access to services, reveal the area to be in the top five most deprived in London.

1.7 The London Plan published in 2009 identified Vauxhall as a place of growth within the VNEB development area; a new district centre made up of high quality public realm, attracting investment and providing 3,500 new homes and creating at least 8,000 jobs. This was re-iterated in March 2012, when the Mayor of London published the Opportunity Area Planning Framework (OAPF). Vauxhall is now formally recognised as part of the Central Activities Zone and as such is expected to perform a Central London function which brings both opportunities and challenges (Figure 1 illustrates this boundaries).

1.8 This heralded a significantly improved appetite amongst landowners and developers for progressing redevelopment proposals, corresponding with increasing demands from within the community for improvements to the public realm of the area. Developers are encouraged to respect the settled determination of local residents and businesses to see their deeply held concerns permanently addressed as part of this process of growth and change.

## Policy Context

1.9 The Council is committed to the principles of integrated regeneration, reflecting national regeneration and planning policy and defined by 3Rs guidance as "a holistic process of reversing economic, social and physical decay in areas where it has reached a stage when market forces alone will not suffice". Lambeth's Council Sustainable Community Strategy, developed by the Lambeth Local Strategic Partnership, sets out an overarching shared vision for improving the quality of life for residents, placing a key focus on unemployment and interrelated issues around economic, social and environmental well-being. The strategy highlights the importance of creating the right conditions for inward investment and using places in the north of the borough, including Vauxhall, to draw in inward investment to fulfil these objectives.

1.10 The revised National Policy Planning Framework of 2011, places further emphasis on the need for sustainability, insisting on sustainable development as central to the environment, social and economic success of the country as the core principle underpinning planning.



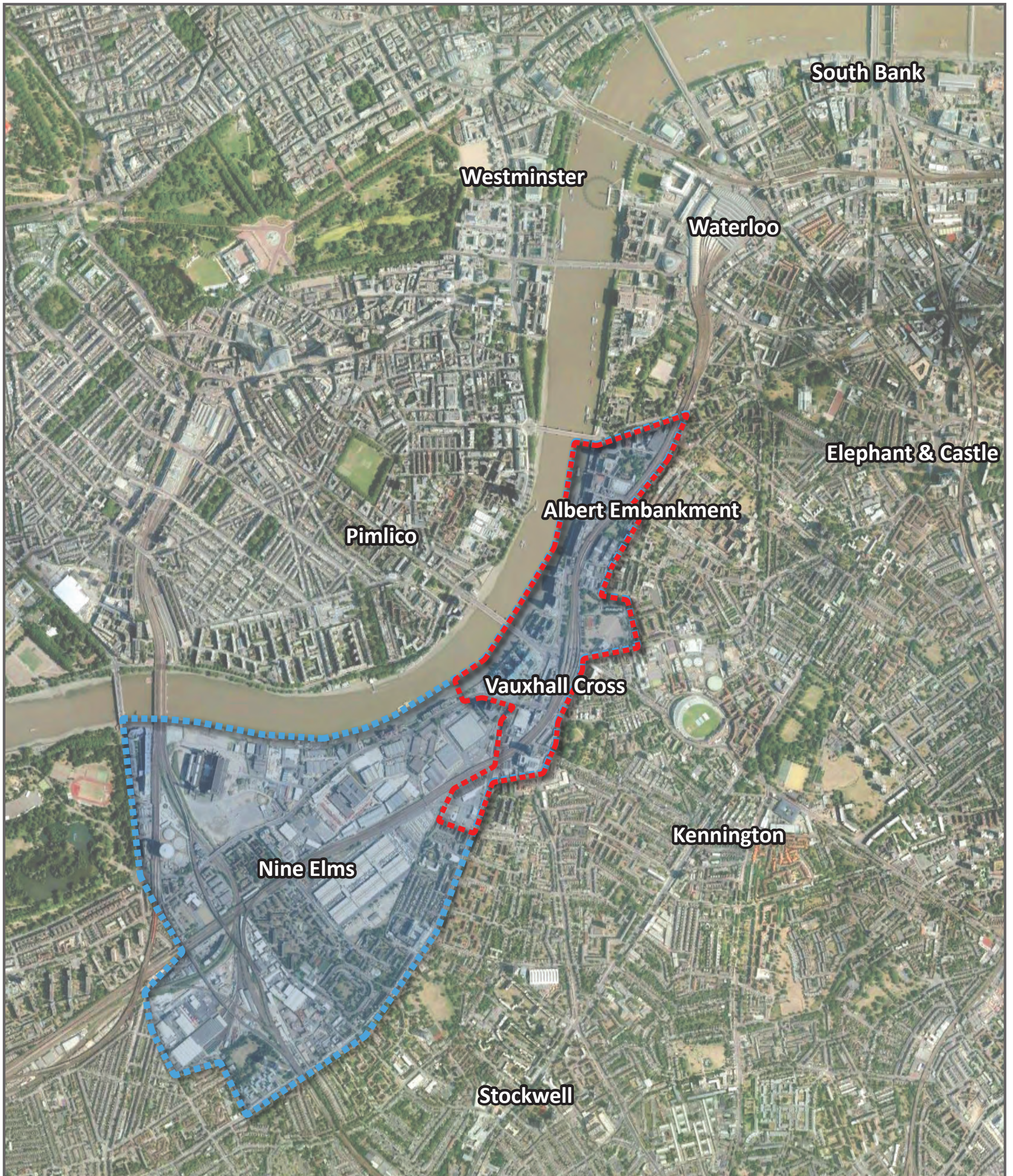



Figure 1.1. OAPF and SPD boundaries

 Opportunity Area Planning Framework (OAPF) Boundary - (*Opportunity Area Planning Framework 2012*).

 Supplementary Planning Document (SPD) Boundary - (*Lambeth Local Development Framework, Core Strategy, 2011*).





1.11 The Council wants to see the principles of localism and its cooperative council approach embodied in both the processes of place shaping and the nature of places created. The Council is also striving to further empower its citizens through engaging communities in the co-operative process of planning and design.

1.12 It is intended that this SPD be read and understood, together with policies identified below.

- The Opportunity Area Planning Framework (2012).
- The London Plan (2011).
- The Lambeth UDP (2007).
- The Lambeth Core Strategy (January 2011).
- The Lambeth borough wide SPDs (various).

## Process

1.13 This draft SPD has been developed out of a thorough study of Vauxhall, the challenges faced and issues to be addressed. The local community, key landowners and developers have been extensively consulted.

1.14 The SPD has been prepared in accordance with the Town and Country Planning (Local Development (England) Regulations) 2004, Planning Policy Statement 12 (PPS12: Local Development Frameworks) and Creating Local Development Frameworks (DCLG, 2004). It will be formally adopted by the Council. The Mayor of London will issue a statement of general conformity.

1.15 Given that it has been subject to community consultation and a Sustainability Appraisal, it will have significant weight in the determination of all planning, listed building and conservation area consents in the Vauxhall area. A series of supporting studies have been prepared to underpin this SPD.

- Sustainability Appraisal
- Equalities Impact Assessment
- Study on Parks in the Vauxhall Area
- Retail Impact Assessment

## Vauxhall Nine Elms Board (VNEB/the Board)

1.16 Extensive partnership work underpins the planning and regeneration of the area. Since its inception in 2009, the Strategy Board chaired jointly by Lambeth and Wandsworth Councils, has been a means for key stakeholders to identify ways of delivering the necessary physical and social infrastructure to enable growth to take place. The Board has adopted the following aims:

- Major new Town Centre at Battersea Power Station.
- Prestigious business location.
- Attractive walkable neighbourhood.
- New linear park and high quality public realm.
- Extended riverside path and Thames walk.
- New food quarter at New Covent Garden Market.
- New sustainable mixed use development.
- Northern Line extension and other transport infrastructure.
- 16,000 new homes and up to 25,000 jobs.

1.17 The Board is attended by Members of the public authorities, developers and major landowners. The governance structure (see Figure 1.3) comprises the Strategy Board and a series of subject-specific working groups and subgroups. As part of the work of the Board:

- The Greater London Authority (GLA) and Transport for London (TfL) assessed the infrastructure requirements for the GLA's preferred level of development for the VNEB opportunity area in a Development Infrastructure Funding Study (DIFS).
- The infrastructure requirements identified include the Northern Line Extension (NLE), an alternative to the Vauxhall gyratory and other improvements to transport, education, health, open space, community and other facilities.
- The costs for these improvements have been translated into a planning tariff that is being charged as a contribution per square metre and per new home.
- Two sets of residential tariffs are in place (reflecting higher property values along the riverside) and charges are set to increase for developments coming forward after 2015.
- Two levels of charge are in place – a higher charge where 15% of affordable housing is provided and a lower one where 40% affordable housing is provided.
- The DIFS proposals have been accepted by Wandsworth Council and the GLA. Lambeth Council has adopted the DIFS tariff but without the varying element for affordable housing. Lambeth Council has retained its policy of requiring 40% affordable housing, subject to viability. It will also continue to apply its own approach to employment and training requirements which are very important to the Borough to ensure access to jobs for local people, one of the most significant challenges of the 21st Century.



1.18 The SPD is available at the following web site [www.lambeth.gov.uk/vauxhallspd](http://www.lambeth.gov.uk/vauxhallspd) and divided in to the following sections:

- The vision - a statement of the Council's intent.
- The challenges that need to be addressed.
- The principles describing the Council's expectations.
- The character areas - based on the areas described in the core strategy: Vauxhall Heart; South East Regeneration Arc; Albert Embankment and Riverside; Vauxhall Walk and Spring Gardens - these areas have been subdivided into places that illustrate how the area could be developed. The character areas are illustrated on Figure 1.2.
- Guidelines relating to sustainable development.
- A delivery chapter setting down how it can be done.

1.19 The SPD has benefited from broad consultation dating back to 2008. This includes consultation on the draft SPD, the OAPF, and more recently, Vauxhall Nine Elms Expos in November 2011 and 2012, and an exhibition held in March 2012 that presented the principles that now underpin this document.

1.20 Over the period of producing this document, several planning applications have been considered or determined. These applications are not directly reflected in this SPD as until they have been implemented, it remains possible that a different form of development may go ahead and the Council wishes to maintain flexibility in this regard to be able to respond to future opportunities.

1.21 The illustrations in the character areas are not intended to be definitive designs nor do they specify heights of buildings. They are intended to show how development could come forward and be in compliance with the principles. The Council welcomes the opportunity to work with land owners and developers to produce the highest quality design possible.

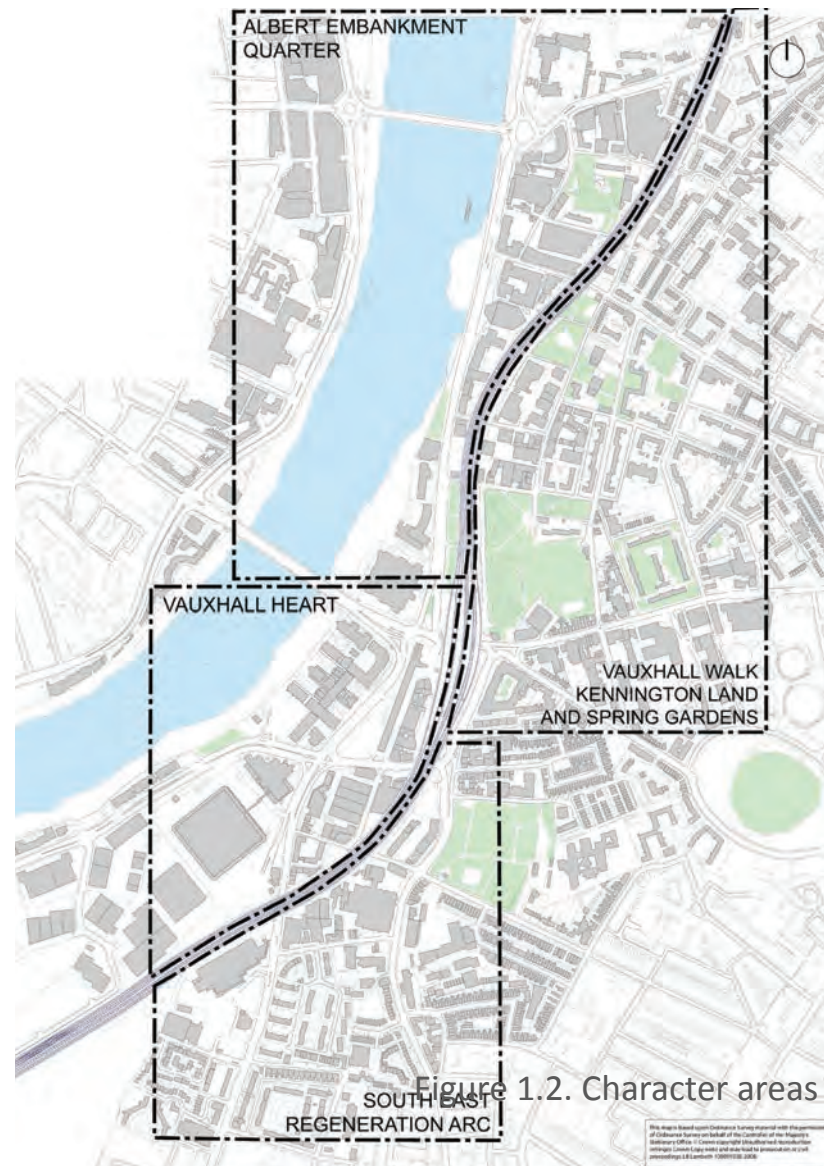


Figure 1.2. Character areas  
Figure 1.2. The Character Areas

Figure 1.3. VNEB Strategy Board

