

London Borough of Lambeth

Draft Kennington, Oval and Vauxhall Neighbourhood Plan Decision Statement

1. SUMMARY

- 1.1. Following an independent examination of the draft Kennington, Oval and Vauxhall Neighbourhood Plan ('the draft KOV NP' or 'the draft Plan'), Lambeth Council recommends that the draft Plan proceeds to referendum subject to the modifications set out in appendices A and B of this statement.
- 1.2. Lambeth Council concurs with the Examiner's recommendation that the referendum area for the draft KOV NP (as modified) should be the approved Kennington, Oval and Vauxhall ('the KOV Neighbourhood Area') Neighbourhood Area.
- 1.3. In accordance with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012, this Decision Statement sets out the action Lambeth Council has decided to take in response to the Examiner's recommendations and its reasons.
- 1.4. The Decision Statement and the Examiner's report can be viewed on the [Council's neighbourhood planning dedicated webpages](#) and can be inspected at the Lambeth Town Hall, 1 Brixton Hill SW2 2AA, the Durning Library (167 Kennington Lane SE11 4HF) and the Tate South Lambeth Library (180 South Lambeth Road SW8 1QP) during normal opening hours.

2. BACKGROUND

- 2.1. The KOV Neighbourhood Area was designated along with the Kennington, Oval and Vauxhall Forum ('the KOV Neighbourhood Forum') on 13 July 2015 in accordance with Section 61G of the Town and Country Planning Act 1990. The KOV Forum was re-designated on 11 June 2021.
- 2.2. The KOV Neighbourhood Area covers the wards of Vauxhall and Kennington, most of Oval ward and part of Waterloo and South Bank ward.
- 2.3. The pre-submission version of the draft KOV NP was published by the KOV Forum for Regulation 14 consultation between 25 March 2024 and 13 May 2024.
- 2.4. The submission version of the draft KOV NP was submitted to Lambeth Council on 31 December 2024.
- 2.5. On 20 March 2025 Lambeth Council made the decision that the draft Plan could be formally published and submitted to examination under Regulations 16 and 17 of the Neighbourhood Planning (General) Regulations 2012. The draft Plan was formally published

between 31 March and 12 May 2025 and a total of 59 representations were received and subsequently forwarded to the Examiner for consideration.

2.6. In agreement with the KOV Forum, Jill Kingaby BSc (Econ) MSc MRTPI was appointed by the Council to undertake the examination of the draft KOV NP. The examination formally commenced on 23 May 2025.

2.7. The Examiner's report was received on 29 September 2025 and recommends that the draft KOV NP should proceed to referendum subject to the modifications set out in the same report. The Examiner also recommends that the referendum area should not extend beyond the designated KOV Neighbourhood Area.

3. DECISION

3.1. In the [decision made on 28 October 2025](#), Lambeth Council agrees:

- a) That all the modifications recommended by the Examiner in their report as set out in Appendix A and the minor non-material modifications recommended by Officers set out in Appendix B be accepted.¹
- b) That the draft KOV NP as modified proceed to referendum on the basis that i) it meets the basic conditions as provided for in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, ii) it is compatible with the European Convention on Human Rights, and iii) it complies with the relevant provisions of sections 38A and 38B of the Planning and Compulsory Purchase Act 2004.
- c) That, in accordance with the Examiner's recommendation, the referendum area be the Kennington, Oval and Vauxhall Neighbourhood Area designated by Lambeth Council on 13 July 2015.

¹ It should be noted that in these appendices, text to be added is shown as ***bold and italics*** while text to be deleted is shown as ~~striketrough~~.

APPENDIX A – LAMBETH’S DECISIONS ON MODIFICATIONS PROPOSED BY THE EXAMINER

PROPOSED MODIFICATION PM1

Modification proposed by Examiner:

Map C

Revise title as follows:

~~Local Shops and Services~~

~~Source: LB Lambeth~~

Strategic Designations (from the London Plan and Lambeth Local Plan), and major land-use and transport features.

Delete existing Map C and replace with new Map produced by Lambeth Council on behalf of the Forum, as received 1 September 2025.

Examiner’s reason for the modification:

(paragraph 1.3 of the Examiner’s report)

Examiner considers the map in its current form is not clear for readers and users. By replacing current map C with the [new map produced by the Council](#) (refer to page 3 of the linked document), which clearly includes the relevant London Plan and Lambeth Local Plan policy designations affecting the neighbourhood area, clarity will be ensured.

Lambeth’s decision and reason:

Accept the Examiner’s recommendation in the interest of clarity for readers and users regarding the relevant planning policy designations affecting the neighbourhood area.

PROPOSED MODIFICATION PM2

Modification proposed by Examiner:

Part A to PM2

Revise as follows:

3.2 ~~The most recent version~~ ***This Neighbourhood Plan has been prepared in accordance with the version*** of the National Planning Policy Framework (NPPF) ~~was published by the Government in December 2023 2021 and which~~ is the most important guide in determining...

3.3 The following paragraphs of the NPPF are considered especially relevant to the KOV Plan, given its scope and intent:

- Pre-application engagement (~~\$38 and \$39~~ and \$40)

[note: the remaining bullet point NPPF paragraph references remain correct].

3.4 ~~At the time of submission of the KOV Neighbourhood Plan revisions to the NPPF is currently under consultation. It is expected to be published towards the end of this year~~ ***A revised NPPF was published on 12 December 2024. However, the NPPF December 2024 version was not applied for the purposes of the examination of this Plan.****

*Add footnote: ***View the transitional arrangements at paragraph 239, NPPF (2024): <https://www.gov.uk/guidance/national-planning-policy-framework/annex-1-implementation>***

Part B to PM2

3.6 Add to the table:

London Plan 2021 policies:

- ***T6 Car parking***
- ***T7 Deliveries, servicing and construction***

Part C to PM2

Objectives

Amend as follows:

5.1 The key objectives...

Prioritise ***and encourage*** pedestrian, cyclist...

Examiner's reason for the modification:

Part A to PM2

(paragraph 2.2 and 4.10 of the Examiner's report)

The version of the National Planning Policy Framework (NPPF) that applied for the purpose of preparing this Neighbourhood Plan was the December 2023 version. There exists a more recent version of the NPPF published in December 2024, however, the transitional arrangements in paragraph 239 of this version of the NPPF allow for Plans submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before 12 March 2025 to be prepared and, therefore, examined in line with the previous version of the NPPF.

The proposed modification seeks to clarify this and ensure that consistency in references to paragraphs in the NPPF December 2023 version is maintained across the document.

Part B to PM2

(paragraph 4.10 of the Examiner's report)

The Examiner considers that, as highlighted in Transport for London's (TfL) response to the Regulation 16 consultation process, London Plan policies T6 (Car parking) and T7 (Deliveries, servicing and construction) are highly relevant to the KOV neighbourhood area and therefore should be included in the table on page 14 of the submission version of the Neighbourhood Plan, which lists the most relevant policies in the London Plan 2021 and the Lambeth Local Plan 2021 in the context of the Neighbourhood Plan.

Part C to PM2

(paragraph 4.12 of the Examiner's report)

The Examiner also considers adding a reference to encouraging the pedestrian, cyclist and public transport users' experience of the area is necessary in order to emphasise the importance of sustainable travel, as suggested by TfL in their response to the Regulation 16 consultation process.

Lambeth's decision and reason:

Part A to PM2

Accept the Examiner's recommendation in the interest of clarity for readers and users regarding the version of the NPPF of application for this examination and in order to ensure the Neighbourhood Plan references the correct paragraphs in the version of the NPPF applied for the purpose of the Plan preparation and its examination (NPPF December 2023).

Part B to PM2

Accept the Examiner's recommendation in order to highlight the importance of London Plan policies T6 (Car parking) and T7 (Deliveries, servicing and construction) in the context of the Neighbourhood Plan.

Part C to PM2

Accept the Examiner's recommendation in order to emphasise the importance of sustainable travel by making explicit reference in the Neighbourhood Plan to encouraging this type of travel.

PROPOSED MODIFICATION PM3

Modification proposed by Examiner:

KOV1: Local Green Space

Revise as follows:

5.7. This policy ... accordance with ~~§105~~ **§106** of the NPPF ... (unless exempted by the NPPF ~~§150 or §155~~ **§152 or §156**), ...

Examiner's reason for the modification:

(paragraph 4.13 of the Examiner's report)

As per proposed modification PM2 Part A, by proposing this modification, the Examiner is ensuring that consistency in references to paragraphs in the NPPF December 2023 version is maintained across the document.

Lambeth's decision and reason:

Accept the Examiner's recommendation in the interest of clarity for readers and users as it ensures the Neighbourhood Plan references the correct paragraphs in the version of the NPPF applied for the purpose of the Plan preparation and its examination (NPPF December 2023).

PROPOSED MODIFICATION PM4

Modification proposed by Examiner:

Appendix B: Local Green Spaces (KOV1)

Insert new text at the top of Page 59 as follows (i.e. below the images on Page 58):

Local Green Spaces

The NPPF states that Local Green Space designation should only be used where the green space is

- a) in reasonably close proximity to the community it serves;***
- b) demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and***
- c) local in character and is not an extensive tract of land.***

The Spaces described below comply with these selection criteria.

Modify the numbers and titles of the Local Green Spaces described in Appendix B, so that they are the same as those in Policy KOV1, as explained in paragraph 4.16 above.

Examiner's reason for the modification:

(paragraph 4.16 of the Examiner's report)

The Examiner considers that setting out the three criteria specified in the NPPF for the designation of Local Green Spaces at the beginning of Appendix B will reassure readers and users of the Neighbourhood Plan that regard has been had for national policy when designating them.

In the Examiner's view, lack of consistency in the way proposed Local Green Spaces are referenced to across the document is likely to cause confusion to readers and users of the Neighbourhood Plan. Modifying the numbers and titles of the Local Green Spaces in Appendix B so they are consistent with those included in policy KOV1 will prevent this from happening.

Lambeth's decision and reason:

Accept the Examiner's recommendation in order to clarify the criteria for designation of the Local Green Spaces and avoid confusion to readers and users of the Neighbourhood Plan caused by discrepancies in the way these Local Green Spaces are referenced to across the document.

PROPOSED MODIFICATION PM5

Modification proposed by Examiner:

KOV2: Improving Air Quality

Part A to PM5

5.13 Add new sentences as follows to the end of this paragraph:

Lambeth Council's Air Quality Action Plan 2017-22 was updated 2023-25. It outlines action that will be taken to improve air quality and better public health outcomes, and to break the connection between inner-London living and poor air quality. The Air Quality Focus Area around Vauxhall is indicated on Map C.

Part B to PM5

5.17 Add the following text to the end of this paragraph:

The Healthy Route Network can be found on Page 2 of Appendix A of Lambeth Council's Healthy Routes Plan.

<https://www.lambeth.gov.uk/transport-strategy/healthy-routes-plan>

Examiner's reason for the modification:

Part A to PM5

(paragraph 4.17 of the Examiner's report)

The Examiner considers that, in order to show general conformity with Lambeth Council's air quality related policies, the most up-to-date version of the Air Quality Action Plan (version 2023-25) should be described in more detail in the Neighbourhood Plan.

Part B to PM5

(paragraph 4.18 of the Examiner's report)

The Examiner recommends that a hyperlink to Lambeth Council's Healthy Routes Plan, and more specifically, Page 2 of Appendix A, is provided so readers and users of the Neighbourhood Plan can identify the routes included in this plan, which is explicitly referenced in Policy KOV2 to ensure general conformity with Lambeth Council's policy.

Lambeth's decision and reason:

Part A to PM5

Accept the Examiner's proposed modification as it enforces the need for general conformity with Lambeth Council's most recent policies relating to air quality.

Part B to PM5

Accept the Examiner's proposed modification as a way of clarifying the relationship between the Greenways identified in the Neighbourhood Plan and the Healthy Routes designated in Lambeth's Healthy Routes Plan. This plan, as well as Lambeth's Road Danger Reduction Strategy and Lambeth's Kerbside Strategy are explicitly referenced in Policy KOV2. This reference seeks to ensure general conformity with Lambeth Council's policies, ensuring that streetscape improvements meet the quality standards set in those policies.

PROPOSED MODIFICATION PM6

Modification proposed by Examiner:

Map C: Local Shops and Services

Remove from the NP (see PM1 above).

KOV3: Local Shops and Services

Part A to PM6

Delete existing clause B and modify as follows:

B. Major development proposals in Local Centres and on neighbouring sites will be expected to contribute to the improvement of the immediate public realm, to ensure space exists for local people to stop and rest, dwell and interact, promoting a usable, attractive and cohesive neighbourhood.

Part B to PM6

Add the following text to the end of paragraph 5.18:

Policy ED11 relates to 42 Local Centres in the Borough of Lambeth, ten of which are located in the KOV Area. These are Wilcox Road, Kennington Lane, Kennington Park Road/Kennington Road, Kennington Cross, Oval (Clapham Road), Oval (Brixton Road), Vauxhall Steet/Jonathan Street, Lambeth Walk and Black Prince Road.

Part C to PM6

Delete the second sentence in paragraph 5.19, and amend the third sentence as follows:

Parts of the KOV Area ... need safeguarding ***from the closure of shops and services, where possible, in particular*** because of their proximity to the ~~NEV~~ ***Vauxhall, Nine Elms and Battersea Opportunity Area, where major new development is envisaged.***

Examiner's reason for the modification:

Part A to PM6

(paragraph 4.21 of the Examiner's report)

Clause B of Policy KOV3 as worded in the submission version of the Neighbourhood Plan requires development proposals resulting in the loss of local shops within the Local Shops area defined in the Policy Map to contribute to improvements to the immediate public realm. The Examiner considers that such a planning obligation would not be directly related, or fairly or reasonably related in scale and kind to most of such development proposals, which is one of the conditions established in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

The modification proposed by the Examiner involves only major development proposals within Local Centres designated in Lambeth's Local Plan 2021 and neighbouring sites will be expected to make contributions for the improvement to the immediate public realm.

Part B to PM6

(paragraph 4.20 of the Examiner's report)

The Examiner considers that including a full list of the Local Centres designated in Lambeth's Local Plan 2021 that fall within the Neighbourhood Area is required so readers and users of the Neighbourhood Plan are able identify the parts of the Neighbourhood Area Part A of Policy KOV3 refers to and apply the policy efficiently. Beyond including a full list of the relevant Local Centres, their location will be shown in a new Map C 'Strategic Designations (from the London Plan and LB of Lambeth Local Plan), and major land-use and transport features' to be included in response to proposed modification PM1.

Part C to PM6

(paragraph 4.22 of the Examiner's report)

The Examiner considers that the planning system is unable to prevent the change of use or loss of post offices. For that reason, the Examiner proposes the removal of the reference to protecting post offices through the planning system, which is included in the second sentence of paragraph 5.19 in the submission version of the Neighbourhood Plan.

The Examiner agrees that the Neighbourhood Plan is right in highlighting the role new major development within the Vauxhall, Nine Elms and Battersea Opportunity Area could have in the loss of local shops within the Neighbourhood Area. However, in order to avoid confusion for readers and users of the Plan, the Examiner suggests that the opportunity area, rather than being referred to as NEV Opportunity Area, is referred to as the Vauxhall, Nine Elms and Battersea Opportunity Area, which is its actual designation in the London Plan 2021.

Lambeth's decision and reason:

Part A to PM6

Accept the Examiner's proposed modification since such a planning obligation (financial contributions towards improvements to the immediate public realm) would be directly related and fairly and reasonably related in scale and kind to the type of development proposed, i.e., major development proposals within Local Centres and neighbouring sites.

Part B to PM6

Accept the Examiner's proposed modification to add clarity around which Local Centres Part A of Policy KOV3 relates to.

Part C to PM6

Accept the Examiner's proposed changes i) so readers and users of the Plan are not led to believe that post offices can be protected from change of use or closure through the planning

system and ii) in order to ensure consistency with the London Plan 2021 in naming relevant opportunity areas within the Neighbourhood Area.

PROPOSED MODIFICATION PM7

Modification proposed by Examiner:

Modify the Policy Map to define the Area of KOV3: Local Shops more precisely.

Examiner's reason for the modification:

(paragraph 4.20 of the Examiner's report)

The Examiner considers the Policy Map in the submission version of the Neighbourhood Plan to lack the clarity for readers and users of the plan to identify the area designated as 'Local Shops' in Policy KOV3 and proposes the Policy Map to be modified so the area is defined more precisely. The Forum prepared a [new version of the Policy Map](#) (refer to page 2 of the linked document) in response to the Examiner's Supplementary Question, issued on 30 July 2025. This new version of the Policy Map was sent to the Examiner on 27 August and subsequently accepted in their final report.

Lambeth's decision and reason:

Accept the Examiner's proposed modification in the interest of clarity for readers and users regarding the area designated as 'Local Shops' in Policy KOV3.

PROPOSED MODIFICATION PM8

Modification proposed by Examiner:

KOV5: Important Local Views

KOV5A: Review and amend Viewing Location Coordinates at the bottom of Page 35.

Modify the Visual Management Guidance wording on Page 36 as follows:

The view is sensitive to the scale and roofline of the buildings in the foreground and the viewing corridors along Montford Place and the western leg of Kennington Road along the northern end of Kennington Green.

New development ... viewing corridors.

KOV5B: Delete the fourth paragraph under “Visual Management Guidance” on Page 38.

KOV5C: Under “Visual Management Guidance”, first sentence on Page 40 – **delete** the words ~~reliant on~~ and replace with **supported by**.

KOV5D: Kennington Park Road into the City of London – *Elephant and Castle* – the title at the head of Page 41 should be modified accordingly.

5.35 The view of the tall buildings ... international city, ***the cluster of tall buildings at Elephant and Castle. It is a reminder of the historic development of London, as Kennington Park Road follows the alignment of the old Roman Road from the City of London across London Bridge towards Chichester.*** In seeking to comply ...

The image (photograph) at the top of Page 43 should be deleted and replaced with either the photograph submitted by Standard Securities/Rolfe Judd Planning Ltd/ R055a of the Regulation 16 consultation document, or an identical photo from the same standpoint.

Description of View (Page 43): Modify the first paragraph to read:

The view along Kennington Park Road ... along ~~both sides~~ ***the western side***. Mature tree planting ...

Examiner’s reason for the proposed modification:

KOV5A

(paragraph 4.26 of the Examiner’s report)

The Examiner is proposing to review the viewing location coordinates shown on Page 35 in order to ensure consistency with the description of the viewing place and the images illustrating the view on page 35 ‘Viewing Location: From Kennington Road across Kennington Green’ and page 36 ‘View of Gas Holder No. 1 July 2024’ in the submission version of the Neighbourhood Plan. If

a discrepancy between the viewing place description and images and the coordinates is found, the Examiner is proposing the coordinates are amended accordingly.

The Examiner also considers redundant any reference to a viewing corridor along the western leg of Kennington Road on the northern end of Kennington Green as there is no medium to long distance view along that corridor – the western leg of Kennington Road leads to the yard of the Beefeater Gin Distillery site – and, therefore, suggests its removal.

KOV5B

(paragraph 4.27 of the Examiner's report)

The Examiner proposes to delete paragraph 4 of the visual management guidance relating to View KOV5B, which makes reference to the need for new buildings to preserve and enhance the character and appearance of the neighbouring conservation area. The Examiner considers that Local Plan Policy Q22 already protects the character and appearance of conservation areas and including this paragraph in the Neighbourhood Plan would translate into unnecessary repetition. The paragraph should be deleted to ensure general conformity with Lambeth's Local Plan.

KOV5C

(paragraph 4.28 of the Examiner's report)

The Examiner's proposed modification seeks to replace the words 'reliant on' with 'supported by' as this is a more accurate description of the view the visual management guidance refers to.

KOV5D

(paragraphs 4.29 to 4.31 of the Examiner's report)

The Examiner considers that including the words 'the City of London' in the title of the view gives a misleading representation of the view, which looks towards the Elephant and Castle cluster of tall buildings. As referring to the City of London in this view would be potentially confusing for readers and users of the Plan, the Examiner proposes replacing those words with 'Elephant and Castle'. In those lines, the Examiner is also proposing to explicitly refer to the cluster of tall buildings at Elephant and Castle in the general description of the view in paragraph 5.35.

A further modification to paragraph 5.35 is also proposed, which seeks to describe the historical character of Kennington Park Road along this view. This modification responds to the representation submitted by Historic England in response to the Regulation 16 consultation process which highlighted this feature of the view.

The Examiner considers the image included on page 43 of the submission version of the Neighbourhood Plan does not illustrate the viewing place, which is described as a point on Kennington Park Road at the junction with Harleyford Street outside the Oval tube station. The image included in the submission version of the Neighbourhood Plan shows a view from the traffic island in the middle of the road and, therefore, the Examiner is proposing to replace it with an image that accurately illustrates the viewing place.

A further modification is proposed by the Examiner in order to correct a factual error as the view North along Kennington Park Road is framed by a consistent building line and scale of built form

only along the western side of the road. From this viewing location the eastern side of the road is dominated by continuous mature tree planting along the road and Kennington Park in the background.

Lambeth's decision and reason:

KOV5A

Accept the Examiner's proposed modification and change the viewing location coordinates shown on Page 35 to 51.485941° N, 0.111420° W, as Officers have identified a discrepancy between the coordinates included in the submission version of the Neighbourhood Plan and the description of the viewing place and the images illustrating the view on pages 35 and 36 of the document.

Accept the Examiner's proposed removal of any reference to a viewing corridor along the western leg of Kennington Road on the northern end of Kennington Green in the visual management guidance of this view as no such corridor exists.

KOV5B

Accept the Examiner's proposed modification and remove paragraph 4 of the visual management guidance for this view, which refers to preserving and enhancing the character and appearance of the neighbouring conservation area, in order to avoid unnecessary overlap with Local Plan Policy Q22 and ensure general conformity with Lambeth's Local Plan.

KOV5C

Accept the Examiner's proposed modification and replace the words 'reliant on' with 'supported by' to ensure that an accurate description of the view is included in its visual management guidance.

KOV5D

Accept the Examiner's proposed modification and replace any reference to the City of London in the title of the view or its general description with references to Elephant and Castle and the Elephant and Castle cluster of tall buildings as a way of avoiding misleading representations of this view that could cause confusion to the readers and users of the Neighbourhood Plan.

Accept the Examiner's modification that seeks to include a description of the historical character of Kennington Park Road along the view in response to the representation made by Historic England in response to the Regulation 16 consultation process.

In the interest of consistency with the description of the viewing place, accept the Examiner's proposed modification and replace the image on page 43 of the submission version of the Neighbourhood Plan with an image that accurately illustrates such description, i.e., a point on Kennington Park Road at the junction with Harleyford Street outside the Oval tube station.

Accept the Examiner's proposed modification and correct a factual error, describing the view as framed by a consistent building line and scale of built form along the western side of the road rather than along both sides.

PROPOSED MODIFICATION PM9

Modification proposed by Examiner:

Kennington, Vauxhall and Oval Neighbourhood Plan Policy Map Submission Plan December 2024

Amend the title of the Policy Map to accord with the title of the NP document i.e.
Kennington, Oval and Vauxhall Neighbourhood Plan

Policies KOV3 and KOV4

Modify the first sentence of both policies to refer to the ***Policy Map*** and not the
~~Policies Map~~.

Examiner's reason for the proposed modification:

(paragraph 4.37 of the Examiner's report)

In order to avoid confusion to the readers and users of the Plan, the Examiner is proposing to use the same title for the Neighbourhood Plan throughout the document, i.e., 'Kennington, Oval and Vauxhall Neighbourhood Plan'. As a result, the Examiner is proposing to modify the title of the Policy Map on page 49 of the submission version of the Plan.

Similarly, the Examiner is proposing to consistently refer to 'Policy Map' rather than 'Policies Map' throughout the document.

Lambeth's decision and reason:

Accept the Examiner's modifications to ensure consistency throughout the document.

APPENDIX B – MINOR NON-MATERIAL ADDITIONAL MODIFICATIONS FOR THE PURPOSE OF CORRECTING ERRORS

ADDITIONAL MODIFICATION PM1

Cover Page

Amend publication date to reflect the date of preparation of the referendum version of the KOV NP.

Ensure the KOV forum is referred to by its full name by including inserting the word 'Vauxhall' in the 'Prepared by' paragraph:

'Prepared by: Kennington, Oval and **Vauxhall** Neighbourhood Forum for examination in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).'

Add a note stating:

'Modified by: Lambeth Council in line with the modifications proposed in the Examiner's report and further additional modifications proposed by Planning Policy officers for the purpose of correcting errors in line with the decision made by the Deputy Leader of the Council (Housing, Investment and New Homes) on 17 October 2025 and enacted on 28 October 2025.'

Exact dates to be added once the decision is made and enacted.

Reason for additional modification:

This modification seeks to provide clarity to readers and users regarding the version of the KOV Plan, i.e., the referendum version, and how this version was prepared.

ADDITIONAL MODIFICATION PM2

Table of contents

Table of contents title modified to state the date in which the referendum version of the KOV NP was prepared.

Modify the numbers and titles of the Local Green Spaces described in Appendix B, so that they are the same as those in Policy KOV1, in line with the Examiner's proposed modification PM4.

Reason for additional modification:

This modification seeks to provide clarity to readers and users regarding the version of the KOV Plan, i.e., the referendum version. It also seeks to provide consistency with the Examiner's proposed modification PM4.

ADDITIONAL MODIFICATION PM3

Foreword

Add the following paragraph at the top of the page:

‘[Please note this foreword was included in the draft version of the Kennington, Oval and Vauxhall Neighbourhood Plan submitted to Lambeth Council on 31 December 2024.]’

Reason for additional modification:

This modification seeks to clarify that the foreword was written as part of a previous version of the Plan, i.e., the version submitted to the Council in December 2024, which underwent Examination.

ADDITIONAL MODIFICATION PM4

Throughout the document

Replace any reference to ‘L. B. Lambeth’ with ‘*the LB of Lambeth*’.

Reason for additional modification:

This modification is required for consistency with the way the London Borough of Lambeth is referred in other documents.

ADDITIONAL MODIFICATION PM5

In all instances in which the word ‘plan’ is used to refer to a map, replace ~~plan~~ with *map*.

Reason for additional modification:

This modification is required for clarity to readers and users of the Plan.

ADDITIONAL MODIFICATION PM6

Change any reference to cardinal points (north, south, east and west) so they are not capitalised unless they are part of a name.

Reason for additional modification:

This modification is required for clarity to readers and users of the Plan.

ADDITIONAL MODIFICATION PM7

Include the word ***‘that’***, replace the word ***‘it’*** with ***‘the Plan’*** (paragraph 1.7), replace the word ***‘some’*** with ***‘approximately’*** (paragraph 2.1), replace ***‘The map shows’*** with ***‘Map B below shows’*** (paragraph 2.9), replace the word ***‘the’*** with ***‘a’*** (paragraph 2.14), replace ***‘High Street’*** with ***‘high street’***, replace ***‘25000’*** with ***‘25,000’*** (paragraph 2.15), replace ***“gives them ‘Outstanding Universal Value’”*** with ***“recognises their ‘Outstanding Universal Value’”*** (paragraph 2.17), replace ***‘environment’*** with ***‘environmental’*** (paragraph 2.18), replace the phrase ***‘provided in doing so it does’*** with ***‘provided that, in doing so, it does’*** (paragraph 3.5), replace the word ***‘and’*** with ***‘where we’***, add the word ***‘including’***, the phrase ***‘which were engaged’*** and the word ***‘in’*** (paragraph 4.3), add the words ***‘which’*** and ***‘was’*** (paragraph 4.4), add the word ***‘a’*** (descriptive paragraph under ‘Duchy Arms’ in Appendix A), add the word ***‘and’*** (fifth paragraph under ‘i. Bonnington Square Pleasure Garden, Langley Lane’ in Appendix B), add the words ***‘there’***, ***‘a’***, and ***‘Street’*** (first and third paragraphs under ‘v. Pedlar’s Park, Vauxhall Walk’ in Appendix B), replace the word ***‘include’*** with ***‘such’*** and add the words ***‘were added’*** (last paragraph under ‘vi. Community Garden, Harleyford Road’ in Appendix B), and replace the word ***‘for’*** with ***‘to’*** (last paragraph under ‘ix. Open Space, Claylands Road’ in Appendix B).

Reason for additional modification:

This modification is required for clarity to readers and users of the Plan.

ADDITIONAL MODIFICATION PM8

Modify second sentence in paragraph 2.11 to read as follows: ***‘National ***planning policy, the*** London ***Plan*** and Lambeth ***Local*** Plans encourage active travel, but however, it remains the case that many parents still drive ***their*** children to school even though, ***by doing so***, they contribute to pollution and expose their children to higher levels of pollution.’***

Reason for additional modification:

This modification is required for clarity to readers and users of the Plan.

ADDITIONAL MODIFICATION PM9

Add a comma to 'E9 Retail, markets and hot food takeaways' and capitalise 'local views' under 'HC3 Strategic **Local Views**' in the table below paragraph 3.6.

Reason for additional modification:

This modification is required for consistency with the names give to the relevant policies in the London Plan 2021.

ADDITIONAL MODIFICATION PM10

Rewrite the second sentence in paragraph 3.7 to read as follows: "Vauxhall in particular forms part of **the 'Vauxhall, Nine Elms Vauxhall and Battersea'** Opportunity Area, with the Northern Line Extension to Battersea and improvements around the Vauxhall transport interchange supporting the delivery of 18,500 new homes and new jobs in that Area when completed."

Reason for additional modification:

This modification seeks to provide consistency with the name given to the opportunity area in the London Plan 2021, where the delivery of 18,500 new homes and new jobs is projected by the end of the London Plan period.

ADDITIONAL MODIFICATION PM11

Rewrite the second sentence in paragraph 3.9 to read as follows: '~~In addition~~ **However**, the ~~draft emerging~~ Lambeth Site Allocations **Development Plan Document**, of ~~early 2022~~ **which was submitted to the Secretary of State for Examination on 31 October 2024**, proposes one **additional site** allocation **within** the KOV area at 6-12 Kennington Lane (Site 7).'

Reason for additional modification:

This modification is required to reflect the latest position on the preparation of the Site Allocations Development Plan Document.

ADDITIONAL MODIFICATION PM12

Rewrite the second sentence in paragraph 3.9 to read as follows: 'The separate Consultation Statements **submitted for examination** explains how this was done.'

Reason for additional modification:

This modification is required to clarify that only one consultation statement was submitted by the KOV Forum and this statement was submitted as part of the documents submitted under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

ADDITIONAL MODIFICATION PM13

Modify the first sentence in paragraph 5.6 to read as follows: 'The five policies are numbered and titled ~~with the policy wording in bold.~~'

Reason for additional modification:

This modification reflects the way in which the policy wording is displayed in the document.

ADDITIONAL MODIFICATION PM14

In all instances in which the term 'Policies Map' is used to refer to the Policy Map, replace Policies Map with **Policy Map**.

Reason for additional modification:

This modification is required for consistency with the Examiner's proposed modification PM9.

ADDITIONAL MODIFICATION PM15

Modify the first sentence in paragraph 5.8 to read as follows: 'Only those spaces that meet the NPPF criteria have been designated, as described in ~~the separate Local Green Spaces report (see Appendix B for the full report on Local Green Spaces).~~'

Reason for additional modification:

This modification is required in order to clarify that the KOV Forum have not submitted any separate report describing the designated Local Green Spaces, but these are described in Appendix B to the Plan.

ADDITIONAL MODIFICATION PM16

Modify paragraph 5.10 to read as follows: ‘The existence of quality open space also improves the biodiversity **and overall visual attractiveness of the local environment, and** positively mitigates flood risk ~~reduction and overall visual attractiveness of the local environment~~. It helps create the distinctive character of an area and a sense of belonging for those who live and work there ~~and~~ **but** also for visitors. This policy is ~~therefore also~~ consistent with the vision of the Lambeth’s Parks and Open Spaces Strategic Plan 2020-2025.’

Reason for additional modification:

This modification is required for clarity to readers and users of the Plan.

ADDITIONAL MODIFICATION PM17

Remove the word ‘creating’ so the seventh bullet point under part A of policy KOV2 reads as follows: “The design and layout of buildings that will avoid creating areas that inhibit effective dispersion of pollution, including the avoidance of ~~creating~~ ‘street canyons’ where road traffic emissions are trapped by tall buildings on either side of the road.”

Reason for additional modification:

This modification is required for clarity to readers and users of the Plan.

ADDITIONAL MODIFICATION PM18

KOV2: Improving Air Quality

Add the name of the sixth of the Greenways proposed by the KOV Forum in the Policy Map to the list of Greenways included in part B of policy KOV2:

- Vauxhall Loop
- Lambeth Palace to Vauxhall

- Lambeth Walk (as an extension of Greenway C in the South Bank and Waterloo Neighbourhood Plan)
- Imperial War Museum and Kennington Road (as an extension of Greenway D in the South Bank and Waterloo Neighbourhood Plan)
- Elephant and Castle to Kennington Park
- ***Riverside Greenway Route***

Kennington, Oval and Vauxhall Neighbourhood Plan

Replace the Policy Map Legend on page 49 with that in the [version of the Policy Map submitted separately by the KOV NP as part of the Regulation 15 submission](#) (December 2024).

Reason for additional modification:

This modification corrects the inconsistency between the body of text in policy KOV2 and the Policy Map, both in the version included in the KOV NP document (pages 50 and 51) and the version of the Policy Map submitted separately.

ADDITIONAL MODIFICATION PM19

Amend the end of paragraph 5.18 to read:

Policy ED11 relates to 42 Local Centres in the Borough of Lambeth, ten of which are located in ***or partially within*** the KOV Area. These are ***South Lambeth Road (partially within)***, Wilcox Road, Kennington Lane, Kennington Park Road/Kennington Road, Kennington Cross, Oval (Clapham Road), Oval (Brixton Road), Vauxhall Steet/Jonathan Street, Lambeth Walk and Black Prince Road.

Reason for additional modification:

This modification clarifies that, as stated in paragraph 4.20 of the Examiner's report, ten Local Centres 'are located in or partially within the KOVNP Area'. One of those ten Local Centres mentioned had not been included in the list. This modification corrects the error.

ADDITIONAL MODIFICATION PM20

Rename the last of the community infrastructure premises in the list under policy KOV4 (item xiii) as: '***Tate*** South Lambeth Library'.

Reason for additional modification:

This modification ensures consistency between the way this community infrastructure premise is referred to in policy KOV4 and Appendix A to the Plan.

ADDITIONAL MODIFICATION PM21

Kennington, Vauxhall and Oval Neighbourhood Plan Local View Map

Change the date of the Map from '~~December 2024~~' to '**October 2025**'.

Reason for additional modification:

This modification seeks to provide clarity to readers and users regarding the version of the KOV Plan, and when it was prepared.

ADDITIONAL MODIFICATION PM22

KOV5: IMPORTANT LOCAL VIEWS

Modify the second and third sentences of the policy to read as follows: 'Their viewing locations, description of view, visual management guidance and view cones are set out ~~opposite~~ **below**. View cones are also shown on **the previous page and** the larger Policy Map (pages 50-51).'

Amend the title of the last of the proposed views (View D) to read as follows: 'Kennington Park Road ~~into the~~ Elephant and Castle ~~tall building cluster~~'.

Reason for additional modification:

The first part of this modification seeks to provide clarity to readers and users of the Plan. The second part of this modification is required for consistency with the way the view is referred to in the policy supporting text, in line with the Examiner's proposed modification PM8.

ADDITIONAL MODIFICATION PM23

KOV5D Kennington Park Road into Elephant and Castle

Replace the Viewing Location Coordinates with '**51°28'54.99"N 0°6'45.23"W**'.

Modify the caption under the new image (photograph) at the top of Page 42 to read as follows: 'Image: View of Elephant and Castle tall building cluster **from junction**

Reason for additional modification:

The first part of this modification is required to reflect the description of the Viewing Place and the new image (photograph) at the top of Page 43, which responds to the Examiner's proposed modification PM8. The second part of this modification is required to accurately describe the image and its attribution.

ADDITIONAL MODIFICATION PM24

Project D: Establishing a Community Development Trust

Amend the last bullet point under paragraph 6.19 to read as follows:

- which aim to reduce dependency on grant support by generating income through enterprise and the ownership of assets, with all trading surpluses ~~are~~ principally reinvested in the organisation or the community.

Reason for additional modification:

This modification seeks to provide clarity to readers and users as including the word "are" makes the sentence ungrammatical.

ADDITIONAL MODIFICATION PM25

Project E: Air Quality and Green Infrastructure

Amend the first sentence of paragraph 6.21 to read as follows: 'These projects may support the objectives related to air quality and green spaces which form part of the suggested Community Infrastructure **Levy (CIL)** investment and **Co-operative Local Investment Plans (CLIPs)** priorities and specifically comply with the Green Infrastructure Network.'

Reason for additional modification:

This modification is required to clarify the meaning of the acronyms CIL and CLIP.

ADDITIONAL MODIFICATION PM26

Project F: Walking and Cycling

Replace the phrase ~~pedestrian and cyclist-friendly~~ with **walking and cycling friendly**.

Reason for additional modification:

This modification is proposed in response to the representation submitted by Transport for London which suggest that the term walking and cycling friendly adds clarity.

ADDITIONAL MODIFICATION PM27

Kennington, Oval and Vauxhall Neighbourhood Plan Policy Map.

Add the text '(October 2025)' to the title of the map.

Modify the following items in the legend:

- 'vi. **Community Garden**, Harleyford Road ~~Community Garden~~'
- 'ix. **Open Space**, Claylands Road ~~Open Space~~'
- '**KOV1**: Green Infrastructure'
- 'E. Elephant ~~&~~ **and** Castle to Kennington Park'
- '**F. Riverside Greenway Route**'
- 'iii. Ashmole Estate ~~Community Centre~~ **Tenants' Hall**'
- 'viii. ~~The~~ Griffin Belle'
- 'xiii. **Tate** South Lambeth Library'
- 'A. Kennington ~~Cross~~ **Road** to Gas Holder N^o:1'
- 'B. ~~(i)~~ Harleyford Road to the Oval Cricket Ground ~~and (ii)~~'
- '**C.** Harleyford Street to the Oval Cricket Ground'
- '**D.** Kennington Park Road ~~into the~~ Elephant ~~&~~ **and** Castle ~~Tall Building~~
Centre'

Reason for additional modification:

This modification is required for consistency with the way items in the legend are referred to in the body of the relevant policies.

ADDITIONAL MODIFICATION PM28

Community Centres

Carmelita Centre

Add brackets both sides of the first paragraph: ‘(At the time of writing, the site of the Carmelita Centre had planning permission for a new development including a new community centre on the ground floor.)’

Ashmole Estate Tenants’ Hall

Modify the name of the community infrastructure premise to read: ‘Ashmole Estate ~~Community Centre~~ **Tenants’ Hall**’.

Modify the first sentence to read: ‘Serves the **approximately** 600 ~~or so~~ homes of the Ashmole Estate and the wider neighbourhood.’

Vauxhall Gardens Community Centre

Modify the address to read as follows: ‘Glasshouse Walk, Vauxhall, London ~~SE1~~ **SE11 5ES**’.

Public Houses

Royal Vauxhall Tavern

Modify the address to read as follows: ‘Kennington Lane, Vauxhall, London ~~SE11~~ **5HY**’.

Fentiman Arms

Modify the address to read as follows: ‘64 Fentiman Road London ~~SW8 1LA~~ **N**’

Griffin Belle

Modify the address to read as follows: ‘Wyvil Road, Vauxhall, ~~SE11~~ **SW8 2TH**’

Modify the descriptive paragraph to read as follows: ‘A popular venue serving the social housing on Wyvil Estate as well as the residents of the new student **and private** housing ~~and new units of private housing~~ recently developed on the nearby South Lambeth Road.’

Public Libraries

Durning Library

Modify the address to read as follows: ‘Kennington Lane, SE11 ~~4HF~~ **4HF**’

Reason for additional modification:

This modification is required for consistency with the way community infrastructure premises are referred to in policy KOV4 and to add clarity for the readers and users of the Plan.

ADDITIONAL MODIFICATION PM29

Appendix B.

Replace the word ‘Park’ with ‘**p**ark’ in all instances where it is not part of a park’s name.

Reason for additional modification:

This modification is required for clarity to readers and users of the Plan.

ADDITIONAL MODIFICATION PM30

Punctuation added, deleted or modified throughout the document.

Reason for additional modification:

This modification seeks to facilitate the reading of the KOV NP.