

6 Ensuring Sustainable Development

6.1 Development in the Vauxhall area will be planned to meet the needs of the current and future community, making prudent use of natural resources, and sustaining the natural and historic environment. Development will be flexible, efficient and supported by the necessary transport, utility and community infrastructure.

6.2 Sustainable development is key to delivering the governments' aspiration for growth as set out in the National Planning Policy Framework (2012). Growth must be accommodated in a way that secures change for the better. The Council is supportive of this approach and wishes to see it translated into reality at Vauxhall.

6.3 Intensification of uses across Vauxhall as an outcome of the redevelopment of land means expansion of basic utilities such as gas, water, electricity, drainage and communications, to fulfil the growth objectives for the area. Developers of sites in Vauxhall need to reflect that this area is one part of VNEB where there are comprehensive ambitions to:

- Establish a coordinated and sustainable approach to delivery of basic utilities.
- Deliver a district heating network to serve all new developments and connect to other existing development networks where feasible, including potentially the existing network in Pimlico.
- Contribute a significant proportion of the 25% heat and power in London to be generated through decentralised energy by 2025 as outlined in London Plan.
- Deliver CFSH level 4 and BREEAM 'excellent' across all developments as a minimum.

6.4 An important aspect of delivering sustainable development is the re-use of existing buildings and the conservation of heritage assets. Re-use and minimum intervention approaches when accommodating changes in historic buildings minimises demolition and construction waste, reduces the need for new materials and is more energy efficient than new-build construction. Historic assets should not be compromised by new development and should be fully incorporated into redevelopment schemes to ensure they remain in a viable use.

6.5 There is considerable potential for decentralised energy and the creation of heating and cooling networks within the opportunity area due to the scale, diversity and density of regeneration activity. The OAPF sets out aspirations for a

district energy/heating network within the area. The Lambeth Core Strategy supports the development of decentralised energy and the implementation of district heating networks in Vauxhall.

6.6 The VNEB is in the course of producing a Sustainability Charter, an opportunity area Strategic Utilities Plan and a Biodiversity Strategy. Developers will be expected to reflect the outcomes of these and any other future work completed by the Board in relation to sustainability, along with the Council's adopted policies. In particular, developers are encouraged to work together and to coordinate the provision of additional utilities as well as to ensure they facilitate the delivery of any future district heating network, including use of the linear park in Wandsworth as a key route for utilities. A VNEB Energy Masterplan is to be produced and this will establish the best procurement options for the heat network and CCHP. The target set by the VNEB Strategy Board is that renewable energy sources will be incorporated into all new developments. In the exceptional cases where the installation of renewable energy generating technologies is not feasible due to physical limitations, developments may seek off-site decentralised renewable energy. In these cases developments must have adequate infrastructure to utilise the off-site renewable energy via a private wire arrangement.

6.7 As feasibility work progresses, developers will be required to provide infrastructure for decentralised energy and district heating or cooling networks. Where appropriate, S106 agreements will be used to secure connection to existing or planned decentralised energy networks or the installation of CHP/CCHP on a site-wide basis. In other less certain areas, developments will be expected to be 'future-proofed' to facilitate connection to a future decentralised energy network and / or a financial contribution may be sought towards the development of that network.

6.8 It is possible that new management vehicles for VNEB will be established perhaps including either an Energy Services Companies (ESCO) or a Multi Utility Services Company (MUSCO). Developers will be expected to cooperate with the establishment and efficient operation of any such bodies.

6.9 S106 Agreements and planning conditions will be used to ensure sustainability measures are included in development proposals for the lifetime of the development.

Development Guidance

6.10 In order to establish Vauxhall as a leader in sustainable development, the following objectives will apply to all development applications to complement Lambeth's development plan policies and the London Plan.

Energy efficient design

6.11 Buildings will be expected to be of highly energy efficient design, exceeding the minimum standards set out in Part L of the Building Regulations as far as possible through passive design measures to minimise the need for mechanical heating, cooling and lighting. As far as possible, all development will be encouraged to be cooled by natural ventilation.

On-site renewable energy

6.12 Applications will be required to include a detailed energy assessment which demonstrates compliance with London Plan targets.

6.13 All developments are to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions. In line with the Core Strategy and the London Plan, major developments are required to achieve a 25% improvement on 2010 Building Regulations (rising to a 40% improvement by 2013), and a 20% reduction in carbon dioxide emissions through on-site renewable energy generation, where feasible. These targets represent a minimum standard. The need for active cooling systems should be reduced as far as possible through passive design, including ventilation, appropriate use of thermal mass and materials of low u-values, external shading through louvers or balconies and vegetation on and adjacent to developments

Decentralised energy supply

6.14 Developments should connect to an existing or planned decentralised energy network in the first instance. If this is not possible, the feasibility of CHP should be considered.



Figure 6.1. Pupils at Vauxhall school with the school's solar panels

Future proofing

6.15 All new buildings within the Vauxhall Area will be expected to be equipped with adequate fixtures and design features to allow for future expansion of renewable technologies, connection to decentralised heating, cooling and power networks, and integrated networks of waste and energy management. Structures should be designed to allow for internal reorganisation and future change of use.

Living roofs

6.16 Green and brown roofs and or walls will be expected to be incorporated in all new buildings where feasible. They can provide significant contributions to the urban microclimate releasing the effect of acute temperature change in winter and summer, absorbing and minimising urban noise, provide amenity space for residents and opportunities to grow food, as well as creating a new eco environment to improve the biodiversity of plants and animals within cities. Native plants and species should be used where possible as they generally demand lower maintenance and can enhance the local biodiversity.

Water

6.17 Water should be adequately managed, with the London Mayor’s sustainable drainage hierarchy applied. All developments should promote the efficient use of groundwater and protect and conserve water supplies through minimising the use of treated water. Wherever possible, good design should encourage behavioural change to reduce water demand and utilise alternative sources of non-potable water such as rainwater and grey water where feasible and cost effective.

6.18 Developments will be expected to minimise surface water run off, following the London Plan sustainable drainage hierarchy, including through the use of Sustainable Urban Drainage Systems (SUDS).

Waste

6.19 Landowners and developers will be expected to collaborate in coordinating waste management issues in line with the London waste policy, which establishes a target of 100% of London’s waste within London by 2031. Developers will minimise waste produced in the demolition, construction and operation of new developments. Developers will be expected to support the delivery of the Western Riverside Waste Authority’s statutory Waste Management Strategy and implementation of the Lambeth Sustainable Waste Management Strategy.

Reducing the need to travel

6.20 All new development will be expected to be designed to minimise the need to travel through an appropriate mixture of uses, car free development and cycle parking provision. Travel plans will be required to accompany planning applications.(see Principle 10).

Transport mitigation

6.21 The transport implications of development from construction through to operation should be assessed as part of development proposals and the need to travel minimised.

Sustainable materials sourcing

6.22 Materials used for development will be expected to be sustainably sourced and of the low embodied energy content to ensure the delivery of low carbon buildings.

Community safety

6.23 Development must contribute to creating a safe and secure community at Vauxhall. Development must adhere to ‘designing out crime’ principles, ensuring neighbourhoods and the routes through them are well lit and provide surveillance. The district centre created here must be resilient to terrorism.



Figure 6.2. Green wall example (Edgware Road)