

PLANNING BACKGROUND

THE OPPORTUNITY AREA

PLANNING FRAMEWORK (OAPF)

The London Plan designates Opportunity Areas across the city, identifying them as places in London with the potential to accommodate substantial numbers of new jobs and homes. Vauxhall Nine Elms Battersea (VNEB) is designated as an Opportunity Area within the London Plan; it also forms part of the Central Activities Zone and as such presents a unique set of planning challenges and opportunities.

The application site comprises 2ha (4.94 acres) within the 195ha (482 acres) Vauxhall Nine Elms Battersea Opportunity Area.

The Greater London Authority (GLA) has worked with the London Development Agency (LDA), Transport for London (TfL), boroughs and other public and private sector organisations to develop a planning framework for this area – the **Opportunity Area Planning Framework (OAPF)** – to provide a spatial planning framework for VNEB.

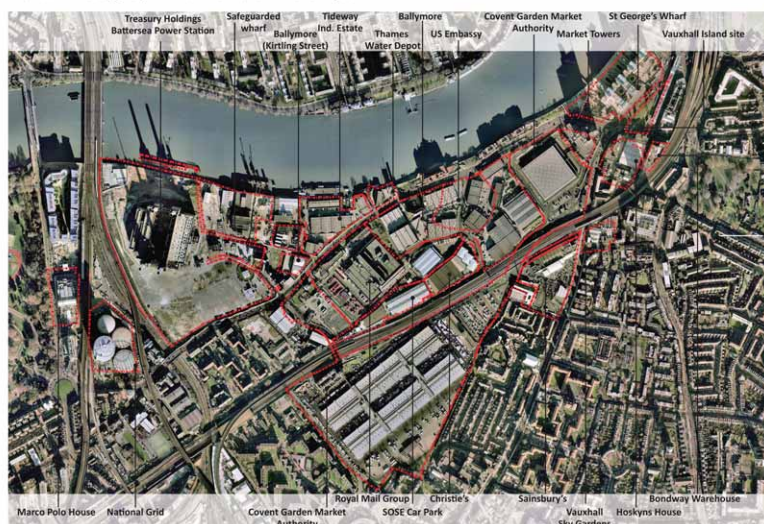
The OAPF reviews the area in its current context and sets out current issues relating to public realm, connectivity and legibility, which need to be addressed, it also examines some of the challenging transport issues. The OAPF also considers the development capacity and associated infrastructure and open space requirements. The overall objective of the OAPF is to identify key principles and objectives for the area and to provide guidance on how these principles might be achieved through redevelopment.

Key aspirations of the VNEB OAPF include: -

- Potential capacity for 16,000 new homes and 20,000 – 25,000 new jobs
- Potential capacity for 200,000sqm of commercial/employment floorspace (excluding Battersea Power Station)
- Provision for a linear park connecting Vauxhall to Battersea Power Station plus high quality public realm within the Opportunity Area
- New schools, health care facilities, community centres, libraries and places of worship
- Potential for a district heating network reducing the CO₂ footprint in the Opportunity Area
- Protection of safeguarded wharves
- Potential for an extension to the Northern Line between Kennington and Battersea Power Station plus other transport measures, including improvements to Vauxhall interchange and gyratory and bus services
- Protection of views of the Palace of Westminster
- Indicative S106 planning obligations

The OAPF was first issued in January 2008 and has been the subject of extensive public consultation which has now been completed and it is anticipated that the Framework will shortly be adopted.

Aerial Photograph with Land Ownerships



Site Specific Policies

The Wandsworth Core Strategy and the draft Site Specific Allocations Document identify the site as suitable for residential uses along with some commercial use and continuation of the Thames Path. More specifically, the emerging local planning policy seeks to ensure that a mixed-use scheme on this site contributes towards the regeneration objectives for the riverside, provides opportunities for improved townscape and continuation of the Thames Path. It also seeks to ensure active uses are provided at the ground floor, particularly along the frontage to the river and around the inlet dock.

Development Infrastructure Funding Study (DIFS)

To supplement the OAPF, the GLA has commissioned a report which will investigate what improvements are required to the existing highways and social infrastructure in VNEB in order to facilitate the level of development proposed.

The report will also propose suitable levels of contributions sought from developers as part of the forthcoming applications.

St James has, along with others, agreed to fund the DIFS, and subject to a financial viability test, is committed to adhering to its findings.



- Tall buildings at Vauxhall
- Tall buildings as visual markers on park
- Tall buildings along green links