

Oval and Kennington Development Area
Consultation Feedback
April 2015

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1.0 Introduction

- 1.1 This report on the consultation feedback sets out a summary of the responses received so far regarding the Oval and Kennington Development Area (OAKDA) masterplan.
- 1.2 A full analysis of feedback will be provided through a Statement of Community Involvement which will be worked up in coordination with the draft masterplan.
- 1.3 Berkeley Homes and Lambeth Council, who are working in cooperation to develop a masterplan for OAKDA, are currently in the process of consulting the local community about the proposals; seeking their feedback and determining how this can inform the masterplan.
- 1.4 The consultation process for OAKDA runs from January 2015 – July 2015 and this document therefore acts as an interim report setting out a summary of all responses received from January 2015 through to March 2015.
- 1.5 The local community have been able to share their thoughts on the process in a variety of different ways. This document sets out all the comments we have received so far through a variety of feedback mechanisms.
- 1.6 Due to the Data Protection Act 2000 we have a legal duty to protect any personal information we collect. Therefore no personal details have been included in this document.

2.0 Initial feedback form, January 2015

- 2.1 The first OAKDA community newsletter was distributed on 13th January 2015 introducing the local community to the masterplan process and inviting residents to attend the first workshops and exhibition. This included a freepost feedback form, detailed below. This form was also available online.
- 2.2 The first newsletter was delivered to 4,714 addresses (4,429 residential addresses and 285 business addresses)
- 2.3 121 people completed the feedback form (81 via the freepost mechanism and 40 online)

We would like to hear from you

Please let us know how best you would like to be involved.

Please return the freepost form or send us an email by Wednesday 21 January 2015.

About you:

Name:

Address:

Postcode:

Email:

What is your main reason for interest in the area:

- I am a resident I am a local business owner
 I am a member of a local group or organisation I work in the area

If so, please specify:

Keeping you informed:

Please keep me up to date on progress by:

- Email I will check the website for updates
 Post I do not want to be kept informed

Getting involved:

I would like to attend the workshop on:

- Thursday evening - 29 January – 6.30 – 9.00pm
 Saturday afternoon - 31 January – 1.00 – 3.30pm

Please note: If the number of people who would like to attend a workshop exceeds venue capacity, an additional workshop will be added and we will contact you accordingly.

Providing feedback and comments:

- I would be interested in dropping into the one day feedback exhibition on Tuesday 24 February – 4.00 – 8.00pm
 I would be interested in viewing the draft masterplan whilst it is on display in May / June

Do you have any initial thoughts or other ideas for working with us on the Oval and Kennington Development Area Masterplan?

Under the Data Protection Act 2000 we have a legal duty to protect any personal information we collect from you. As such we will not pass your details to any third party, other than Lambeth Council who will receive copies of all responses throughout the masterplan process. We will request that your personal details are not placed on the public record.

- 2.4 121 people completed the feedback form and registered their interest in becoming involved in the OAKDA masterplan process.
- 2.5 60 people registered to attend the January workshop events and 77 registered their interest in attending the February feedback exhibition.
- 2.6 55 people also shared their initial thoughts on working with us on the Oval and Kennington Development Area Masterplan, a summary of which can be seen below.

Do you have any initial thoughts or other ideas for working with us on the Oval and Kennington Development Area Masterplan?

The most common responses to this question related to the provision of affordable homes in the masterplan which local people could benefit from, the creation of low rise developments, which will complement the surrounding area and comments on the gas holders. The majority of respondents expressed an interest in retaining at least one of the gas holders.

There were calls for the public to have more open space and for local services to be considered whilst working up the masterplan. There were also comments made about Tesco and requests that a supermarket be retained in the area.

There were many comments requesting leisure facilities such as children's play areas and youth centres, as well as new restaurants and cafés for the area.

Many respondents also expressed the hope that jobs would be created through the development of the OAKDA.

3.0 Workshop Feedback, January 2015

- 3.1 The masterplan workshops held on 27th, 29th and 31st January 2015 were a chance for the project team to introduce themselves to the local community, present the development area and discuss how local people could get involved in the masterplan process.
- 3.2 These workshops, and the following feedback exhibition, were purposely held before the masterplan was drafted. The aim of this early consultation was to learn about the local community's aspirations for the area and use this feedback to create a masterplan led by local people.
- 3.3 Participants were split into groups of roughly 6-10 to discuss their thoughts on the local area and aspirations for the masterplan. Facilitators from the project team used worksheets to guide and record the discussion.
- 3.4 68 local residents attended the workshop events (14 attended on Tuesday, 32 attended on Thursday and 22 attended on Saturday)
- 3.5 The results of these workshops are presented in our [feedback exhibition material](#).

4.0 Workshop Social Sustainability Boards, January 2015

- 4.1 At the end of each workshop, participants were given an overview of Berkeley's Social Sustainability Criteria. This identifies different categories by which the strength of an area's social sustainability can be assessed. There are thirteen criteria which fall into three separate groups as set out on the social sustainability wheel.
- 4.2 Participants were asked to choose which three of the fourteen criteria they thought were most appropriate for Berkeley and Lambeth Council to focus on when developing their proposals.
- 4.3 The results of this consultation activity are available in the social sustainability section of our [feedback exhibition material](#).
- 4.4 More information on Berkeley's Social Sustainability framework can be [found here](#).

5.0 Workshop Online Response Form, February 2015

- 5.1 For all those who could not attend the workshops at the end of January, an online feedback form was available reflecting the questions asked at the workshop events.
- 5.2 31 local residents who were unable to attend the workshop events filled in this form online, the results of which can be seen below.

How important is it to you that a supermarket is on site?

The majority view was that a supermarket was very important.

What facilities do you think are missing from the area?

Community space was considered the most important facility followed by art galleries and theatres, and then new homes.

What type of open space would you like to see?

Green spaces were cited several times including parks and children's play spaces. Paved squares with active frontages and water features were also suggested.

What employment and jobs training would you like to see in the area?

The creation of jobs for local people was deemed as most important followed by jobs with training/qualifications.

What are the key needs for housing in the area?

A mix of tenures was the most popular choice followed by housing for first time buyers and family accommodation.

Are energy efficient homes important to you?

The vast majority said energy efficient homes were important.

What are the priorities for connecting the Oval and Kennington Development Area to the local area?

Pedestrian routes were considered the most important priority followed by cycle routes and storage, and safer road crossings.

Would you like to see more routes through the masterplan area?

There was no overall consensus with only a slight preference for more routes through the masterplan area.

Are there any potential through routes that you think would not be suitable?

The majority of comments referred to Montford Place. Most of these did not want the traffic barrier on Montford Place removed.

What are your views on the gas holders?

The majority wanted at least one gas holder retained, re-used or reflected in the design.

Which gas holders are the most important?

The largest one nearest the Oval Cricket Ground was deemed the most important.

Are there any developments in the area you think the OAKDA should emulate or architectural styles you would like to see?

Brick was the most commonly cited architectural style with requests for the redevelopment to complement the surrounding Georgian architecture.

6.0 Feedback Exhibition Response Form, February 2015

- 6.1 The feedback exhibition, held on Tuesday 24th February 2015, presented the emerging ideas for the Oval and Kennington Development Area, as well as the site and planning context, summary of the masterplan background reports and community input from the January workshops.
- 6.2 Consultation invitations were sent to 5,670 addresses (5,308 residential addresses and 362 business addresses)
- 6.3 73 local residents attended the feedback exhibition with 34 submitting feedback forms, both on the day and online, following the event.
- 6.4 Feedback forms were available at the exhibition for local residents to share their thoughts. This form was also available online.

OVAL AND KENNINGTON DEVELOPMENT AREA MASTERPLAN

SHARE YOUR THOUGHTS

We would welcome your views as we develop a masterplan for the Oval and Kennington Development Area (OAKDA). Please spend a few minutes completing the feedback form and return to a member of our team here today. Alternatively, you can share your thoughts online at www.oakda.co.uk

Name

Address

Postcode Tel.

E-mail

2. What is your interest in the Kennington and Oval Development Area?

- I am a resident I work in the area I am a local business owner
 I am a member of a local group or organisation. If so, please specify:

3. Following what you have seen here today, are we on the right track to develop a masterplan for the area?

Please see over for further questions.



- 6.5 Please see below for a summary of the 34 responses received through the feedback exhibition response form which was available at the exhibition and online.

Having viewed the exhibition material, do you think we are on the right track to develop a masterplan for the area?

There was a mixed response to this question and a variety of opinions. The most common response was that there was not enough information to make a judgement on what the masterplan would be.

There were several requests here for low rise housing development and community and local service use. There were also comments made about the Tesco and requests that a supermarket be retained in the area.

There were mixed comments on the gasholders with no overall consensus.

Are there any other factors we should consider in drawing up our masterplan?

Open space was cited as the most important factor that should be considered in drawing up the masterplan. This included several requests for green space and public squares, and for the masterplan area to be car-free and permeable creating a natural connection between Vauxhall and Kennington.

Leisure, community and cultural facilities such as libraries and flexible art space were also frequently mentioned along with a need for local service provision such as healthcare. Shops, cafés and restaurants were mentioned as important, especially retaining a supermarket in the area and requests were made for a Waitrose.

Architecture and design were also frequently mentioned with requests for the use of natural materials and for the new buildings to be in keeping with the existing built environment. There was a mixed view on height with some respondents requesting a limit and others requesting high rise buildings to provide more housing. There were several requests for mixed tenure including affordable homes.

There was some concern raised about the capability of Kennington Lane to deal with an increase in vehicular movement.

A couple of people mentioned the gasholders with a generally mixed view on their place within the masterplan.

7.0 Stakeholder Meetings

7.1 Berkeley Homes and Lambeth Council have met with the local residents groups and individuals from the local community, including neighbours of site, to discuss the proposals. These meetings have offered key stakeholders an opportunity to share their thoughts and Ideas which have fed into the masterplan process.

7.2 The table below shows the meetings that Berkeley and Lambeth Council have had with the local community groups and neighbours of site during the first phase of consultation:

Date	Meeting	Venue
04/12/2014	Meeting with Brian Dickens, Director, Community Action Zone	Black Prince Community Hub
10/12/2014	KOV Planning Group Meeting	Carmalita Centre
12/12/2014	Black Prince Trust meeting	Black Prince Community Hub
19/01/2015	OAKDA Berkeley Social Sustainability Workshop	Berkeley
27/01/2015	Stakeholder workshop	Oval Cricket Ground
29/01/2015	Community workshop	Oval Cricket Ground
31/01/2015	Community workshop	Oval Cricket Ground
21/01/2015	Black Prince Trust meeting with Brian Dickens and Kate Hoey MP	Black Prince Community Hub
29/01/2015	Meeting with Henry Fawcett Primary School	Henry Fawcett Primary School
09/02/2015	OAKDA Berkeley Social Sustainability Workshop 2	Berkeley
10/02/2015	OAKDA Meeting with Chris Law Vauxhall One	Oval Cricket Ground
26/02/2015	Vauxhall Change Group Meeting (Vauxhall One)	Base Associates
09/03/2015	OAKDA Montford Plan Residents Meeting	Glassworks, Montford Place

11/03/2015	Black Prince Trust stakeholders meeting	Black Prince Community Hub
23/03/2015	OAKDA - Heart of Kennington Residents Association - Presentation	Durning Library
16/04/2015	Vauxhall Change Group Meeting (Vauxhall One)	Base Associates

7.3 **The** Groups that Berkeley Homes and Lambeth Council have met include:

- [KOV Forum](#): A non-political umbrella group bringing together local community organisations, businesses and residents, in the North Lambeth area between Lambeth Road, Kennington Park Road, Camberwell New Road, Harleyford Road and the river Thames.
- [Vauxhall One](#): An organisation owned and led by local businesses in Vauxhall.
- [Heart of Kennington Residents Association](#): Aims to promote the common interests of residents in the Heart of Kennington area to protect, to enhance the amenity of those streets and to represent the interests of the residents collectively to Lambeth Council and other local or regional authorities as appropriate.
- [Black Prince Trust](#): An inter-generational community hub in the Ethelred Estate that hosts sports sessions, mentoring and employment schemes for hundreds of local people.

8.0 Email and telephone correspondence

- 8.1 A dedicated website, email address and telephone hotline have been established and will be available throughout the masterplan process and beyond.
- 8.2 Local residents can use these mechanisms to ask questions, submit their thoughts on the masterplan process or add their contact details to the mailing list.
- 8.3 All correspondence and thoughts shared with the team through the email address or telephone hotline so far will be taken into account whilst the masterplan is being drafted.
- 8.4 319 people have joined the OAKDA mailing list so far.

9.0 Conclusion

- 9.1 This report provides a summary of the responses submitted to Berkeley and Lambeth Council during the consultation process on masterplan for the OADKA from January 2015 to March 2015.
- 9.2 The table below provides as overview of how local people have been involved in the masterplan process so far:

Distribution area for first newsletter	4,714 (4,429 residential addresses and 285 business addresses)
Distribution area for second newsletter	5,670 (5,308 residential addresses and 362 business addresses)
Total attendees for January workshops	68 (14 on Tuesday, 32 on Thursday, 22 on Saturday)
Total attendees for February feedback exhibition	73
Feedback forms returned (initial feedback form)	121 (81 freepost, 40 online)
Feedback forms returned (workshop online response form)	31
Feedback forms returned (feedback exhibition response form)	34 (13 at the exhibition, 21 online)
Sign-ups for OAKDA mailing list	319

- 9.3 Due to the Data Protection Act 2000, we are unable to present all correspondence received in its entirety.
- 9.4 A full analysis of feedback will be provided through a Statement of Community Involvement which will be worked up in coordination with the draft masterplan.
- 9.5 Berkeley and Lambeth Council are in the process of consulting on a masterplan for the OAKDA and therefore all feedback is welcome throughout and beyond the consultation process, which runs from January 2015 – July 2015.