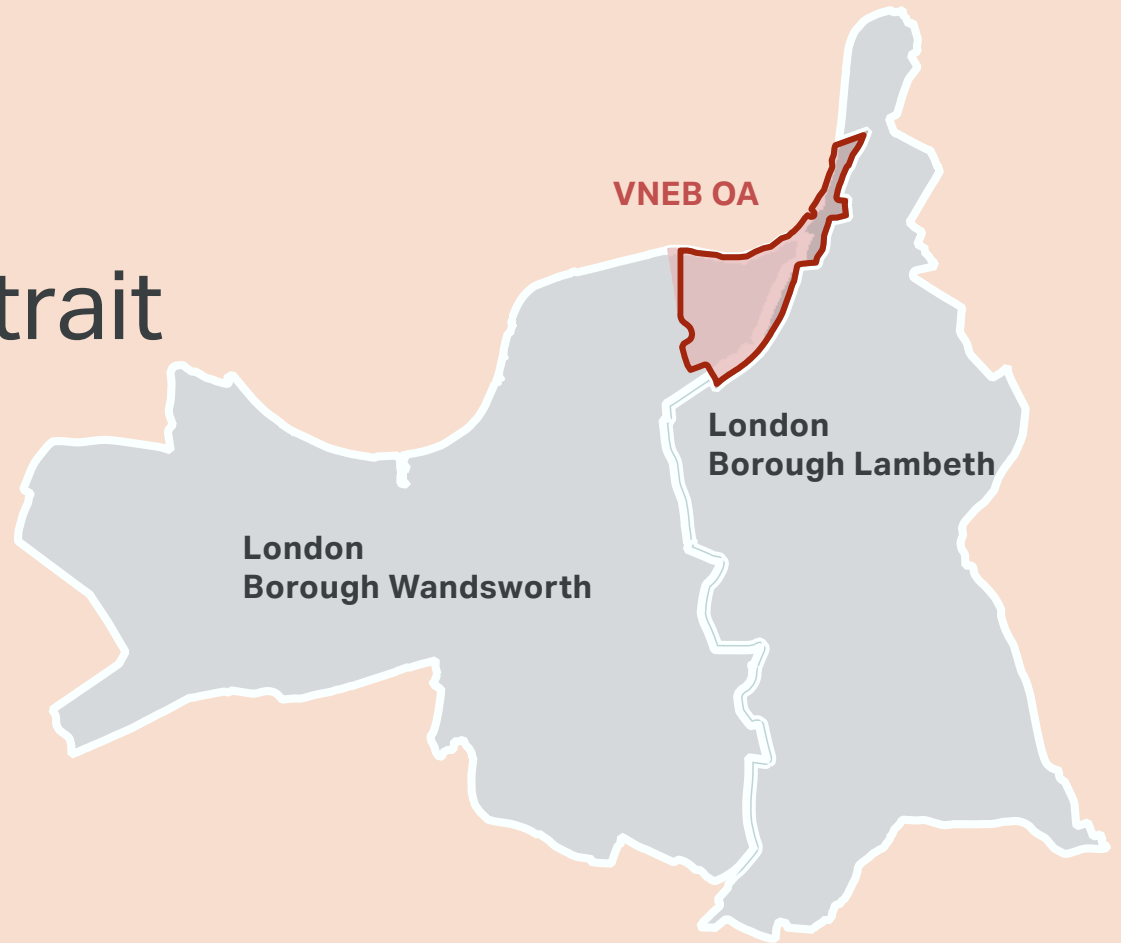


Opportunity Area Portrait

Vauxhall, Nine Elms, Battersea (VNEB)



Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:



- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.

How will this information be used?



- This evidence base supports the OA propositions in Towards the new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.

Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

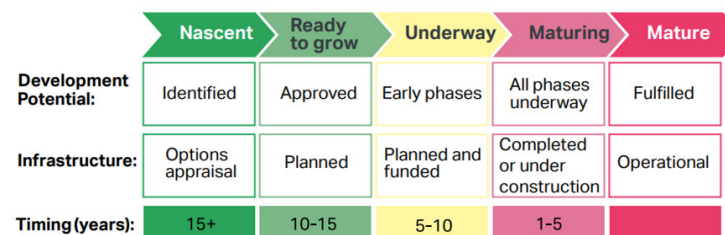
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram

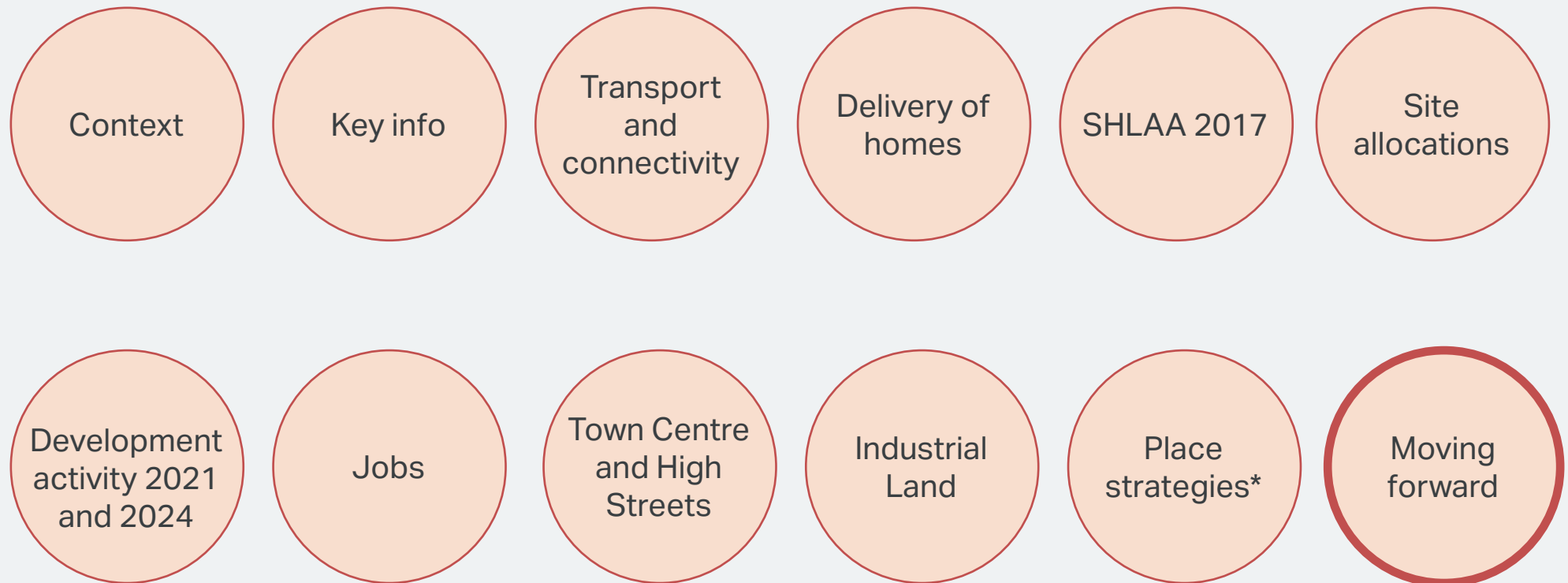


Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction

Contents



* This section refers to existing/ emerging strategies for the OA.

VNEB

Context

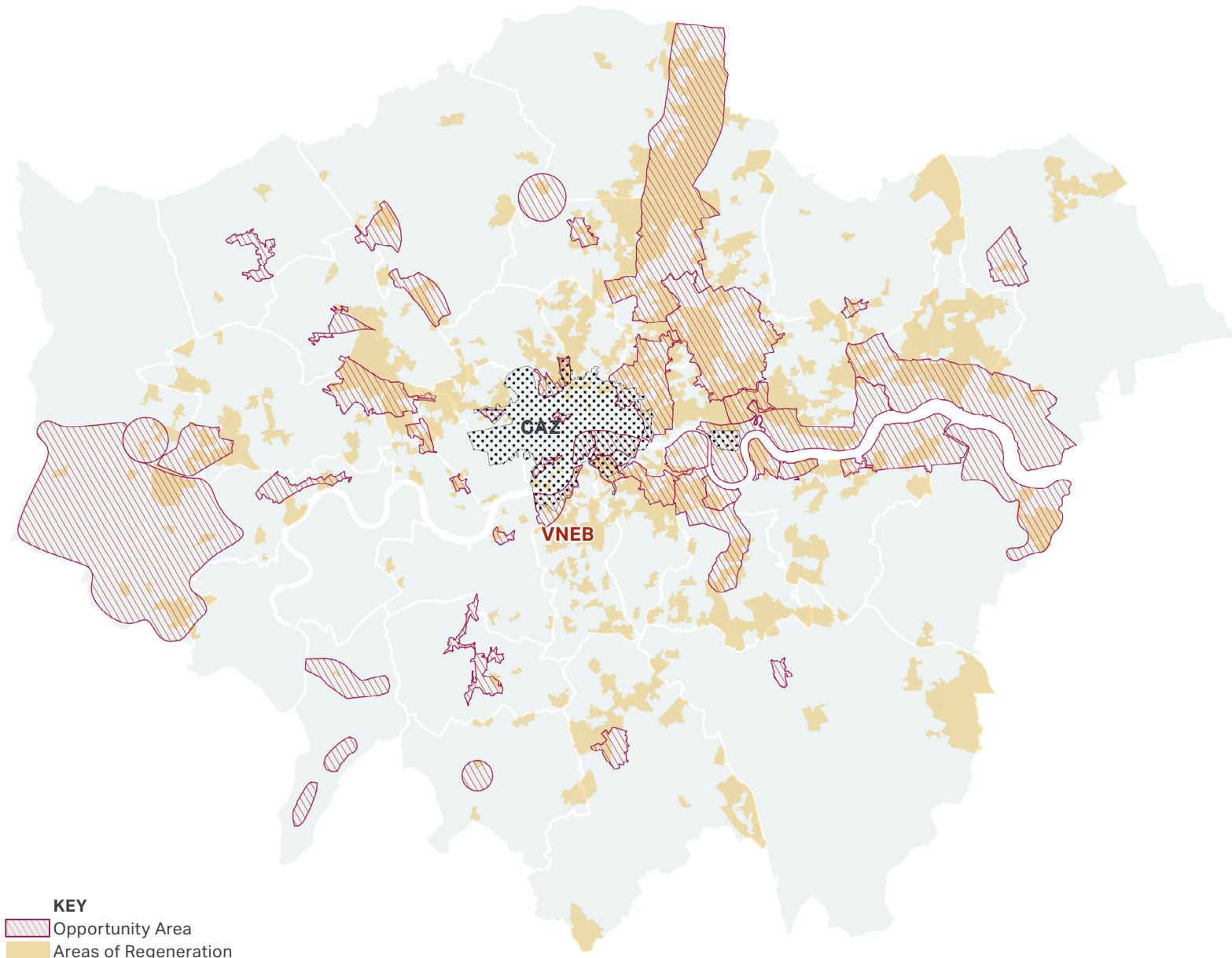
OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- **VNEB (Underway)**
- Paddington (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)

The north part of VNEB is in the CAZ.

Areas of Regeneration

There are some areas of regeneration identified within the OA.



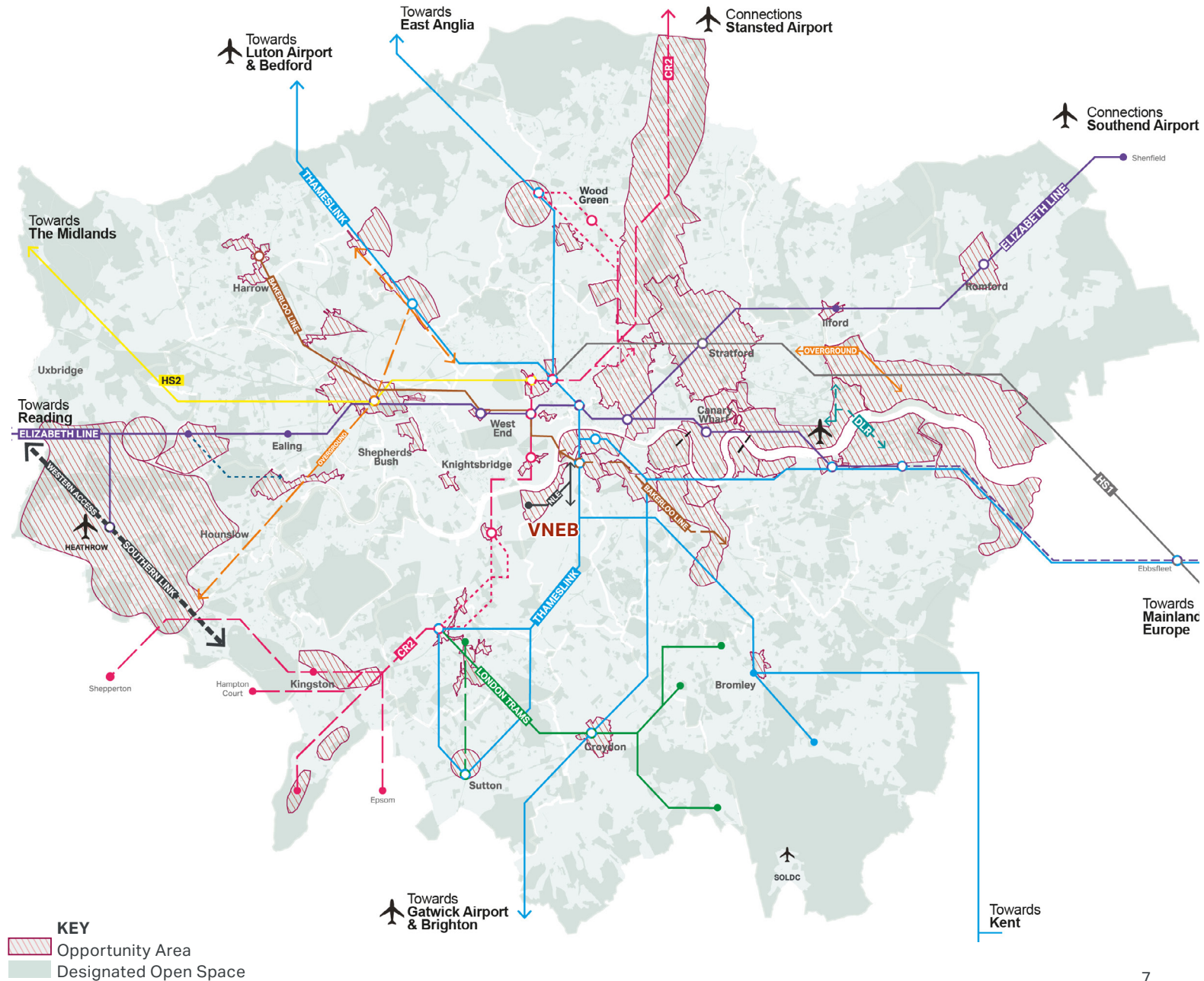
Source: Areas of Regeneration as per London Plan 2021

VNEB

Context

Transport and Growth Corridors

- VNEB is within the Central London Growth Corridor
- The OA benefits from the Northern Line Extension which opened in September 2021. The scheme extends the underground Northern Line to the Nine Elms and the new Battersea Power Station located in the OA.



Source: [Planning Data Map](#)

VNEB

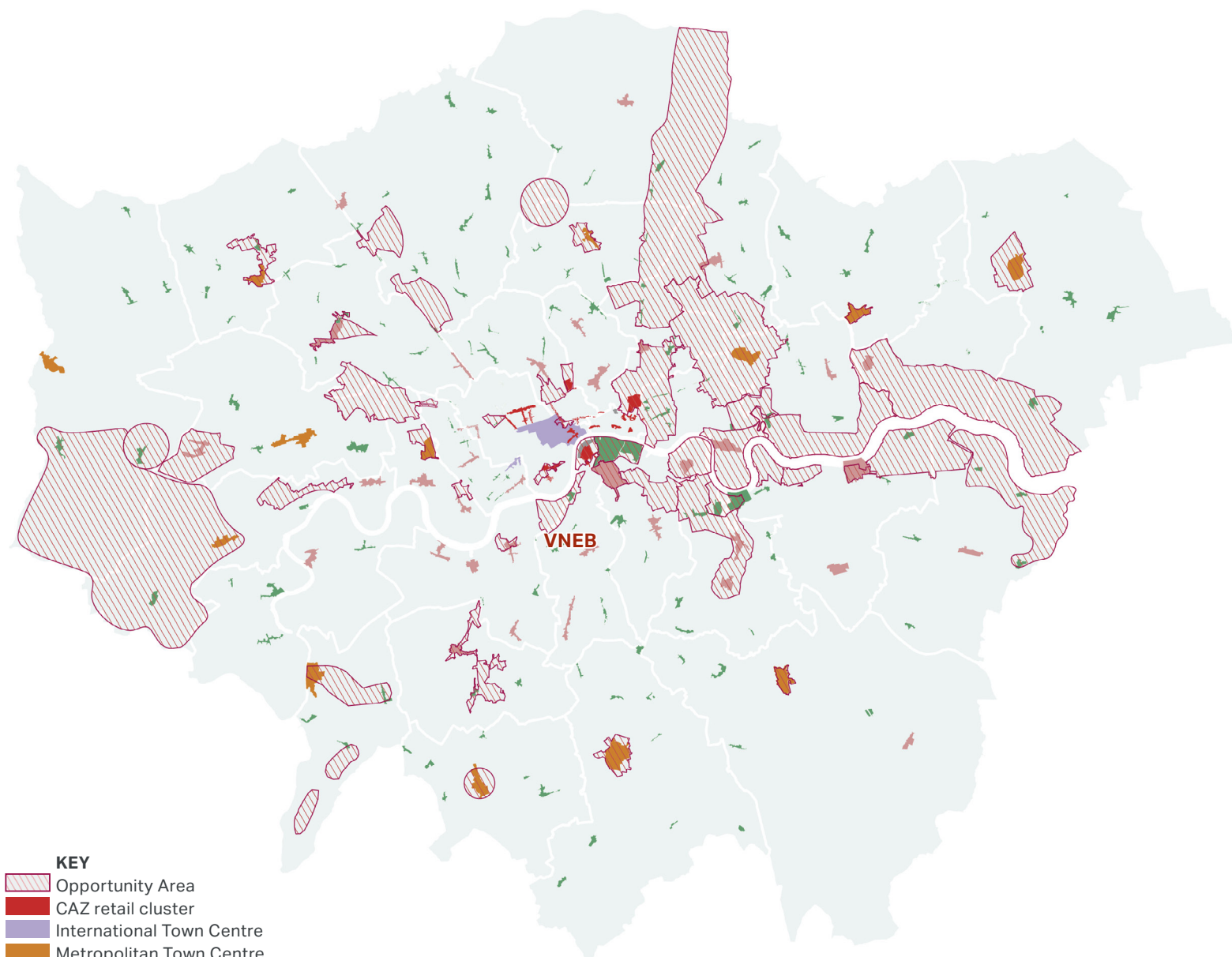
Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

VNEB OA has an adopted boundary. The Lambeth Local Plan 2021 identifies a designated Vauxhall CAZ retail cluster area in the OA.

Within the OA there is also a planned town centre at the Power Station with a focus on being a cluster for digital and creative industries.



KEY

- Opportunity Area
- CAZ retail cluster
- International Town Centre
- Metropolitan Town Centre
- Major Town Centre
- District Town Centre

Source: [Planning Data Map](#)

VNEB

Key info

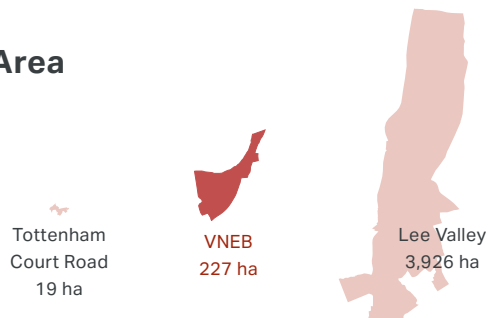
London Plan Designation Year

2004 2008 2011 2016 2021

Borough

LB Wandsworth, LB Lambeth

Area



OA specific plans

VNEB OAPF (2012)

Local Plan status

Wandsworth (adopted 2024), Lambeth (adopted 2021)

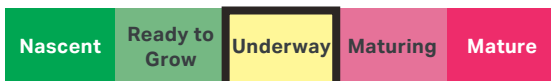
Growth Corridor

Central London

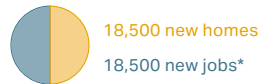
Housing Delivery Test 2023

Presumption

OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

KEY
Opportunity Area

*Note that the LESD (2021) increased the capacity to 35,800 new jobs

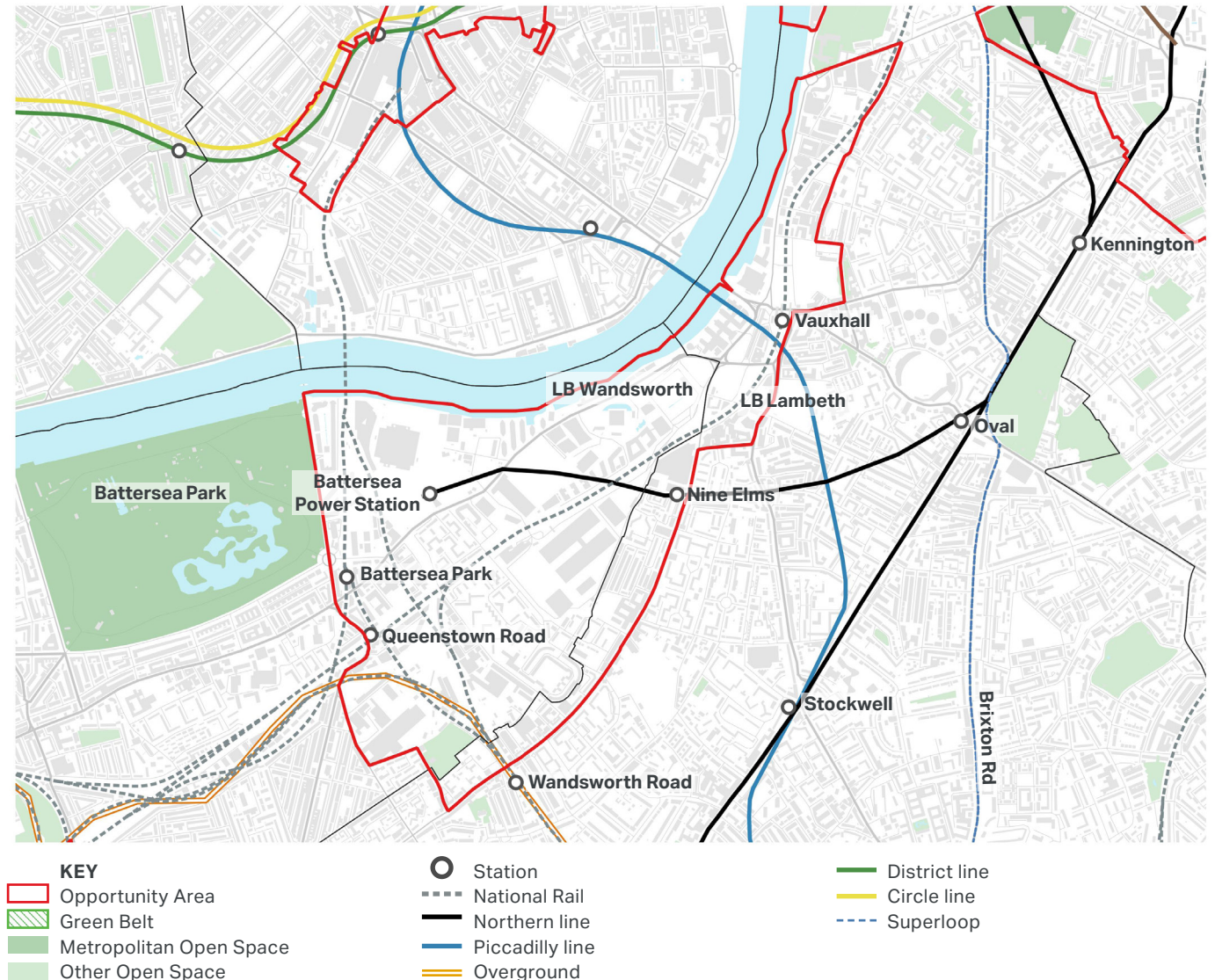
VNEB

Transport and connectivity

- The OA benefits from the Northern Line extension and a new station (**Battersea Power Station**) that opened in 2021, which has supported the delivery of new homes and jobs.
- Key transport projects in the area include the **Vauxhall Cross Gyratory** and the work that is underway to transform the northern and southern **Lambeth Bridge roundabouts**.



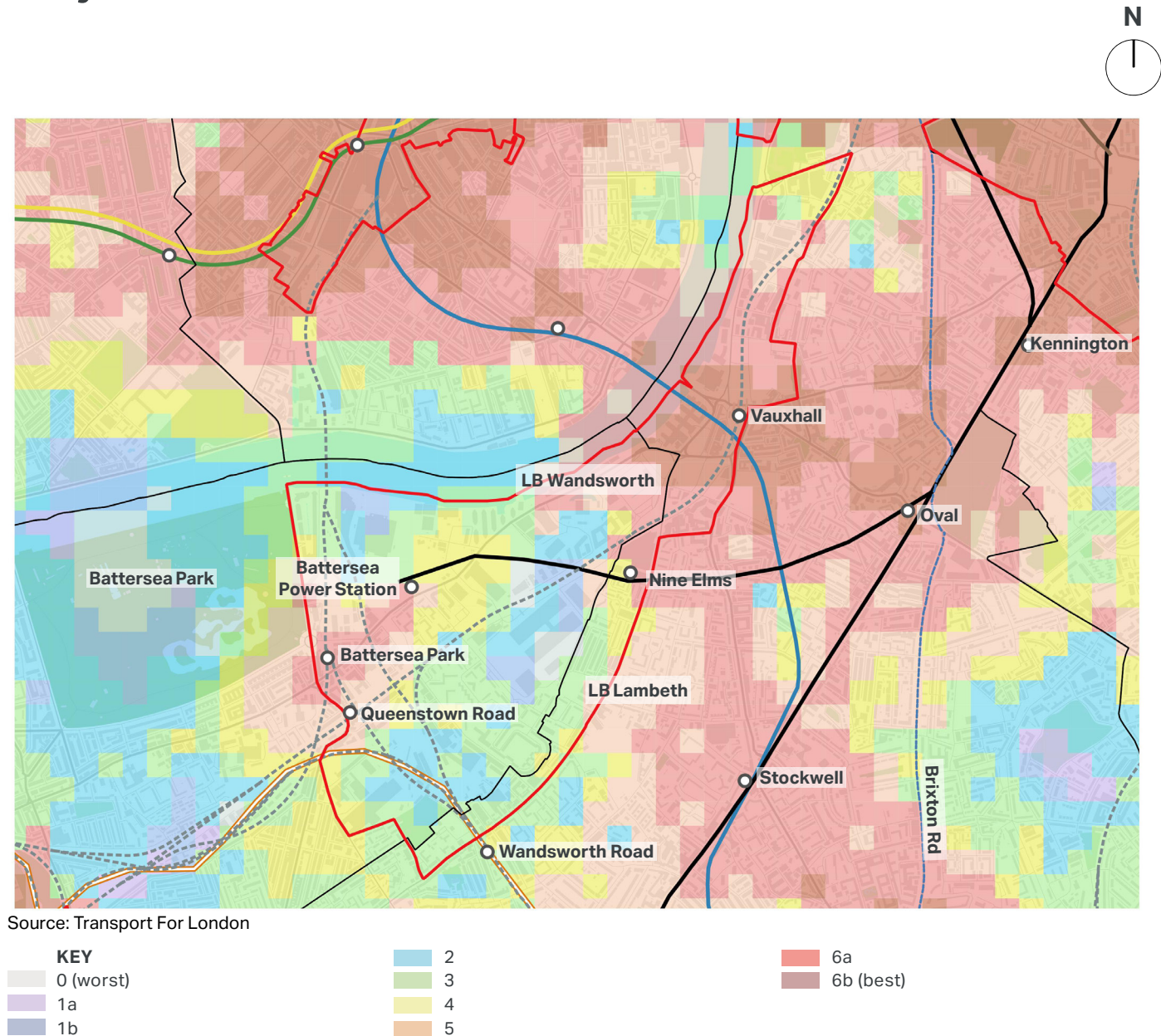
Battersea Power Station. Credit: Grimshaw Architects



VNEB

Transport and connectivity: PTAL 2031

- High PTAL

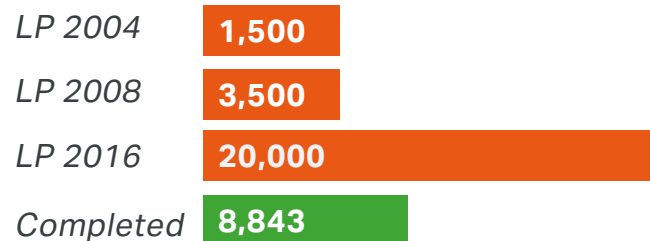


VNEB

Delivery of homes

Delivery pre - 2019

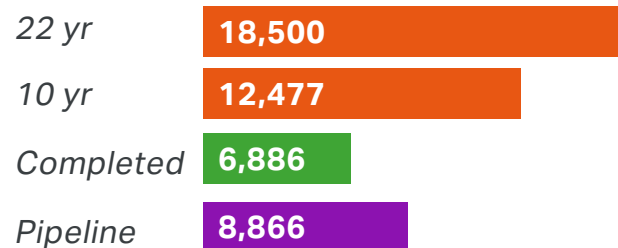
Completions since designation against capacity



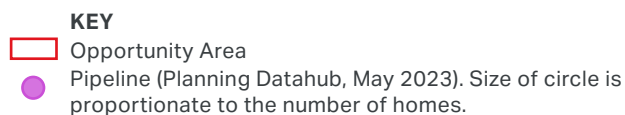
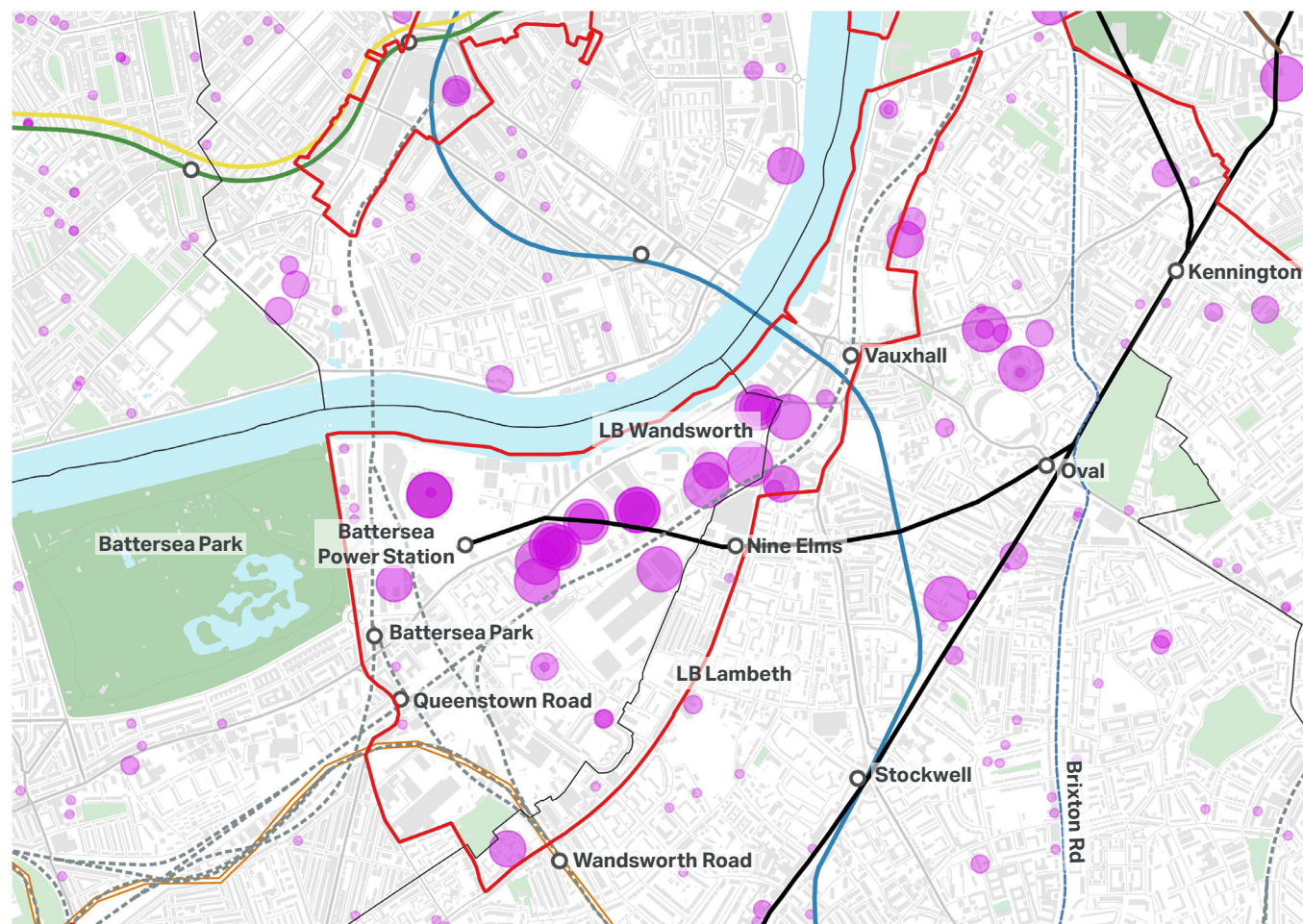
The OA delivered above its indicative capacity at designation.

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity



The OA is delivering at a rate of 1,377 homes/ year against and indicative LP 2021 capacity of 840 homes per year.



*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

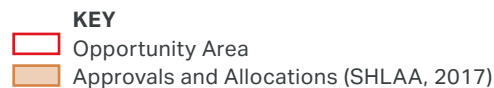
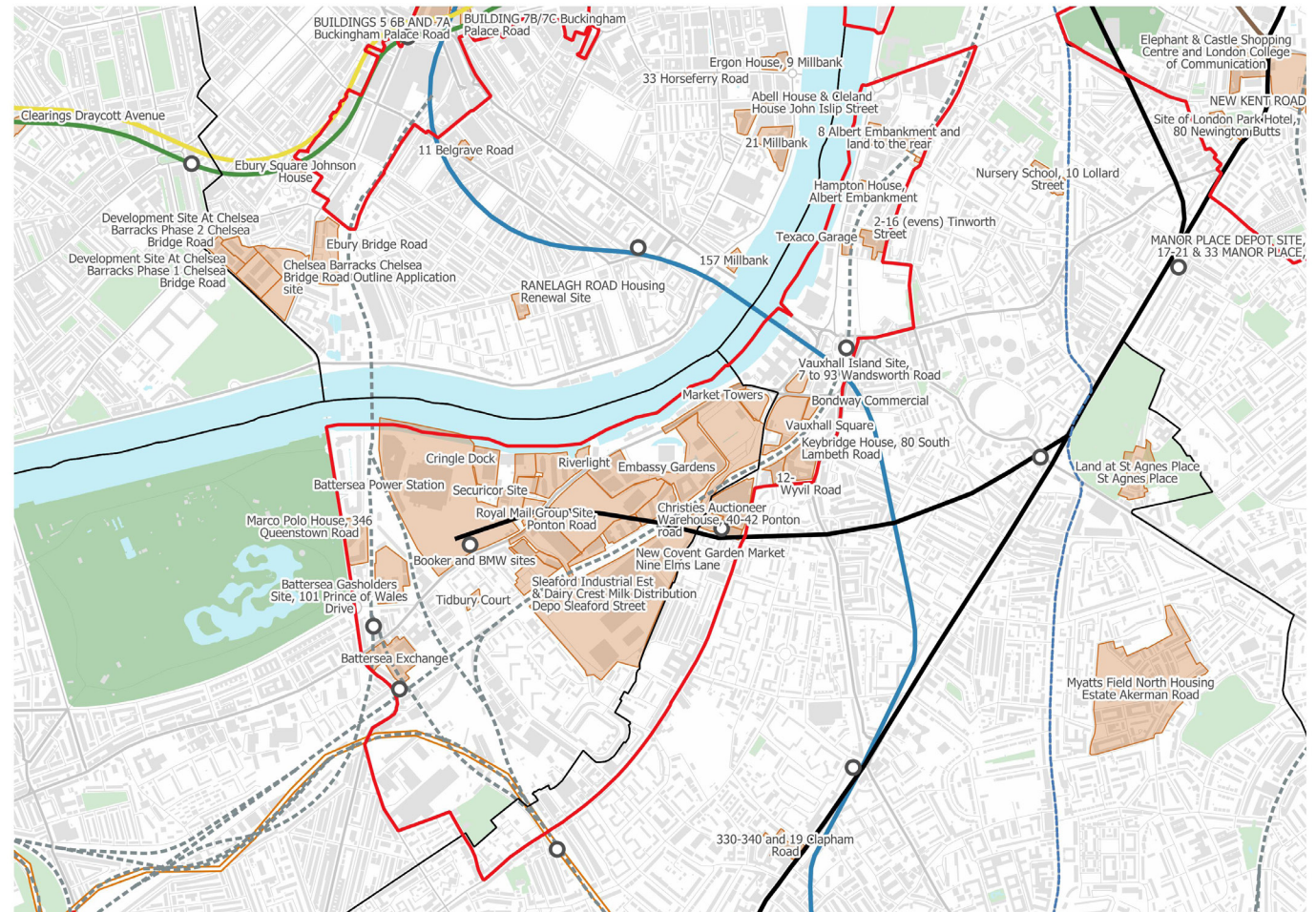
** [Residential Pipeline in 2023/2024](#)

VNEB

SHLAA 2017: Approvals and Allocations

The sites that were identified within the emerging OA boundary in SHLAA 2017 are shown on the map.

- Majority of sites in the SHLAA 2017 were approvals or allocations.
- There were some sites characterised as unsuitable in the south-west part of the OA, where there is designated Strategic Industrial Land (SIL).



VNEB

SHLAA 2017: Approvals and Allocations

① Marco Polo House

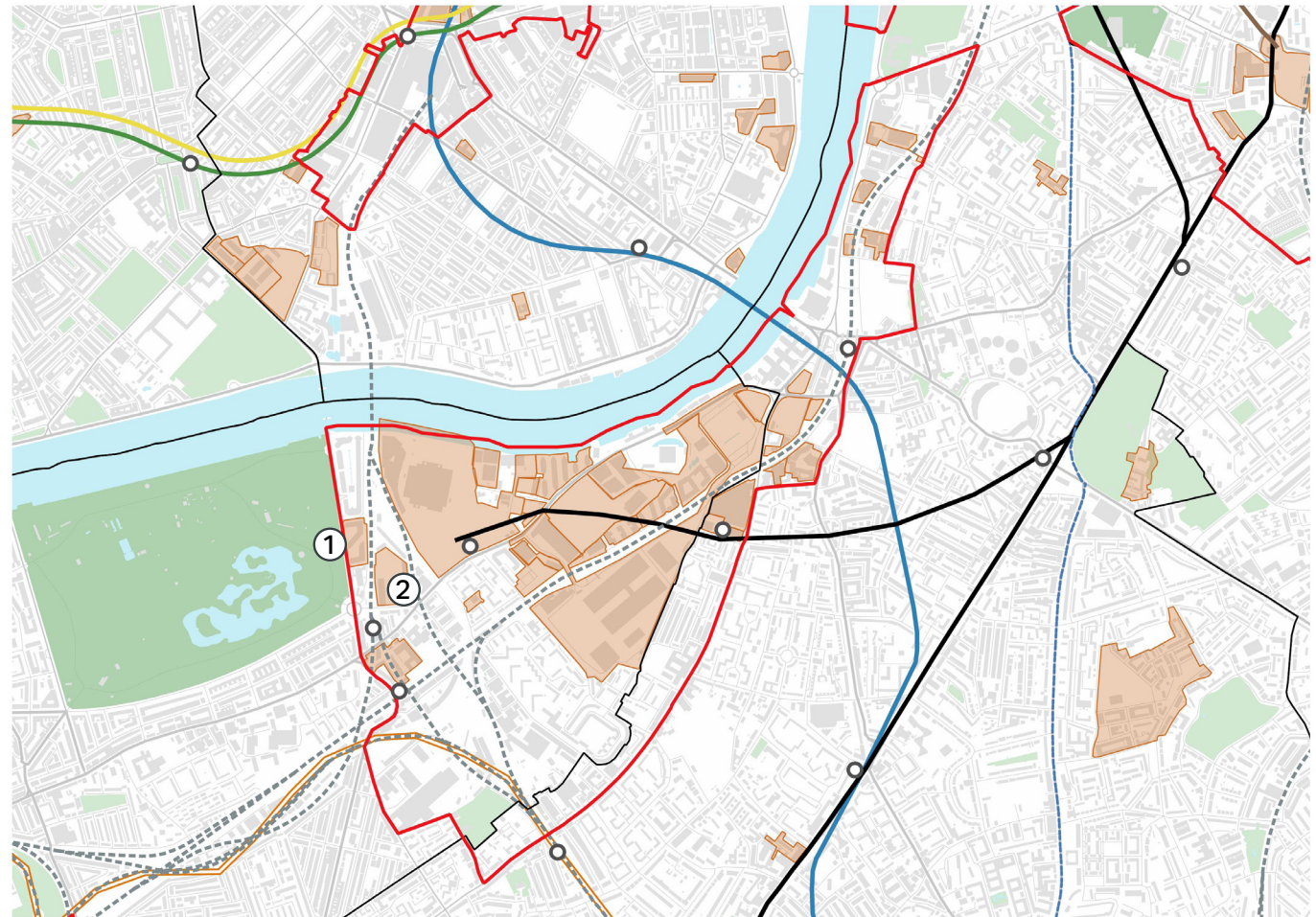
- Completed in 2018.
- Block 1: 278 units, Block 2: 108 units.

② Battersea Gasholders

- Mixed-use redevelopment of the site to provide 926 residential units: 697 private, 229 affordable, approximately 5,700sqm of commercial floorspace including retail, financial & professional services, cafe/restaurant, offices, education, community and leisure.
- Completed in 2024. First phases completed already in 2017.



Marco Polo House

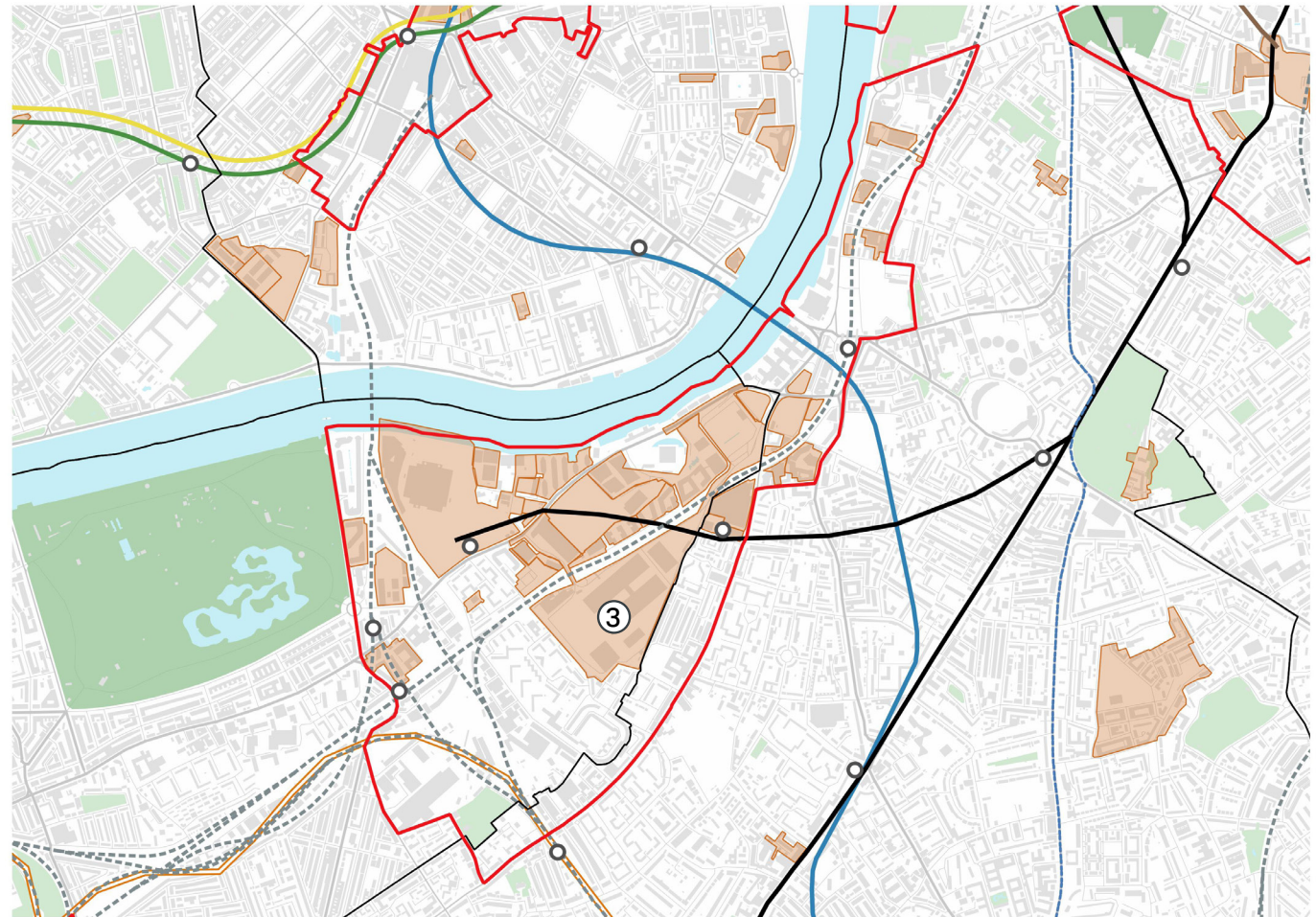


- KEY**
- Opportunity Area
 - Approvals and Allocations (SHLAA, 2017)

SHLAA 2017: Approvals and Allocations

③ New Covent Garden Market

- New Covent Garden Market is the largest wholesale fresh produce market in the UK and prior to redevelopment it covered a site of 57 acres (23 ha).
- The site is home to 175 wholesale businesses, with around 2,500 employees
- In 2011, BDP working for VSM and their partner CGMA began to develop the planning application for the new market, which was approved in January 2015.
- Construction started in July 2015 and is being delivered in 19 phases by Vinci Construction and BDP over a 12 year period.
- The first phase was completed in 2017.
- Food Exchange to be completed by 2027.



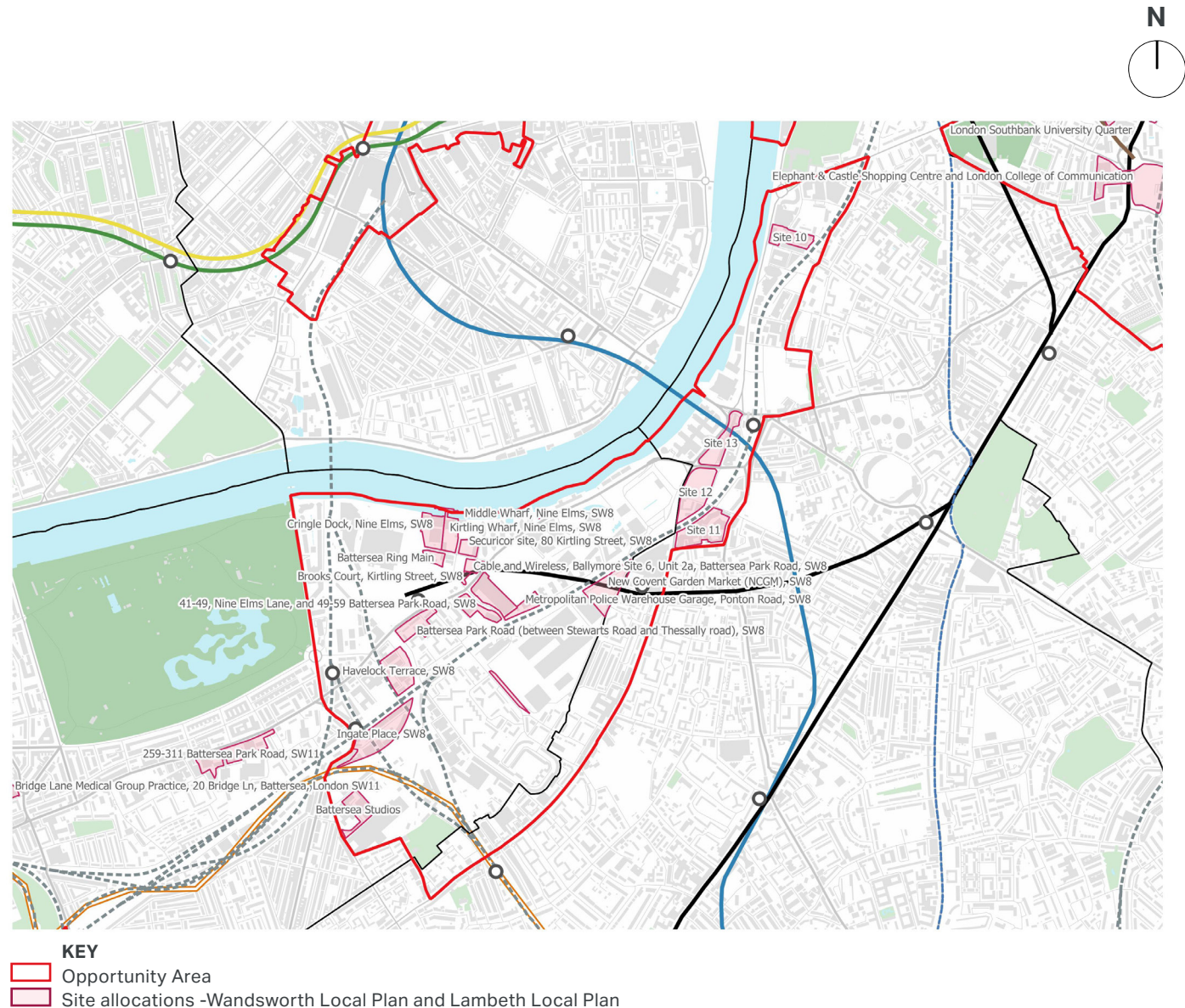
- KEY**
- Opportunity Area
 - Approvals and Allocations (SHLAA, 2017)



VNEB

Site allocations: Local Plans

- The map shows site allocations within the OA boundary from the current Wandsworth Local Plan (2023) and Lambeth Local Plan (2021).



VNEB

Site allocations: Wandsworth Local Plan (2023)

- As shown in the spatial strategy for Nine Elms, a significant amount of development has been delivered to date in/ around Battersea Power Station and in the Visual Arts Quarter to the North - East of the borough.
- The adopted local plan acknowledges that Nine Elms is an area in transition and is yet to achieve its full potential.
- Priorities for the area include:
- **City - wide and local impact:** Establishing a new centre in the form of a 'CAZ retail cluster' at the regenerated Battersea Power Station (shopping + destination) that creates and meets the needs of the community but also London as a whole.
- **Creativity and community:** Foster community cohesion and provide access to high-quality facilities, culture and design; including affordable space for cultural and community uses and the creation of three creative quarters.
- Sustainable **mixed use neighbourhood with co-ordination of infrastructure.**
- **Active travel improvements,** connecting communities to the north bank,



Source: Wandsworth Local Plan (2023)

VNEB

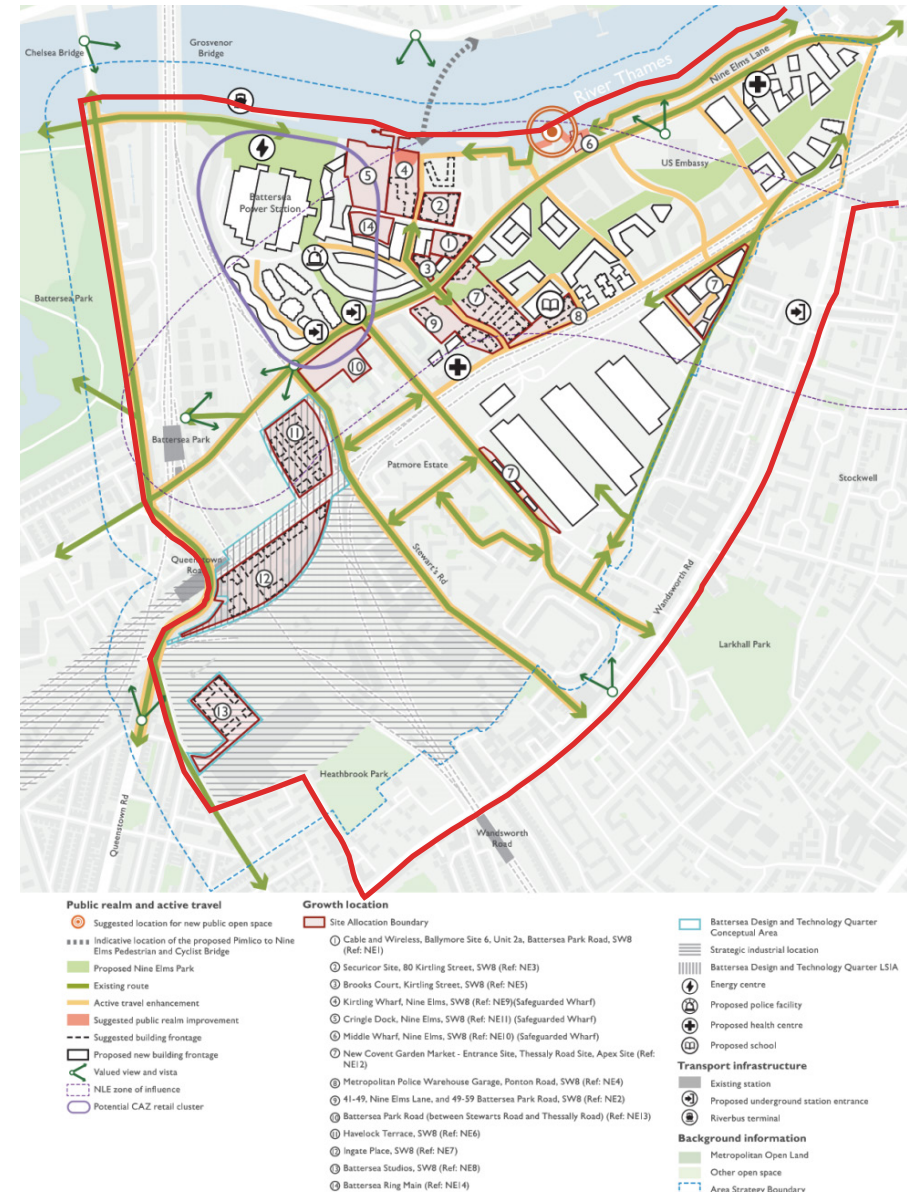
Site allocations: Wandsworth Local Plan (2023)

Site Allocations

- The majority of the SHLAA 2017 sites are now built or under development. The recently adopted Wandsworth Local Plan identifies 13 sites for development in the OA, with a capacity of 8,414 homes by 2032/2033 over the first 10 years of the Plan period.

Principles

- ① Accessible and attractive Thames Path, with opportunities for new public spaces.
- ② Active travel route enhancements, linking to the river and to existing neighbourhoods to the south, as well as improved east-west connectivity.
- ③ Improved access to Battersea Power Station.
- ④ Proposed new pedestrian and cycling bridge



Source: Wandsworth Local Plan (2023)

VNEB

Site allocations: Lambeth Local Plan (2021)

Site Allocations

- Seven sites identified within the OA.

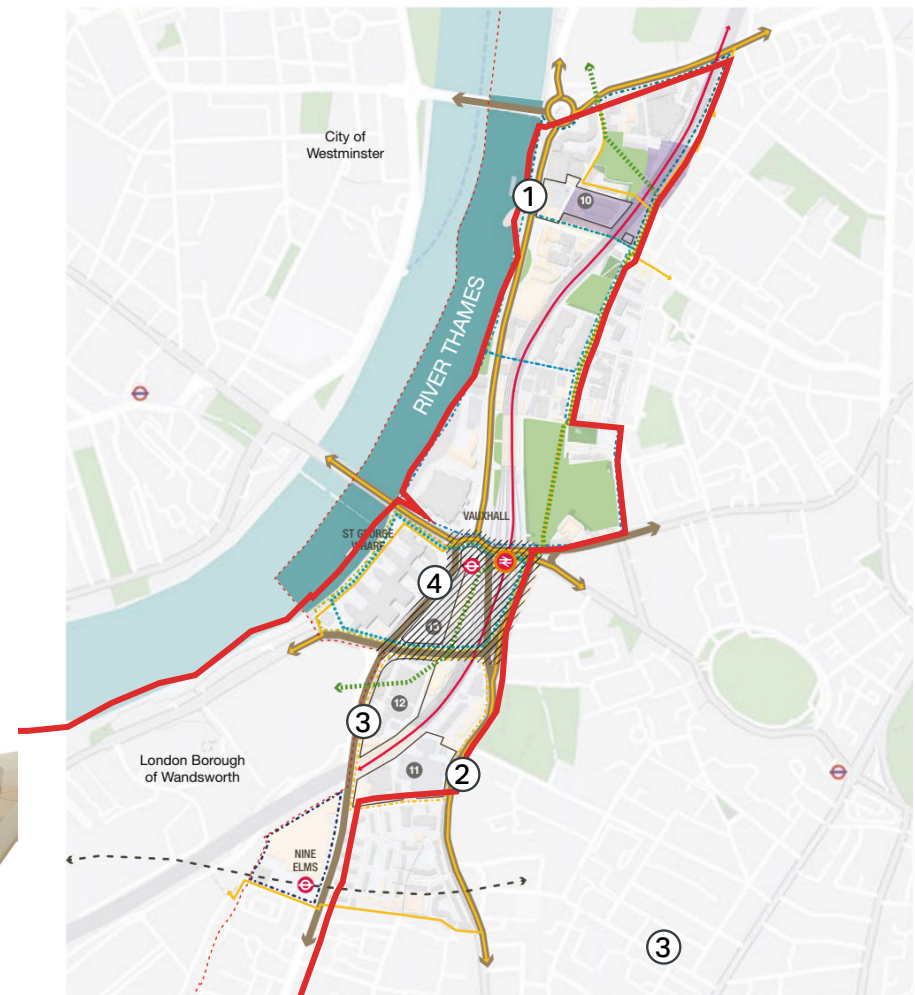
- ① Site 10 - Albert Embankment: Proposal for 443 units refused by the Secretary of State in 2021.
- ② Site 11 - Keybridge House: Phase 1 and Phase 2 completed. 598 homes, retail and school.
- ③ Site 12 - Land bounded by Wandsworth Road: 520 dwellings, 22,732sqm of new office floor space, 3119sqm retail, 278 bedroom hotel and 123 suite hotel, 50 bedroom replacement homeless hostel. Permission implemented and part completed (i.e student accommodation and 50 bed hostel completed in 2019).
- ④ Site 13 - Plot bounded by 7-93 Wandsworth Road: Implementation works on site. Application approved in 2020 for 257 residential units: 234 private, 23 affordable, and flexible ground floor retail.



Keybridge House. Credit: Allies and Morrison

Key

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> --- Borough boundary --- CAZ retail cluster Site Allocations Site 10 - Albert Embankment Site 11 - Keybridge House Site 12 - Land bounded by Wandsworth Road Site 13 - Plot bounded by 7-93 Wandsworth Road (Vauxhall Island site) | <ul style="list-style-type: none"> Character Areas Lambeth Gateway Central Embankment Glasshouse Walk Vauxhall Cross Miles Street Pascal Place Key Industrial and Business Areas Vauxhall Cross Open Space | <ul style="list-style-type: none"> Key Roads Northern Line Extension Healthy Routes Low Line Green Spine/Linear Park Station accessibility Poor Moderate |
|--|--|--|



Source: Lambeth Local Plan

VNEB

Site allocations: Lambeth Local Plan (2021)

- Policy PN2: Vauxhall in the Lambeth Local Plan highlights the following aspirations for the OA:

- ① Promoting a new retail cluster in Vauxhall.
- ② Reconnecting Vauxhall to the river with new pedestrian links through the transformation of Vauxhall's transport infrastructure and public realm, improving the riverside walk and enlivening the waterfront with activities.
- ③ Creating high density development to deliver the remaining potential of jobs and homes in the OA.
- ④ Revitalising Vauxhall with new active street frontages and a new public square fronting the main line station entrance.
- ⑤ Connecting and improving existing green and open spaces.
- ⑥ Encouraging and facilitating the use of the railway arches as an active spine ('Low Line').



Source: Lambeth Local Plan

VNEB

Development activity 2021



Source: vu.city

KEY

- Consented
- Under Construction
- Completed

VNEB

Development activity 2024



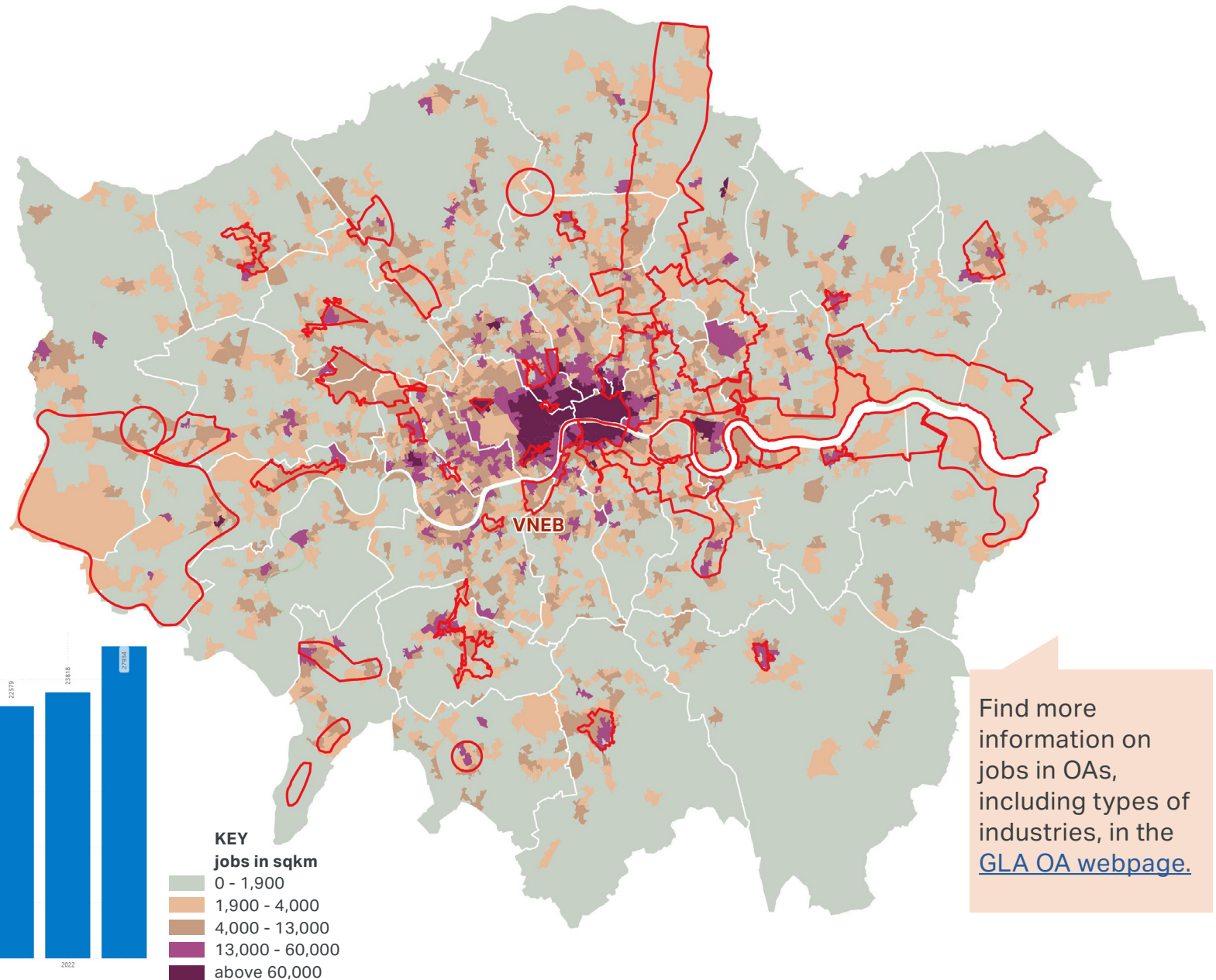
Source: vu.city

- KEY**
- Consented
 - Under Construction
 - Completed

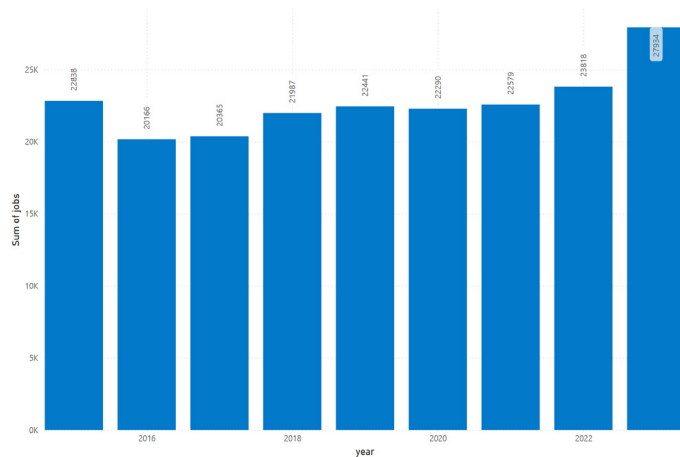
VNEB

Jobs

- High density of jobs in the Lambeth part of the OA.
- In 2023, there were 27,934 jobs in the OA.



Jobs by year in the OA



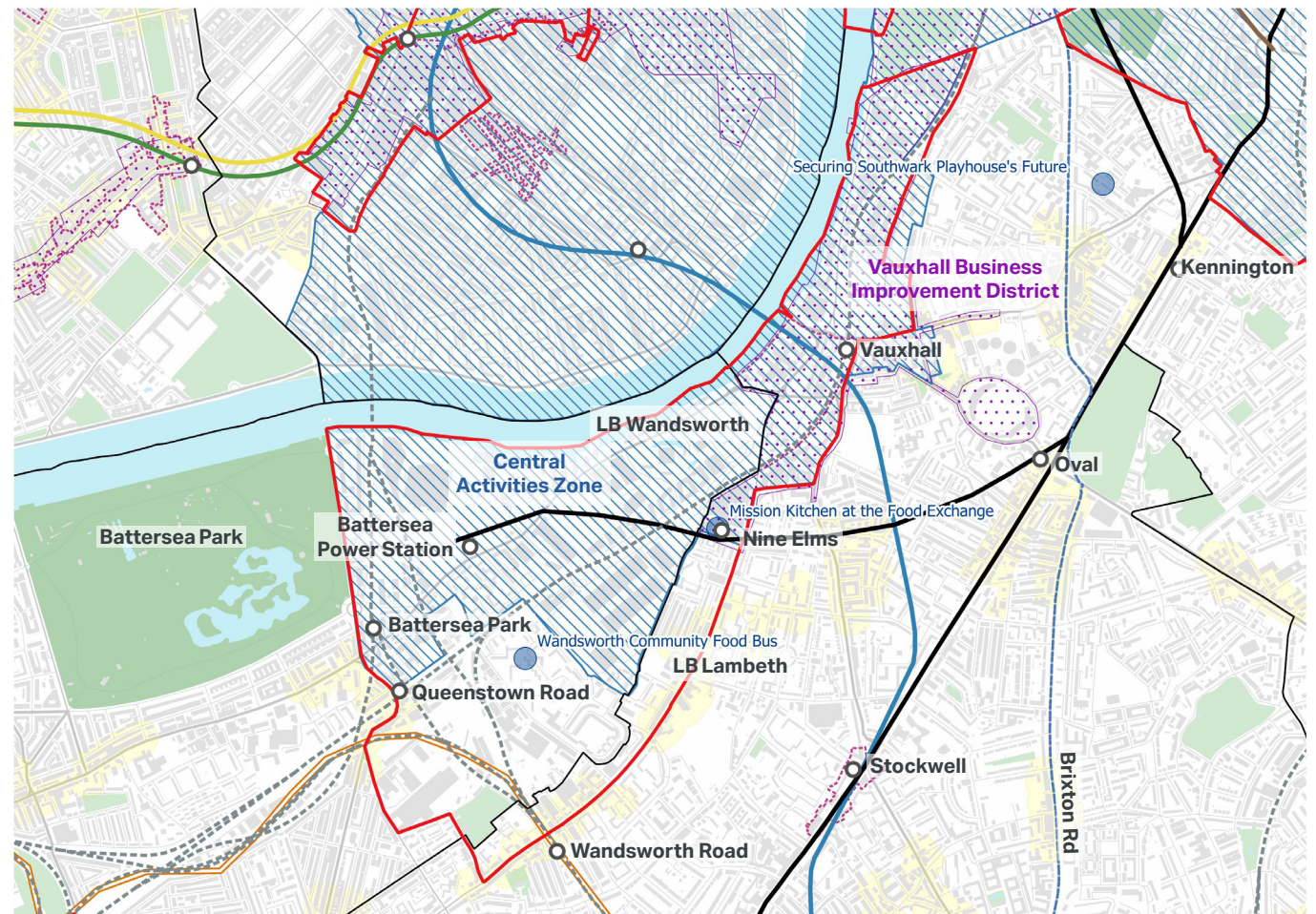
Source: Census, Business Register

Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

VNEB

Town Centres and High Streets

- New emerging town centre at Battersea Power Station.
- Good distribution of high streets.
- There are two Good Growth Fund projects in the OA:
- **The Wandsworth Community Food Bus** - which opened in 2021 is a refurbished bus that acts as a travelling supermarket selling affordable, high-quality, healthy surplus food in Wandsworth. It is a collaboration with Be Enriched, Feeding Britain, Wandsworth Council and Jan Kattein Architects.
- **Mission Kitchen at the Food:** a new open workspace, offering affordable kitchen space to food start-ups and SMEs and professional training to Londoners from all walks of life.

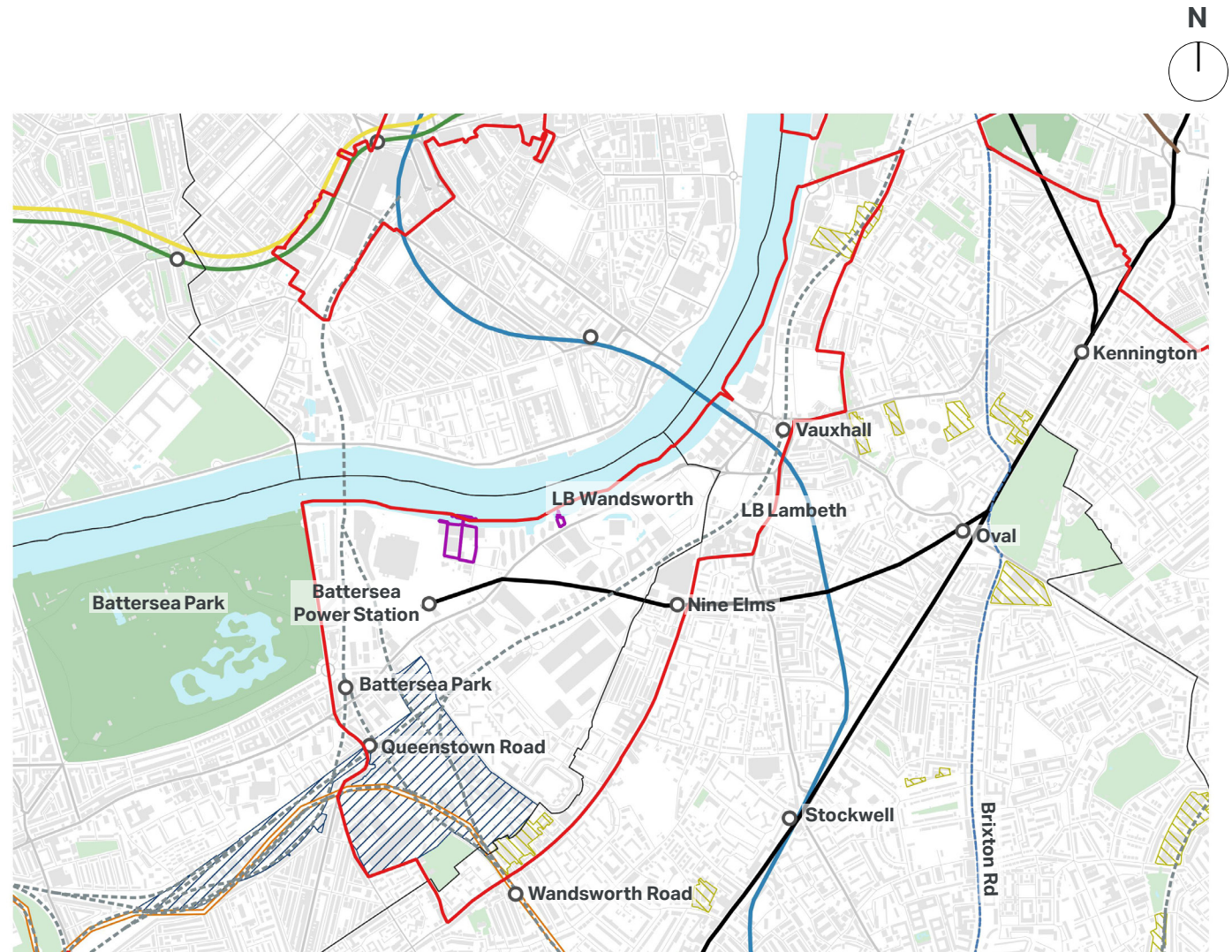


- KEY**
- Town Centre
 - High street
 - Business Improvement District (BID)
 - Good Growth Funded project (Round 1 to 3)

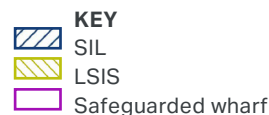
VNEB

Industrial land: Designations

- 27 per cent of the OA land is industrial land, with 13 per cent being SIL, and 11 per cent non-designated industrial land.
- Wandsworth's Local Plan commits to **promoting new and intensified light industrial facilities as part of mixed-use developments** in appropriate locations both within and outside these areas, including in the Battersea Design and Technology Quarter.
- The Lambeth Local Plan 2021 also seeks to protect industrial land in line with the London Plan approach as per their policies ED3 and ED4.



Source: London Industrial Supply Study



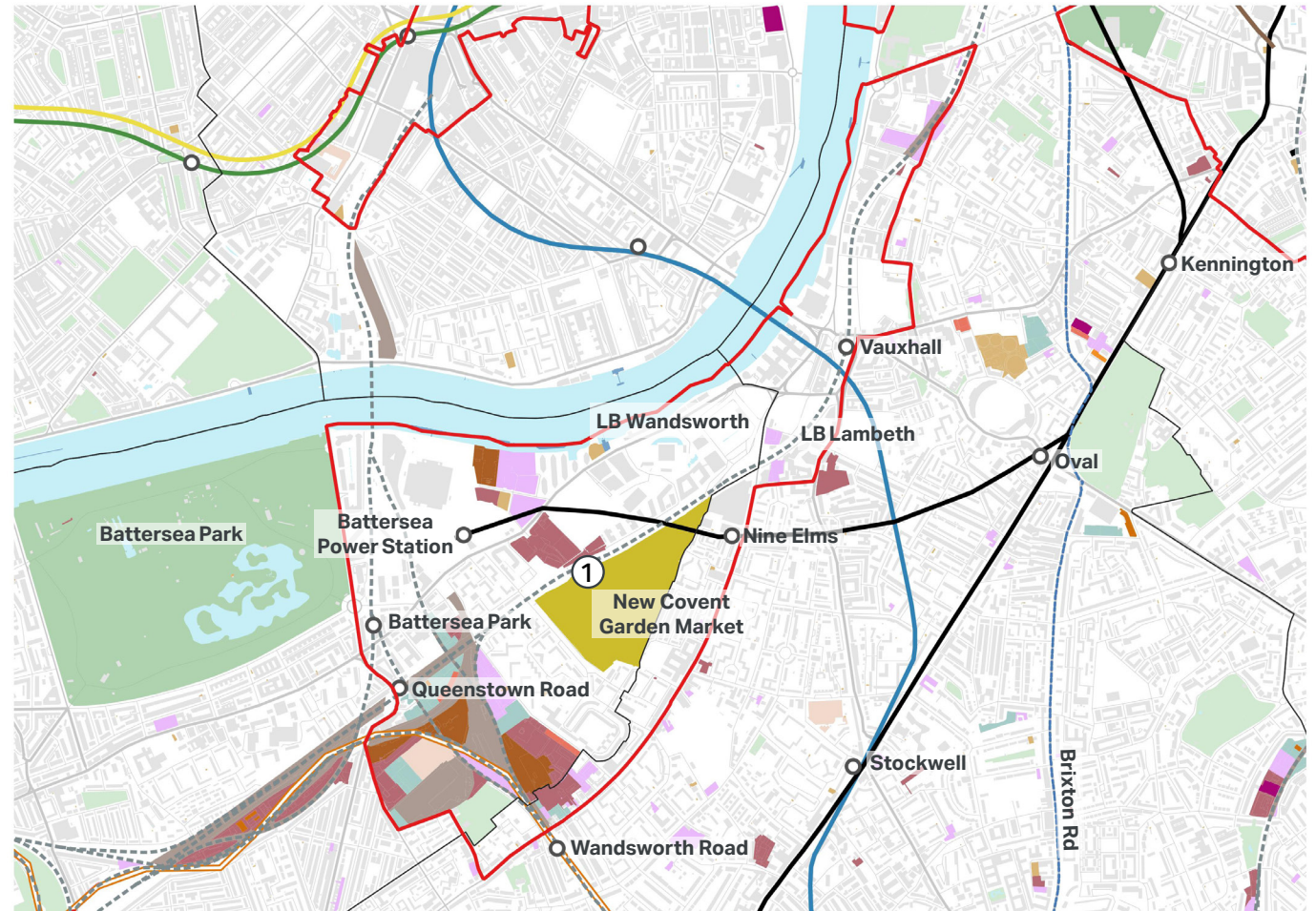
VNEB

Industrial land: Types of industry



Mission Kitchen - New Covent Garden Market

KEY	
■	Data centre
■	Docks
■	Film and TV studios
■	General Industry
■	Community Services
■	Land for buses
■	Land for rail
■	Land with vacant buildings
■	Light Industry
■	Open storage
■	Self storage
■	Utilities
■	Vacant industrial land
■	Warehouse
■	Waste management and recycling
■	Wholesale market

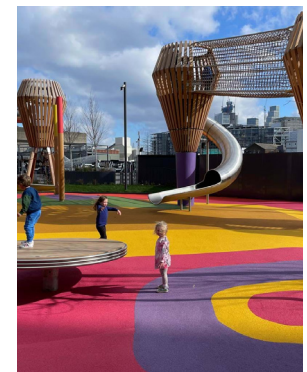


Source: London Industrial Supply Study

Place strategies: Battersea Power Station Masterplan

Battersea Masterplan

- Redevelopment of the Site to deliver the master plan began in 2013.
- Phase 1 has been completed and occupied since 2017
- Phase 2 (which comprises the Power Station building) was completed in 2022. The number of residential units within the Power Station building has been increased from 248 to 254.
- Phases 3A and 3B include residential, office, hotel, retail, and other commercial uses, and were completed in 2022 and 2024 respectively.
- A new high street (known as Electric Boulevard) was also provided alongside a new London Underground station on the Northern Line Extension, which was completed in 2021.
- Phase 4A provides affordable housing alongside a health centre and commercial/ cultural uses and was completed in 2023 under a separate planning consent and legal agreement.



[Battersea Power Station Masterplan](#)

Place strategies: Low Line Vision (2024)

- 6



VNEB

Moving forward

Homes Delivery

- **The three major developments** that were envisaged as catalysts to the economic and cultural regeneration of the area (Battersea Power Station; the redevelopment of the New Covent Garden Market site, the relocation of the US Embassy from Grosvenor Square to Nine Elms) **are now either complete or development has commenced** as part of a phased delivery programme.
- There are still some allocated sites for development.
- Overall, the OA has been delivering homes and jobs at a high rate, on track to meet its indicative capacities. Early delivery of key infrastructure (i.e. Northern Line extension) has been key to this.

Planning

- The OA straddles the Borough of Lambeth and Wandsworth, which have recently adopted local plans (2021 and 2023, respectively)

- These are supporting growth in the OA, identifying site allocations that are yet to be delivered and crucial walking and cycling links to improve permeability in the OA. They also have specific OA policies.

Economy

- Low Line: Lambeth and Wandsworth Councils launched [a vision](#) to extend the Low Line through the heart of Vauxhall, Nine Elms, and Battersea, celebrating local heritage, character, and communities along the Victorian railway viaduct.
- Opportunities to further support and strengthen food sector and creative sector.
- Potential opportunity for the OA as part of the CAZ to be identified transformational growth node in the new London Plan.

Proposition

- Update status from 'Underway' to 'Maturing' as a lot of development in the pipeline expected to exceed indicative capacities set in LP 2021.
- Opportunities to improve active routes, public space/ green space provision.
- Economy focus (Low Line, New Covent Market), and local placemaking opportunities.

