

WANDSWORTH

DRAFT LOCAL PLAN

Nine Elms Area Strategy



Wandsworth Council are in the process of completely updating the borough's Local Plan. The Plan sets out a strategic vision and objectives to guide the next 15 years of development in the borough (2023-2038), ensuring that growth and renewal happens in a sustainable and co-ordinated way.

The new Local Plan will shape and guide decisions on the location, amount and type of development the borough requires to meet local needs. This includes buildings and how they're used, as well as supporting infrastructure and accessibility. The Local Plan is the most important document used to determine planning applications.



Area Strategies - a place-based approach

Wandsworth's draft new Local Plan places a greater emphasis on how places are designed. Area strategies have been developed to guide the growth of different parts of the borough in a sensitive and tailored way. Each area strategy is based on an integrated approach which combines three themes:

- **People First:** Prioritising people to create more sustainable, sociable and healthier communities that maximise wellbeing and quality of life. A people first approach allows meaningful choices in how people travel, the housing they can access, the way they work, for play and across all aspects of day-to-day life.
- **Placemaking:** Recognises that buildings, roads, parks and spaces all blend to create something called 'place'. This must be managed to mitigate climate change, support nature, value heritage, manage traffic and secure resilience. It is through the combination of management and design that place identity is established.
- **Smart Growth:** Concentrates on managing development to deliver economic, social and environmental outcomes. It supports a vibrant local economy that creates jobs and opportunity, and emphasises the provision of inclusive, affordable housing. Smart Growth promotes developments that are fit for purpose, responsive to the local context, and which recognise that mixed use supports sustainable places.

Have your say on the development of the borough up to the year 2038 - take part in the public consultation to shape Wandsworth's draft Local Plan until 1 March 2021.

For details please visit:

[wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)



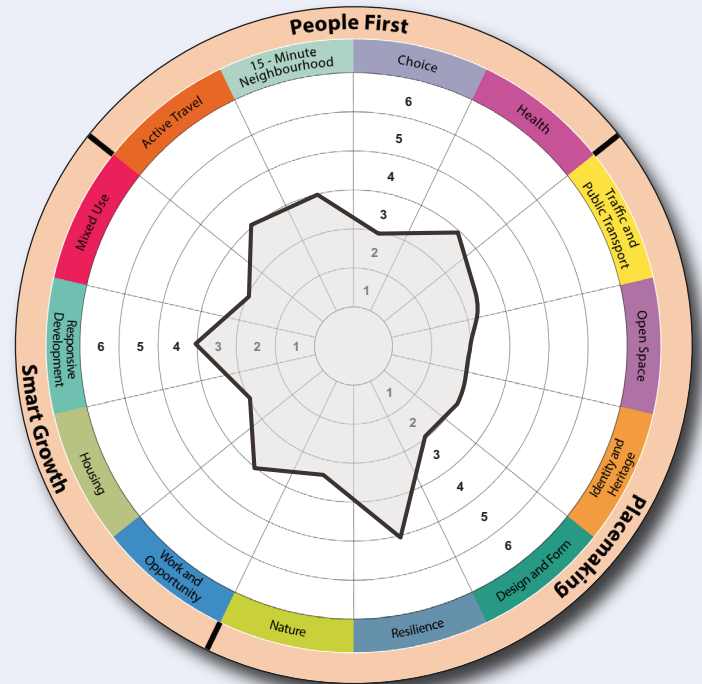
An Area Strategy for Nine Elms

Area Performance

Area performance considers the 14 elements that make up the People First, Placemaking and Smart Growth criteria to provide a simple framework to help guide placemaking objectives as set out in the Area Strategies of the Plan. There's no *right* outcome for area performance as each place is unique. However, it allows you to think about the 14 elements of a place and the complex issues within places, allowing local people, decision-makers and others a common platform to assess needs and potential. The 14 elements are highlighted in the diagram and explained further in the draft Local Plan.

Nine Elms is an area in transition. Currently, there are challenging place performance considerations across our performance criteria for Placemaking, Smart Growth and People First. Investment in Nine Elms is addressing many challenges and significant progress has been made. In time, Nine Elms will perform considerably better and assessment will show substantial improvement as it emerges as a significant district for the borough and London offering economic, environmental, social and cultural benefits.

To find out more about the Nine Elms Area Strategy, the place performance criteria and definitions please see section 5 of the draft Local Plan.



See page 91 of the draft Local Plan.

Character and Opportunity

By 1945, the hamlet of Battersea Fields had been replaced by industrial buildings interspersed with wharves along the Thames including gas, water and colour works, a brewery, Battersea Power Station and rail goods depots. Today, Nine Elms is home to one of the largest regeneration projects in the country and this is expected to intensify following the opening of the Northern Line Extension in Autumn 2021.

Nine Elms is an area undergoing a significant change and evolution. Emerging new development will bring about new character through the creation of a high-density district with residential, commercial, retail, office and cultural uses whilst aiming to do this in a way that creates the least possible disruption to existing residents during the construction phase.. The overall result is an emerging urban skyscraper or city-type character. The re-use and conversion of Battersea Power Station, the development of the New Covent Garden Market and the relocation of the US Embassy to Nine Elms have all substantially progressed in realising this.



Industry and infrastructure have left a legacy of an incoherent layout, inconsistent pattern and poor connectivity. A more legible street network will emerge as more developments complete. However, there are issues of poor connectivity between new and existing neighbourhoods. The latter includes the residential estates to the south of Nine Elms Lane that are poorly connected to each other and the surrounding areas. Improved links between new and existing communities are vital. There are also issues of high traffic volumes and a lack of active frontage along Nine Elms Lane as buildings and activities tend to turn to the river, or in towards the emerging park.

There is relatively little remaining historic fabric in Nine Elms, and thus remnant historic/cultural features and references are particularly valued: Battersea Power Station is a key heritage asset, as are railway stations (Battersea Park and Queenstown Battersea) and occasional Victorian houses. The new Battersea Power Station development provides a sense of vibrancy and activity. It is located next to the River Thames, another asset that is highly valued. Heathbrook Park is also particularly valued as it serves as a place of tranquillity and hosts events such as Wandsworth Arts Fringe Festival.



Nine Elms' industrial past and network of smaller businesses remains an important aspect. The area will continue to accommodate several key industrial sites, including: Cringle Dock (waste transfer station), Kirtling Wharf and Middle Wharf, the New Covent Garden Market site and the Queenstown Road and Stewart's Road Industrial areas.

Public transport in Nine Elms will improve with the opening of the Northern Line Extension to Battersea Power Station, with an intermediary Nine Elms Station on Wandsworth Road.

The close proximity to many popular destinations in central London, together with the Thames Path and improvements to the walking and cycling routes along Battersea Park Road and Nine Elms Lane, as well as through the new linear park, allows for active travel journeys. This also applies to the potential Nine Elms - Pimlico Bridge, which provides an opportunity for improved active and public transport. The improved infrastructure for cyclists also has potential to contribute to alleviating traffic congestion along Battersea Park Road/Nine Elms Lane.



Vision

- Support a successful, sustainable, mixed use neighbourhood in Nine Elms by ensuring ongoing investment, delivery and co-ordination of infrastructure projects to a 5-10 year completion programme.
- Provide homes of different tenures, sizes and types contributing to mixed and balanced communities.
- Support a low carbon district with extensive green infrastructure and new public space for leisure and recreation, including a new 12-acre linear park linking Battersea Power Station to Vauxhall, and the implementation of two district heat networks.
- Promote the economic development and regeneration to ensure that it becomes a strategic employment hub creating world class office facilities.
- Leverage investment to enhance and intensify the Battersea Design and Technology Quarter through attracting creative, design and digital enterprises.
- Put culture and community at the heart of Nine Elms that fosters community cohesion and supports access to high quality facilities, culture and design (including securing affordable space for cultural and community uses).
- Support the future delivery of the Nine Elms Pimlico Bridge.





Nine Elms Area Priorities

People First

- Health care facilities will be provided at Sleaford Street and at Nine Elms Square.
- A new linear park will form the heart of the area.
- The continuity of the Thames Path is key and this should be complemented by generous well-maintained public realm.
- Deliver additional cycle routes and the Nine Elms-Pimlico Bridge.
- Deliver the Nine Elms Lane/Battersea Park Road scheme to support active travel and bus services.
- Improve access to Battersea Park Station.
- Bring forward primary school provision at Nine Elms Parkside.
- Ensure that Battersea Park Station is able to cater for a future extension of the London Overground and that better connectivity with Queenstown Road Station is provided through Battersea Exchange.
- Existing cultural, creative and arts uses will be safeguarded, and proposals for the expansion, renewal and modernisation of the existing cultural offer will be encouraged to help with the creation of a positive sense of community.

Placemaking

- Promote the development of the Battersea Design and Technology Quarter to support creative, design and technology enterprises.
- The preferred landing site for the Nine Elms-Pimlico Bridge at Kirtling/Cringle St Riverside site will be promoted for green/open space, create a positive arrival experience for pedestrians and cyclists and improve walking and cycling.
- Future development will provide attractive gateways to Nine Elms.
- Development proposals should maintain and increase the quantity of street trees, as well as enhance the experience and quality of the public realm.
- Urban greening will be incorporated into new developments to promote biodiversity and help promote a green and blue infrastructure throughout the borough.

Smart Growth

- Provide at least 6,912 homes between 2023 and 2038, in addition to those already completed and those which will be completed prior to 2023 - bringing the total to almost 16,000 homes.
- At the Savona, Patmore and Carey Gardens Estates deliver 1,000 homes to buy or rent.
- Battersea Power Station retail cluster should provide a unique destination that serves London, whilst also meeting local needs.
- Proposals for food and drink should be clustered in focal points.
- Promote economic development of Nine Elms to ensure that it becomes a strategic employment hub.
- Promote the development of the Battersea Design and Technology Quarter to support creative, design and technology enterprises.
- Support the Stewart's Road Industrial Estate and Queenstown Road Strategic Industrial Location.
- Support smaller scale office, affordable workspace and 'touchdown' space proposals north of the Vauxhall to Queenstown Road railway line.
- All new development should make provision to connect to District Heat

Nine Elms Area Strategy Map



Public realm and active travel

- Suggested location for new public open space
- Proposed Pimlico to Nine Elms Pedestrian and Cyclist Bridge
- Proposed new public open space
- Existing route
- Active travel enhancement
- Suggested public realm improvement
- Suggested building frontage
- Proposed new building frontage
- Valued view and vista
- NLE zone of influence
- Potential CAZ frontages (Town/ Local Centres)

Growth location

- Site Allocation Boundary
- ① Cable and Wireless, Ballymore Site 6, Unit 2a, Battersea Park Road, SW8 (Ref: NE1)
- ② Securicor Site, 80 Kirtling Street, SW8 (Ref: NE3)
- ③ Brooks Court, Kirtling Street, SW8 (Ref: NE5)
- ④ Kirtling Wharf, Nine Elms, SW8 (Ref: NE9)(Safeguarded Wharf)
- ⑤ Cringle Dock, Nine Elms, SW8 (Ref: NE11) (Safeguarded Wharf)
- ⑥ Middle Wharf, Nine Elms, SW8 (Ref: NE10) (Safeguarded Wharf)
- ⑦ New Covent Garden Market – Entrance Site (Ref: NE12)
- ⑧ Metropolitan Police Warehouse Garage, Ponton Road, SW8 (Ref: NE4)
- ⑨ 41-49, Nine Elms Lane, and 49-59 Battersea Park Road, SW8 (Ref: NE2)
- ⑩ Battersea Park Road (between Stewarts Road and Thessally Road) (Ref: NE13)
- ⑪ Havelock Terrace, SW8) (Ref: NE6)
- ⑫ Ingate Place, SW8 (Ref: NE7)
- ⑬ Silverthorne Road, SW8 (Ref: NE8)
- ⑭ 259-311 Battersea Park Road, SW 11 (Doddington Estate part) (Ref: OUT2)

Transport infrastructure

- Battersea Design and Technology Quarter
- Strategic industrial location
- Energy centre
- Proposed police facility
- Proposed health centre
- Proposed school
- Existing station
- Proposed underground station entrance

Background information

- Metropolitan Open Land
- Other open space

How can you help?

The council is inviting comments from all kinds of local stakeholders, residents, businesses, community and amenity groups, landowners and developers.

As a local expert, we are particularly interested in hearing your thoughts on the Area Strategy for Nine Elms.

To participate, visit [wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)



What happens next?



The council will review all of the feedback submitted as part of the consultation, and this will help to inform a revised version of the draft Local Plan (known as the 'Publication' version). There will then be a further opportunity to provide comments on that version of the Local Plan, which is expected to be held in the autumn of 2021.

Timetable

1. **Monday 1 March 2021** - Public Consultation on the 'Pre-publication' Draft Local Plan (the current version) ends.
2. **Spring/Summer 2021** - The council analyse and consider the responses from the consultation, which are used to inform a revised 'Publication' Draft Local Plan.
3. **Autumn 2021** - Further public consultation on the 'Publication' Draft Local Plan.
4. **Spring 2022** - The Publication Draft Local Plan and representations received in the consultation are submitted to the Secretary of State, who appoints an independent Planning Inspector to examine the Plan for 'soundness'.
5. **Summer / Autumn 2023** - If the Inspector is satisfied with the new Local Plan, it is adopted by the council and comes into force.

See the full plan and comment online:
[wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)

