

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: UPPER VAUXHALL BRIDGE ROAD SITE DEVELOPMENT FRAMEWORK

Notice is hereby given that the Cabinet Member for Built Environment, has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. That the Cabinet Member for Built Environment approved the publication of the draft development opportunity framework for the site at upper Vauxhall Bridge Road and authorises officers to undertake public consultation in accordance with paragraph 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Reasons for Decision

1. This Cabinet Member Report deals with a proposed Development Opportunity Framework (DOF) for the development of an area at the Victoria end of Vauxhall Bridge Road, bounded by Gillingham Street, Wilton Road, Longmoore Street, Upper Tachbrook Street and Vauxhall Bridge Road itself and centred on the current Queen Mother Sports Centre (QMSC). The site is under-optimised, suffers from unappealing public realm and contains unattractive buildings in a poor physical condition which make an inefficient use of the space. It is immediately adjacent to the current boundary of the Victoria Opportunity Area identified in the City Plan and the changes in the area are already being reflected in the type and quality of new development nearby. There is also an increasingly pressing need to renew the sports and leisure facilities at the QMSC.
2. There is therefore high redevelopment potential at the site. The draft DOF provides the guidance to developers, local communities and other stakeholders about the council's policy ambitions for the site and its requirements for any development here to ensure it maximises the potential to secure local community benefits, creates a high quality place and supports the sustainable development of the Victoria area.
3. Consulting on the DOF will ensure that residents, developers and other stakeholders are aware of the vision the Council has for a well-planned, holistic approach to development that maximises community benefit and delivers a high quality, sustainable urban quarter that makes the most of its location. It will also give them the opportunity to comment on the draft DOF and provide insight and input into the identified priorities.
4. The subsequent adoption of the DOF as an SPD will strengthen its status in decision making and ensure this guidance will be useful in assisting with the determination of planning applications for the site. This will ultimately lead to the development meeting the objectives the council has set out for the site.

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