

AGENDA FOR THE THIRD DAY HEARINGS
10am Thursday 22 July 2010

Matters and Issues for Discussion

Matter 5 – Strategic Sites Allocations: Kensal Gasworks and Wornington Green

Kensal Gasworks Strategic Site Allocation:

- 1 *In order for the Kensal Gasworks SSA to act as a catalyst for regeneration of the north of the Borough a new Crossrail station is required but is not provided for by the Crossrail Act. How secure is the delivery of the Crossrail station?*
- 2 *The delivery implications of not achieving a Crossrail station, shown in Chapter 39, suggest that there would be a significant shortfall in the amount of housing development on the SSA. What would be the impact on the development of the SSA and consequently on the Core Strategy as a whole?*
- 3 *The potential alternative (Plan B) to the Crossrail station is to improve local accessibility through bus based improvements and off-site rail improvements. Has adequate research been undertaken to show that these alternatives are deliverable and would support achievement of the Strategy?*
- 4 *National Grid is looking to remove the gasholders by 2017 and until this is achieved the HSE consultation zone around them would prevent residential development in the zone. What would be the impact on the Strategy of the HSE consultation zone remaining in force?*
- 5 *Access to the site is acknowledged to be limited and development is likely to require substantially improved infrastructure, including links over the railway line. It is also suggested that bridging of the canal would be necessary. Given the substantial nature of the railway formation and the presence of the Kensal Green Cemetery, how deliverable are these connections and what are the consequences of no provision being forthcoming?*
- 6 *The Kensal Gasworks SSA would provide a significant proportion of the total affordable housing for the Borough as a whole. What impact would a reduced quantity of housing have on the affordable housing requirement?*
- 7 *The draft replacement London Plan contains a new proposal for Kensal Canalside as an Opportunity Area having 'significant development potential' but requiring 'the resolution of a number of challenges and constraints'. Is the Opportunity Area deliverable within the Plan period?*

INDEPENDENT EXAMINATION OF THE ROYAL BOROUGH OF KENSINGTON
& CHELSEA'S CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

- 8 *The Strategy proposes that the development should balance social benefit and economic value, including 10,000m² of new offices. Has employment been given too low a priority?*

Wornington Green Strategic Site Allocation:

- 9 *The post-war estate currently houses approximately 1,700 residents in 538 flats. The proposal is to replace these with a minimum of 538 affordable units and a minimum of 150 private dwellings. There are two relevant questions. Does the Allocation provide sufficient flexibility to ensure delivery, and is the acknowledged disruption during construction and the upheaval to local residents' lives justified?*
- 10 *Initial urban design studies suggest the site is capable of accommodating higher densities than the present proposal would achieve. As a consequence is there a case for an increase in the amount of social housing and community facilities to be provided?*
- 11 Any other relevant issues.

Matter 6 – Strategic Sites Allocations: Earl's Court

- 1 *Earlier drafts of the Core Strategy referred to Earl's Court Town Centre, whilst the Allocation now refers to a Neighbourhood Centre designation within the Earl's Court Opportunity Area whilst Policy CA7 indicates 'small scale retail uses to serve day-to-day needs of the new development'. Is there evidence to support the range and type of uses associated with a new centre?*
- 2 *Chapter 26 makes it clear that the Site Allocation has considerable potential as part of a wider mixed-use Earl's Court Regeneration Area. A joint Supplementary Planning Document (with the adjacent authority) is proposed to consider the full development capacity and disposition of uses. Does Policy CA7 provide sufficient flexibility in respect of the amount of residential development; the amount of office floorspace; and the prescriptive requirement for a cultural facility of at least national significance?*
- 3 *The vision for Earl's Court includes returning the one-way system to two-way working as discussed under Matter 3 (item 5). Policy CA7 (h) presupposes that this will be achieved, although an investigation involving TfL has not reached conclusions. Should CA7 include a more flexible approach acknowledging the lack of conclusion on two-way working and to reflect that of Policy CT1(n)?*
- 8 Any other relevant matters.