

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

**AGENDA FOR THE FIRST DAY HEARINGS**  
**10am Tuesday 20 July 2010**

Inspector

Welcoming remarks

Kensington & Chelsea BC

Opening remarks - Issues facing the Borough  
- The Council's Vision

Update on Procedural Matters and statement of Legal Compliance.

**Matters and Issues for Discussion**

Matter 1 – Vision and Objectives

- 1 *Chapter 2 identifies the issues and problems facing the Borough and provides a Spatial Portrait which, it is suggested, drive the direction of the Core Strategy. Four components and five strategic issues are identified. Do the Vision and Strategic Objectives address these components and issues, and is it the most appropriate approach?*
- 2 *The Vision aims to develop the strong and varied sense of place of the Borough in partnership with organisations and residents over a twenty year period, including regeneration in North Kensington. Does the Strategy show clearly how this Vision will be achieved?*
- 3 *The Strategic Objectives have been developed to guide decisions and address the five issues (table in Chapter 3) set around an 'end state' of the vision. Do the Strategic Objectives provide a satisfactory means for guiding decisions to deliver the Vision?*
- 4 *Objectives, and the policies that derive from them, should be specific to the Borough and, whilst they should be consistent with national policy, they should not simply duplicate it. Are the objectives, and therefore the Strategy itself, sufficiently local to the Borough?*
- 5 *The Strategy is intended to deliver development on Strategic Allocations and 'place shaping' for the places where significant changes are planned during the Plan period. Are the timescales for achieving the development and planned changes realistic?*
- 6 *The objectives of policies should not be in conflict in order to achieve consistency in decision making. Is there internal consistency between Strategic Objectives and the policies that derive from them?*
- 7 Any other relevant issues.

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Matter 2 – Quanta of Development; policies C1, CP1 & CH1; Housing Trajectory

- 1 *Para 4.3.2 indicates that housing target in the London Plan requires provision of a minimum of 350 units per annum and that the revised London Plan, issued for consultation, raises this figure to 585. This is not yet an agreed target but the Borough is planning for 600 units per year from 2011/12. Does this strike an appropriate balance between meeting the present and future London Plan targets for housing?*
- 2 *Evidence to show how the housing target will be met is provided through the housing trajectory included at Appendix 1. It is suggested that the figures allow for the anticipated fallout when planning permissions lapse or are superseded. Is this evidence sufficiently robust to demonstrate that the housing target can be met?*
- 3 *PPS3 indicates (para 59) that allowances for windfalls should not be included in the first 10 years of land supply unless there is robust evidence of genuine local circumstances that prevent specific sites being identified. Does the Strategy place too much reliance on windfalls?*
- 4 *The Government's objective, in PPS3 (para 52), is to deliver a flexible responsive supply of land. Is there sufficient flexibility in the application of CH1?*
- 5 *The evidence base, through the Employment Land and Premises Study, and the Retail Needs Assessment, suggests forecasts of floorspace demands to support the quanta of development. Is the evidence sufficiently robust to justify the quantities of office and comparison retail floorspace?*
- 6 *Circular 05/2005 (paras B25 & B26) and Planning Obligations: Practice Guidance (paras 3.9 & 3.10) provide advice on the role of core strategies. Production of the Council's SPD on S106 appears to have been delayed. Does section 29.2 and Policy C1 (together with reference to topic-based policies) provide sufficient information to "...allow developers to predict as accurately as possible the likely contributions they will be asked to make.." (B25)?*
- 7 *Para 4.3.7 refers to major infrastructure and a schedule of infrastructure requirements is included at Chapter 37. Each Strategic Site Allocation policy also provides for infrastructure needs and planning obligations. Does the Strategy provide sufficient clarity to show that a full range of supporting infrastructure will be supplied?*
- 8 Any other relevant matters.