

KENSINGTON AND CHELSEA PARTNERSHIP
REPORT BY THE DIRECTOR OF PLANNING AND BOROUGH
DEVELOPMENT

Draft Core Strategy

This paper updates the Kensington and Chelsea Partnership on progress towards developing a draft version of the Core Strategy and highlights new developments since publication of the Community Strategy in December 2008.

FOR INFORMATION

1.0 BACKGROUND

- 1.1 The Partnership will recall an earlier iteration of the draft Core Strategy, published for consultation alongside the draft version of the new Community Strategy, in July 2008. This was called “Towards Preferred Options” and outlined a Spatial Portrait for the Borough as it would appear in 2028 together with seven strategic themes which flowed from the vision. KCP members will also recall that elements of this draft were explicitly referenced in the new Community Strategy, to demonstrate how the emerging Core Strategy will help deliver ambitions in the Community Strategy and how the Community Strategy will help do the same for the Core Strategy.
- 1.2 Further work has now taken place with the development of strategic policies which have been developed from the strategic themes and the results of the consultation together with a “Places” section to make the Plan more spatial and strategic sites.
- 1.3 The structure of the draft Core Strategy reflects the requirement to place shape and deliver and includes three main sections: a spatial strategy, a delivery strategy and a section containing the supporting information. The structure is set out in more detail below:

SECTION 1: SPATIAL STRATEGY

Chapter 1 Introduction

Chapter 2	Spatial Portrait
Chapter 3	Over arching vision and Strategic Objectives
Chapter 4	Places

SECTION 2: DELIVERY STRATEGY

Section 2a Site allocations and designations

Section 2b Development Management policies

Section 2c Other corporate and Partner Actions to deliver the spatial strategy

Section 2d Monitoring

SECTION 3: SUPPORTING INFORMATION

The current phase of plan preparation is shown at appendix one.

2.0 SPATIAL STRATEGY

- 2.1 The Spatial Strategy sets the direction for the Core Strategy by providing the Council's over arching vision for the borough. This is supplemented by a number of strategic objectives – the element of the Core Strategy specifically referenced in the Community Strategy - which will help achieve this vision and to guide development across the borough.
- 2.2 The strategic objectives are not meant to be bland topic statements, but express what the issue is for the topic here in the Royal Borough. The title of each theme expresses a strategic intent. The following table sets out the strategic objective, alongside is the explanatory 'strap line' and the Council's vision associated with it which should help explain the purpose of the objective.

Strategic Objectives Summary

Theme	Explanatory 'strap line'	'vision'
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Keeping life local	<i>Social and community uses, local shopping</i>	Our vision is to keep life local : for there to be a readily accessible wealth of community facilities and local shops so that community life can flourish
Fostering Vitality	<i>Shopping, employment, arts, culture, tourism and entertainment</i>	Our vision is to foster vitality : to enjoy a rich mix of cultural, creative and commercial uses that contributes so fully to the capital's role as a world city, and immeasurably improves the quality of life of this predominantly residential borough
Better Travel Choices	<i>Public transport, walking and cycling, parking</i>	Our vision is for better travel choices to be widely available so walking, cycling and public transport are easy, and preferred to private car ownership and use.
Nurturing Civic Pride in our Public Realm	<i>Sense of place, streets and outdoor spaces</i>	Our vision, through nurturing our public realm , is to endow a strong local sense of place to all parts of the borough by maintaining and extending our excellent public realm tradition.
Renewing the Legacy	<i>Conservation and design</i>	Our vision is to renew the legacy : to take great care over the superb built environment we have inherited and to establish a new legacy that is of equal quality for our successors.
Diversity of Housing	<i>Affordable and market housing, estate renewal</i>	Our vision is to diversify our housing to cater for a variety of housing needs, is adaptable and high quality
Respecting Environmental Limits	<i>Climate change, air quality, noise, biodiversity, flooding, waste</i>	Our vision is to respect environmental limits by taking every opportunity to be at the cutting edge of environmental sustainability, including mitigating and adapting to climate change, especially through the use of innovative design and technology.

Place Shaping

- 2.3 Whilst these strategic objectives will be relevant across the borough they have a strong spatial element. The Council has identified fourteen spatial areas, or "places" where specific attention need to be paid to 'place-making', ensuring that the integration of the different strategic objectives delivers a clear view of what could be achieved in each place. It is upon these fourteen areas by which the Council's ambitions will succeed or fail.

- 2.4 These areas have been grouped into three categories: *areas of regeneration*; *areas with high numbers of visitors*; and *other retail destinations*.

The areas are as follows:

Areas of regeneration

Kensal, Golborne/Trellick, Latimer, Earl's Court, Lots Road/World's End, Westway, Notting Hill Gate

Areas with high numbers of visitors

Portobello/Notting Hill, Knightsbridge, South Kensington

Other retail destinations

King's Road, Kensington High Street, Brompton Cross and Fulham Road

3.0 DELIVERY STRATEGY

- 3.1 The need to deliver the strategic objectives is central to the new planning system. As such the Council and partners, need to demonstrate, through the Core Strategy, how the strategic objectives or themes will be delivered, whether through actions taken by the Council as planning authority, such as determining planning applications, or through actions taken by other parts of the Council or other bodies.
- 3.2 The delivery strategy, which is a key component of the Core Strategy, needs to set out how much development is intended to happen where, when, and by what means it will be delivered.
- 3.3 Section 2a which deals with Strategic Site Allocations is a key part of delivering the strategic objectives and focuses on specific sites where strategic development will happen, the scale and type of development and the timescale for delivery together with the infrastructure that will be required. In general the strategic sites are ones where significant change is envisaged. However, they can be smaller, for example the Commonwealth Institute site has been included because the re-use of the site as a major trip generating exhibition space could help anchor the western end of Kensington High Street and give it a new focus at a time when the centre is under considerable pressure.
- 3.4 From the strategic themes developed development management policies have been developed which will be

central to delivering the Council's objectives through the determination of planning applications. Key to the Local Development Framework process is showing how these policies we are seeking to get adopted are 'locally distinct' – ie what is going on in the borough for which specific policies are needed, which do not repeat existing national policy, or that of the London Plan. They should also not be 'any-where' policies applicable in any borough.

- 3.5 For the Core Strategy to be justifiable it must be founded upon a robust and credible evidence base and from this sound policy can be developed. Therefore before each of the strategic policies key evidence has been included.

- 3.6 Section 2b of the draft Core Strategy deals with the development management policies which are unique to the borough. These can be summarised as follows:

Keeping Life Local

- 3.7 This section protects all existing social and community uses. It also sets out that local convenience shopping should, for the majority of residents, be within a 5 minute walk, where schools and doctors' surgeries would be a 10 minute walk. We also wish to ensure that local shopping facilities are protected and that social infrastructure facilities are well provided for throughout the borough. On this basis the Council needs to ensure that public delivery agencies such as the Police and Primary Care Trust, are satisfied that their needs are being adequately addressed.

Fostering Vitality

- 3.8 This section sets out a policy framework that will protect and further encourage non-residential uses to enrich the quality of life of residents. In addition to the strategic policies, it presents a land use hierarchy for the management of development proposals.

Better Travel Choices

- 3.9 This section is about improving the quality of walking, cycling and public transport to encourage modal shift from the car.
- 3.10 In addition to the policy that sets out how this might be achieved, it identifies key public transport infrastructure which will improve accessibility.

Nurturing Civic Pride in the Public Realm

- 3.11 This section includes a range of issues from the quality of the streetscape, through to the provision of open spaces and using the public realm as key in structuring development.

Renewing the Legacy

- 3.12 This section contains the core policies around conservation and new buildings, based around the core concept of character. It sets out five criteria necessary for good architecture, and identifies that tall buildings are not appropriate in the borough.

Diversity of Housing

- 3.13 Much of the content of this chapter is awaiting the findings of the Strategic Housing Market Assessment which will report this month.

Respecting Environmental Limits

- 3.14 This sets out policies to address climate change, flooding and waste. The policies are ambitious, in particular in relation to reducing carbon emissions.

Other corporate and partner actions to deliver the spatial strategy

- 3.15 With the focus on delivery the Council are required to undertake timely, effective and conclusive discussion with key stakeholders on what options for the Core Strategy are deliverable. This part of the draft Core Strategy is still being worked on, but we are actively engaging the agencies/partners which will be involved. The Council recognise that there is no point in proceeding with options for the Core Strategy which cannot be delivered as a result of failure to obtain agreement of key delivery agencies.
- 3.16 A key part of the new spatial planning system is the need to collaborate actively with a wide range of stakeholders to ensure that their services can be delivered. These can be other Business Groups within the Council, such as Family and Children's Services and Health, Housing and Adult Social Care, but the list is wide and includes many external bodies ranging from major landowners to social and physical infrastructure agencies such as the utility companies and also regulatory agencies such as English Heritage. The Council needs to obtain agreed statements of common ground which demonstrates that the partners are satisfied that their infrastructure needs have been addressed.

Monitoring

- 3.17 A Core Strategy must have clear arrangements for reporting results which are open and transparent. Without this it would be possible for the delivery of the strategy to fail without the Council or the public being aware of the fact. Monitoring is therefore essential for an effective strategy and provides the basis for which a contingency plan could be triggered. The Development Management Policies are therefore linked to clear targets or measurable outcomes within the Draft Core Strategy to assist the process. The Council are also required to produce an Annual Monitoring report which reports on progress in achieving the targets.
- 3.18 Officers are seeking to align monitoring of the Core Strategy with performance monitoring of Delivering for Our Community. The Partnership will be aware that annual reports showing progress against Delivering for Our Community will be produced for partners to consider, and will also be made publicly available. Officers from Planning and Borough Development and the Policy and Partnership Unit are working to identify performance indicators – either existing or new - which can demonstrate progress in delivering elements of the Core Strategy, to be included in Delivering for Our Community at an appropriate stage. Future versions of Delivering for Our Community will seek to denote this interface clearly and the Council are at present working out the practicalities of this. Some ideas for monitoring, rather than a full set of indicators, are therefore included at this stage.

4.0 RECOMMENDATION

- 4.1 The Committee is requested to note the contents of the report for information.

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Background papers: Draft Core Strategy

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