

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
ENVIRONMENT SELECT COMMITTEE – 23 MARCH 2020**

LEAD MEMBER PLANNING AND TRANSPORT - PRIORITIES

This paper provides background for scrutiny by the Committee of the Lead Member's key priorities and the way he intends to achieve them.

FOR DISCUSSION AND COMMENT

PLANNING

Better engagement

Statement of Community Involvement (SCI)

- The SCI sets out how we want to engage with residents, businesses and developers at every stage of the planning process - from pre-app to post-development.
- We piloted an online platform, Built ID, which uses snap polls to gauge opinion, on the SCI. With Built ID, we reached 135,000 people - all of whom Live, Work and Learn in RBKC. We received 1,100 responses from 250 people.
- Residents told us that the biggest barrier to getting involved in planning is that they don't know how to do so; and that more digital engagement would be helpful.
- We also held roundtables with key Residents Associations and incorporated their feedback in the final document.

Affordable Housing SPD

- We are drafting an Affordable Housing SPD, which we anticipate will become a public document for consultation very soon.
- It is vital that we deliver on our affordable housing target (35 per cent of new development, by area), otherwise we risk the Mayor of London imposing development on the borough.
- This document will produce policies that can help us meet that challenging target.
- We will continue to ask for 35 per cent affordable in new developments, as well as 50 per cent on public land.
- However, we are reviewing the tenure mix that we will ask for from developers.
- We also recognise that in RBKC, where land values are high, "affordable" can be a misnomer. We will consult on new terms and definitions that can replace "affordable" and better reflect where the housing crisis has left rents and sale prices in the borough.
- After six-weeks of consultation, we hope to adopt the SPD in spring/summer 2020.

Neighbourhood CIL

- The Council has £2.6 million of Neighbourhood Community Infrastructure Levy (NCIL) funds, as of February 2020.
- NCIL is 15 per cent of the total charge (Borough CIL) that local authorities get from developers to help deliver infrastructure to support new development.
- We will consult residents on how to spend this money imminently. The consultation will ask residents to rank spending priorities, so that ward councillors can be guided by a popular mandate when allocating funds.
- We hope ward councillors will begin receiving bids in May and begin making allocations in September 2020.
- This is an exciting project - which will let residents bid for everything from CCTV and wardens to tree-planting and greening.

Regaining control

- We have seen (with the Holiday Inn, Cromwell Road; Newcombe House, Notting Hill; Heythrop College, near High Street Kensington; and elsewhere) that there is a risk that we lose control of major development in the borough.
- 'Regaining Control' is a broad agenda designed to ensure that we retain and win back control of major development.
- Part of this agenda includes member and resident training, reform of the Architectural Appraisal Panel and taking steps to meet our housing targets.
- It is important that the Council recognises its role as a facilitator of growth - not just a regulator.

Planning and Place Business Plan

- Planning and Place has produced a business plan setting out what our priorities and focus will be over the coming years.
- The Business Plan aims to respond to the borough's unique local context and heritage, and the opportunities and challenges we face.
- It is critical that we strive to deliver affordable homes and work dynamically to reach Carbon Zero. These will be two key threads in our work.

Kensal Canalside Opportunity Area SPD

- Kensal Canalside Opportunity Area is the biggest development site in the borough.
- As such, successive Mayors - of different political stripes - have set out challenging housing targets for the site ("a minimum of 3,500 homes"). Optimising housing delivery on the site is, therefore, vital to meeting our housing targets.
- In order to realise this site's potential in a way that is sensitive to competing interests, we have set up a Project Board, where key stakeholders discuss progress.
- We are working closely with the landowners and the GLA to bring forward an SPD for the site in 2020. Residents, businesses, landowners, developers and the Executive will need to engage with this process; and we will need to secure appropriate buy-in from all parties, if we are to keep pace with our ambitious timelines.
- Proper community engagement will be a priority throughout the planning process. We are encouraged that our first-phase consultation got more than 1,000 responses.

Lots Road

- Lots Road contains the largest Council-owned sites in the borough.
- To that end, the Lead Members for Planning and Housing, as well as a ward councillor, sit on a site-specific Project Board.
- The Project Board will help us to work with key stakeholders, including LB Hammersmith & Fulham, to manage site constraints and deliver a positive strategy for the area.
- It will be important for the Council to consider how it can deliver infrastructure to support new homes in the area (not least those already coming on-stream at the Power Station site).
- We are aiming to produce a Planning Brief for the area in 2020, which we will consult local residents and businesses on.

SUSTAINABLE TRAVEL

Cycling

TfL Cycleway (Wood Lane to Notting Hill Gate)

- TfL published its first set of proposals in spring 2019.
- More than 11,000 people signed a 'Save Our Trees' petition, which was debated at Full Council. All parties in the Council Chamber supported this petition.
- Around 1,000 residents wrote to the Council regarding the proposals. Overwhelmingly, residents were opposed to the scheme.
- RBKC set out opposition to TfL's first set of proposals in June 2019. The Council cited its desire to save trees, save bus stops, mitigate congestion and support local businesses.
- TfL published its consultation report in autumn 2019 and has also shared amended proposals with key stakeholders, including The Council.
- We will continue to listen to our residents and our businesses on this subject.

Cycleways

- In our most recent Local Implementation Plan (LIP), RBKC and TfL set out a shared ambition for 70 per cent of residents to be within 400 m of a cycleway by 2021. By the spring, we will have reached 68 per cent.
- We are on track to meet that target, which is great news.
- We are about to begin construction of our 'Pembridge Square to Meanwhile Gardens' cycleway, which was my first Key Decision as Lead Member.
- We have also approved a cycleway connecting Kensington High Street and Notting Hill, which will be built later this year.
- We are co-designing an east-west route that will serve Holland Park and Notting Hill with key stakeholders, ranging from the Kensington Society to Better Streets 4 KC. We hope to consult on that in the coming weeks.

Low Emission Neighbourhood (LEN) pilots

- We will be looking at piloting a Low Emission Neighbourhood in the coming months.
- Initial discussions on broad principles have taken place with Colville ward councillors.
- We hope to bring some broad principles to the Colville Forum soon and to start scoping out what a LEN might look like in the area.

- We are open-minded about pursuing similar actions elsewhere in the borough and would welcome input from scrutiny.

Streetscape Review

- We are hoping to renew The Council's Streetscape policies to respond to our recent Vision Carbon Zero declaration.
- Preserving the borough's unique heritage will be a priority, as will greening the natural environment and making our roads more accessible.
- Early schemes that might pilot some of these themes are already in the works, notably at the Milner St-Denyer St junction, where MISARA has asked for works.
- There is also a Streetscape Advisory Group for BHT and Queensgate, which will look to make progress on these fronts.

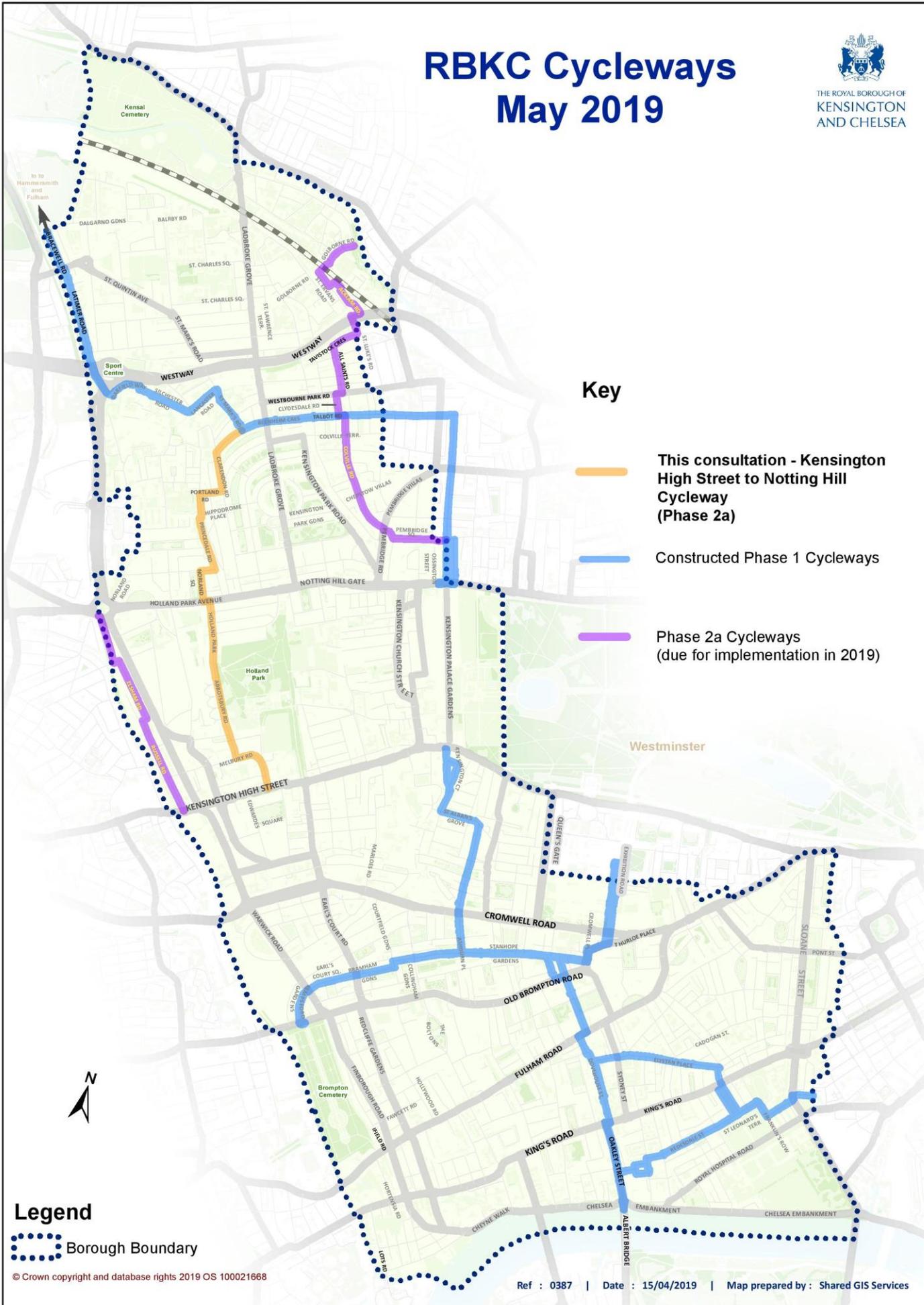
Councillor Johnny Thalassites
Lead Member Planning and Transport

Background Documents: None

RBKC Cycleways May 2019



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AND CHELSEA



Key

- This consultation - Kensington High Street to Notting Hill Cycleway (Phase 2a)
- Constructed Phase 1 Cycleways
- Phase 2a Cycleways (due for implementation in 2019)

Legend

- Borough Boundary

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