

## **Appendix I – KSRA REPRESENTATIONS TO HEYTHROP SPD**

**London, February 2016**

### **HEYTHROP COLLEGE DRAFT SPD**

#### **KENSINGTON SQUARE RESIDENTS ASSOCIATION COMMENTS**

We are writing to you in our capacity of chairman, vice chairman and general secretary of Kensington Square Residents Association ("KSRA") and after a formal and extensive consultation with many residents of the square, the clear majority of which are in support of our representation. As part of the Heythrop College contemplated SPD, KSRA is keen to remind the council of the unique and its historical heritage of the square and need for protection.

KSRA would like to reiterate that it strongly welcomes the decision to produce a Supplementary Planning Document to guide the future development and use of this site and we appreciate the consultation that has taken place.

Concerning the protection of residential character and conservation of the historical square, we would like to request at this stage that the SPD reflects a stronger commitment to avoid any incremental traffic to Kensington Square. This is targeted not only to avoid loss of amenity for the residents of the square, but also for the protection of the historic heritage of the site.

For the avoidance of doubt, we would like to seek some clarifications to be made in the SPD and considered in the consultation:

- 1) while the SPD mentions an existing school on the square at 24 Kensington Square, we believe it needs to be noted and clarified in the SPD that this is a very small ancillary site of a group of 4 schools, which has a maximum allowed capacity of 50 students and currently has 18 nursery age children only on roll (source: last OFSTED report and school). We strongly feel that this should not be used as an example or a precedent that could lead some to mistakenly believe a primary or secondary school would be an acceptable use, as this would be strongly opposed by the residents. Any non-residential educational use would not only require planning permission from RBKC, but would be heavily opposed by the residents given potential for additional traffic to the area and change to the quiet character of Kensington Square. We understand that there is one education provider that is keen to commit to handle all drop-offs via vehicular entrance at South End and would welcome that approach, as in essence they would be shutting the entrance from Kensington Square, preventing drop-offs, thus avoiding noisy traffic from parents dropping off and picking up children.
- 2) we would like to highlight that we understand that RBKC considered comments to the SPD from parents of a neighbouring school that is keen to secure the site as a primary school. This group of parents were enrolled in a lobbying campaign and as they do not live in the vicinity, they only speak for the short-term benefits of the education of their children and not the long-term impact on the area. RBKC received 117 comments to the SPD in total, 83 of which were from the parents of this school. We feel that this particular conflict of interest needs to be accounted for and that comments to the SPD should be considered only by residents who are all affected and not external conflicted parties. We represent more than 80 households who live on Kensington Square and the majority of which support the maintenance of its residential character and oppose strongly any change of use that would result in incremental traffic, given the narrow vehicular access into the square.

Experience elsewhere in London does prove that those educational commercial uses result in significant unregulated traffic causing significant disturbances to residents to the benefit only of the school owners and users.