

APPENDIX A

The Council's Post-Submission Schedule of Changes – Required for Soundness

	Paragraph No.	Original Wording	New Wording	Reason
CC1	CV1	<ul style="list-style-type: none"> stimulate regeneration in North Kensington through the provision of better transport, better housing and better facilities; By 2028 regeneration in North Kensington will have resulted in significantly improved transport, with a new Crossrail station at Kensal, better links to Hammersmith and Fulham across the West London line and improved north-south bus links overcoming the generally lower levels of accessibility in the north. 2-3000 new homes will have been built, both private market and affordable, addressing the serious shortfall in housing need, and helping to diversify supply. It will be of a high quality design, well integrated into its context, overcoming some of the barriers to movement by which the North of the Borough is characterised. Better facilities will have been provided by the building of a new academy to serve the communities of North Kensington to address the serious shortage of secondary school places in the borough, helping to make life more local for residents. The deficiency in local shopping will have been addressed with two new town centres at Kensal and Latimer. The unique character of Portobello Road will have flourished, including the antiques and 	<ul style="list-style-type: none"> stimulate regeneration in North Kensington through the provision of better transport, better housing and better facilities, <u>aiding better health</u>; By 2028 regeneration in North Kensington will have resulted in significantly improved transport, <u>including with</u> a new Crossrail station at Kensal, better links to Hammersmith and Fulham across the West London line and improved north-south bus links overcoming the generally lower levels of accessibility in the north. 2-3000 new homes will have been built, both private market and affordable, addressing the serious shortfall in housing need, and helping to diversify supply. It will be of a high quality design, well integrated into its context, overcoming some of the barriers to movement by which the North of the Borough is characterised. Better facilities will have been provided <u>including by</u> the building of a new academy to serve the communities of North Kensington to address the serious shortage of secondary school places in the borough, helping to make life more local for residents. The deficiency in local shopping will have been addressed with two new town centres at Kensal and Latimer <u>and the Earl's Court Opportunity Area</u> The unique character of <u>Golborne and</u> Portobello Road<u>s</u> will have flourished, including the antiques and 	RBKC. Clarification purposes and hearing discussions.

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	<p>street market, adding to the vitality of the area. Jobs will be readily available as the Employment Zones will have been protected from encroaching residential and be thriving centres for small businesses and the cultural industries sector.</p> <p>The north of the Borough will be at the heart of environmental sustainability with the combined heat and power network extending from the hubs at the major new developments at Kensal, Latimer and Wornington Green</p> <ul style="list-style-type: none"> • enhance the reputation of our national and international destinations – Knightsbridge, Portobello Road, South Kensington, the King's Road, Kensington High Street, and Earl's Court – by supporting and encouraging retail and cultural activities in particular; <p>In the Borough as a whole our reputation as a national and international destination will have been further enhanced. The Borough will have avoided becoming little more than a residential suburb, with a flourishing and rich variety of retail and cultural activities adding so much to the quality of life of the residents.</p> <p>Our top retail destinations of Knightsbridge, King's Road, Kensington High Street and Portobello will have been maintained and enhanced.</p> <p>Opportunities to expand retail floorspace in Knightsbridge, King's Road, Fulham Road and South Kensington will have been taken up.</p> <p>Earl's Court will remain an important cultural destination, as well as providing offices and around 2000 new dwellings on surrounding sites.</p> <p>Exhibition Road in South Kensington will be</p>	<p>street market, adding to the vitality of the area. Jobs will be readily available as the Employment Zones will have been protected from encroaching residential and be thriving centres for small businesses and the cultural industries sector.</p> <p>The north of the Borough will be at the heart of environmental sustainability including with the combined heat and power network extending from the hubs at the major new developments at Kensal, Latimer and Wornington Green</p> <ul style="list-style-type: none"> • enhance the reputation of our national and international destinations – Knightsbridge, Portobello Road, South Kensington, the King's Road, Kensington High Street, and Earl's Court – by supporting and encouraging retail and cultural activities in particular; <p>In the Borough as a whole our reputation as a national and international destination will have been further enhanced. The Borough will have avoided becoming little more than a residential suburb, with a flourishing and rich variety of retail and cultural activities adding so much to the quality of life of the residents.</p> <p>Our top retail destinations of Knightsbridge, King's Road, Kensington High Street and Portobello will have been maintained and enhanced.</p> <p>Opportunities to expand retail floorspace in Knightsbridge, King's Road, Fulham Road and South Kensington will have been taken up.</p> <p>Earl's Court will remain an important cultural destination, as well as providing offices and at least <u>around 2,000 new homes within the Borough and a new town centre to address local shopping deficiency within the Opportunity Area. dwellings on surrounding sites.</u></p> <p>Exhibition Road in South Kensington will be providing a first class experience to visitors to the national</p>	
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		<p>providing a first class experience to visitors to the national institutions, and have set a new standard nationally of streetscape design.</p> <p>The Royal Marsden and Brompton hospitals will continue to further its international reputation for delivering world class health care, education and research activities.</p> <ul style="list-style-type: none"> • uphold our residential quality of life so that we remain the best place in which to live in London, through cherishing quality in the built environment, acting on environmental issues and facilitating local living, including through strengthening local neighbourhood centres. <p>Our residential quality of life will be improved for everyone and we will remain the best place to live in London with our glorious built heritage protected and improved, the removal of eyesores, and new buildings of exceptional design quality.</p> <p>New homes will have further diversified housing tenure, and provide high standards of environmental performance.</p> <p>The waste we produce will be re-used, recycled or disposed of in or very near to the borough. Sustainable Urban Drainage systems will be commonplace throughout the borough, reducing the risk of flood events, especially in the west of the Borough when combined with the upgrading of Counters Creek sewer and storm drain.</p> <p>Green links will help to improve biodiversity and air quality and noise will have been significantly improved.</p>	<p>institutions, and have set a new standard nationally of streetscape design.</p> <p>The Royal Marsden and Brompton hospitals will continue to further its international reputation for delivering world class health care, education and research activities.</p> <ul style="list-style-type: none"> • uphold our residential quality of life so that we remain the best place in which to live in London, through cherishing quality in the built environment, acting on environmental issues and facilitating local living, including through strengthening local neighbourhood centres <u>and maintaining and updating social infrastructure</u>. <p>Our residential quality of life will be improved for everyone and we will remain the best place to live in London with <u>our network of local neighbourhood centres offering a wide range of everyday services within easy walking distance</u>, our glorious built heritage protected and improved, the removal of eyesores, and new buildings of exceptional design quality.</p> <p>New homes will have further diversified housing tenure, and provide high standards of environmental performance.</p> <p>The waste we produce will be re-used, recycled or disposed of in or very near to the borough. Sustainable Urban Drainage systems will be commonplace throughout the borough, reducing the risk of flood events, especially in the west of the Borough when combined with the upgrading of Counters Creek sewer and storm drain.</p> <p>Green links will help to improve biodiversity and air quality and noise will have been significantly improved.</p>	
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CC2	4.3.1	This section sets out geographically how much housing, retail, employment and infrastructure is expected in different parts of the Borough.	This section sets out geographically how much housing, retail, employment and infrastructure is expected in different parts of the Borough, <u>and when it is likely to come forward.</u>	RBKC. Hearing discussions.
CC3	4.3.2	The Borough has to provide a minimum of 3,500 homes between 2007/8 and 2016/7 - or 350 units a year. This housing target is set out in the London Plan. The revised London Plan, issued for public consultation in October 2009, raises this figure to 585. This is not yet an agreed target, and will not be until the the Examination in Public into the revised London Plan has concluded (...)	The Borough has to provide a minimum of 3,500 homes between 2007/8 and 2016/7 - or 350 units a year. This housing target is set out in the London Plan. The revised London Plan, issued for public consultation in October 2009, raises this figure to 585. This is not yet an agreed target, and will not be until the the Examination in Public into the revised London Plan has concluded (...)	RBKC. Hearing discussions.
CC4	4.3.4	In broad spatial terms, half of this housing will be located in the north of the Borough, and half in the Earl's Court area, on the western borough boundary. The housing in the north is expected to be spread evenly over the plan period. In the Earl's Court area, the vast majority is expected in the first half of the plan period.	In broad spatial terms, half of this housing will be located in the north of the Borough, and half in the Earl's Court area, on the western borough boundary. The housing in the north is expected to be spread evenly over the plan period. <u>The redevelopment of Wornington Green will take place up to about 2020, with the first phase being completed by 2015. Planning consent for this redevelopment was granted in March 2010. At Kensal, phase 1 is expected to be developed before 2017, with phase 2 following on to 2027.</u> In the Earl's Court area, the vast majority is expected in the first half of the plan period. <u>The Warwick Road sites are at an advanced stage of negotiation – some sites have Planning Permission, others are at the stage of pre-application discussion. It is therefore expected that these sites will be built out in the next 5-10 years. Likewise, it is expected that the redevelopment of the Earl's Court Exhibition Centre site will start in 2013. The whole development will</u>	RBKC. Hearing discussions.

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			<u>take many years, but it expected that the part of the site within the Borough will be towards the beginning of the phasing programme.</u>	
CC5	4.3.5	In terms of business uses, the Employment Land and Premises Study shows that there is a forecast demand of just short of 70,000 sq m of net additional space in the plan period. Of this just over 45,000 sq m is in the pipeline in existing permissions. That leaves approximately 20-25,000 sq m of office floorspace to be provided for. Much of this is to be located at Kensal and Earl's Court. Further work may reveal that there is a greater capacity for office uses in these locations.	In terms of business uses, the Employment Land and Premises Study shows there is a forecast demand of just short of 70,000m ² (750,000 ft ²) of net additional space in the plan period. Of this, just over 45,000m ² (484,000 ft ²) is in the pipeline in existing permissions. <u>If office demand is phased evenly over the plan period, this level of building will meet office demand until 2017.</u> That leaves approximately 20-25,000m ² (269,000 ft ²) of office floorspace to be provided for. Much of this is to be located at Kensal and Earl's Court. Further work may reveal that there is a greater capacity for office uses in these locations. <u>There is, however, no provision in the plan (nor does the Council wish there to be) to require office provision to be provided strictly in line with a periodic phasing: it is not desirable to close off opportunities for the provision of business uses early in the plan period simply because of a theoretical phasing approach.</u>	RBKC. Hearing discussions. The figures for office need have been updated to reflect the net increase in office space that has occurred within the Borough between 2004 and 2008, i.e. from the original baseline of the initial Employment Land and Premises Study.
CC6	4.3.6	The Retail Needs Assessment identifies a need for just over 25,000m ² (269,000 ft ²) (gross) of comparison retail floorspace to 2015 for the south of the Borough. Very little of this is forecast to be required in the centre and north of the Borough. A proportion of this would be accommodated by making better use of existing premises and sites and filling vacant units. In terms of new sites, there are no large sites for retail development identified in the plan that could be regarded as 'strategic'. It is thus not appropriate for them to be allocated	The Retail Needs Assessment identifies a need for just over 25,000m ² (269,000 ft ²) (gross) of comparison retail floorspace to 2015 for the south of the Borough. Very little of this is forecast to be required in the centre and north of the Borough. A proportion of this would be accommodated by making better use of existing premises and sites and filling vacant units. In terms of new sites, there are no large sites for retail development identified in the plan that could be regarded as 'strategic'. It is thus not appropriate for them to be allocated in the Core Strategy. However, in Knightsbridge, South Kensington, Brompton Cross and	RBKC. Hearing discussions.

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		<p>in the Core Strategy. However, in Knightsbridge, South Kensington, Brompton Cross and the King's Road a number of smaller sites have been identified (not allocated) with the potential for ground floor retail in the <i>Place Profiles</i> (see below). In total, the combined site area amounts to about 21,000m² (210,000 ft²). It is therefore envisaged that the identified demand can be accommodated within or immediately adjacent to existing centres.</p>	<p>the King's Road a number of smaller sites have been identified (not allocated) with the potential for ground floor retail in the <i>Place Profiles</i> (see below). In total, the combined site area amounts to about 21,000m² (210,000 ft²). It is therefore envisaged that the identified demand can be accommodated within or immediately adjacent to existing centres. <u>Floor area forecasts are not included in the plan for the period beyond 2015, because of the uncertainty of such projections.</u></p>	
CC7	4.3.7	<p>Turning to infrastructure, the Council is planning for a Crossrail Station at Kensal, which would transform accessibility in the north of the Borough, as well as unlock significant development potential on the Kensal Gas Works Sites. A new academy to serve the communities of North Kensington will also be built in the north of the Borough. Thames Water is planning to undertake a major upgrade of the Counters Creek Sewer (which runs along the western Borough boundary), to resolve current flooding issues. In addition, work is planned to the Thames Tunnel to address London-wide infrastructure needs. A new area of public open space is to be provided in the Earl's Court area as part of the Warwick Road developments. A great deal of smaller infrastructure is required, and is set out elsewhere in Chapter 37.</p>	<p>Turning to infrastructure, the Council is planning for a Crossrail Station at Kensal, which would transform accessibility in the north of the Borough, as well as unlock significant development potential on the Kensal Gas Works Sites. <u>Crossrail is timetabled to open in 2017.</u> A new academy to serve the communities of North Kensington will also be built in the north of the Borough, <u>to open during 2014</u>. Thames Water is planning to undertake a major upgrade of the Counters Creek Sewer (which runs along the western Borough boundary), to resolve current flooding issues, <u>although this will not start construction until 2015, and is likely to be a 3 year construction programme.</u> <u>However, much of the work is taking place in neighbouring boroughs. In the interim Thames Water are fitting 'flip valves' to vulnerable properties.</u> In addition, work is planned to the Thames Tunnel to address London-wide infrastructure needs, <u>with construction taking place between 2013 and 2020, although there is insufficient detail at present to know when the work will be undertaken in the Royal Borough.</u> A new area of public open space is to be provided in the Earl's Court area as part of the Warwick Road developments <u>which are likely to be built out in the next 5-10 years. The Council is also</u></p>	RBKC. Hearing discussions.

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			<u>undertaking a radical redesign of Exhibition Road to be implemented before 2012. It is also the ambition of the Council to return the Earl's Court one-way system to two-way working. However, further detailed work will identify the extent and timescales to which this can be achieved.</u> A great deal of smaller infrastructure is required, and is set out elsewhere in Chapter 37.	
CC8	Policy CP1	The Council will provide: 1) 350 additional new homes a year until the London Plan is reviewed, and 600 a year (of which 200 will be affordable) thereafter for a 10 year period; 2) 69,200 sq m of office floorspace to 2028. (...)	The Council will provide 1) <u>A minimum of</u> 350 additional new homes a year until the London Plan is reviewed, and <u>a minimum of</u> 600 a year (of which 200 will be affordable) thereafter for a 10 year period; 2) 69,200 <u>60,000</u> sq m of office floorspace to 2028. (...)	RBKC. Hearing discussions. The figures for office need have been updated to reflect the net increase in office space that has occurred within the Borough between 2004 and 2008, i.e. from the original baseline of the initial Employment Land and Premises Study.
CC9	Sections 4.4. and 4.5	(Sections to swap places) 4.4 Places 4.5 A Particular Focus on North Kensington	4.4 <u>Places Particular Focus on North Kensington</u> 4.5 <u>A Particular Focus on North Kensington Places</u>	RBKC. Hearing discussions.
CC10	4.4.1	4.4.1 The <i>Place Profiles</i> provide the integrating function of the spatial strategy. They take the 'what', 'when', 'where' and 'how', and bring these together to show, through a vision, how that Place will develop over the lifetime of the plan. There are 14 Places identified (see Plan). The Borough comprises many more places than these. The Places selected for the Core Strategy are those where significant change is planned, and the district, major and international which are town centres which are the focus for activity. The one exception to these criteria is the Westway. This has been included because of its particular negative impacts, which need to be addressed as part of the programme of regeneration in North Kensington.	4.4.1 The <i>Place Profiles</i> provide the integrating function of the spatial strategy. They take the 'what', 'when', 'where' and 'how', and bring these together to show, through a vision, how that Place will develop over the lifetime of the plan. There are 14 Places identified (see Plan). The Borough comprises many more places than these. <u>The places mainly relate to the two spatial themes of the Vision for the Borough (CV1): the regeneration of North Kensington, and enhancing the reputation of those places in the Borough with a national or international reputation – by and large our town centres.</u> <u>There are some exceptions to these two groups. We have also included other places where either significant change is planned, or and the district, major and international which are town centres which are</u>	RBKC. Clarification purposes.

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			<p>the focus for activity not otherwise picked up in the spatial categories of the Vision. The one exception to these criteria is We have also included the Westway. This has been included because of its particular negative impacts, which need to be addressed as part of the programme of regeneration in North Kensington.</p>																																	
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				<u>International Reputation</u>	<u>a Town Centre</u>
		<u>12</u>	<u>Knightsbridge</u>	<u>Place with National or International Reputation</u>	<u>Town Centre</u>
		<u>13</u>	<u>Brompton Cross</u>	<u>Place with National or International Reputation</u>	<u>Town Centre</u>
		<u>14</u>	<u>South Kensington</u>	<u>Place with National or International Reputation</u>	<u>Town Centre</u>
		<u>15</u>	<u>Kings Road / Sloane Square</u>	<u>Place with National or International Reputation</u>	<u>Town Centre</u>
		<u>16</u>	<u>Notting Hill Gate</u>	<u>Other</u>	<u>Town Centre</u>
		<u>17</u>	<u>Fulham Road</u>	<u>Other</u>	<u>Town Centre</u>
		<u>18</u>	<u>Lots Road / World's End</u>	<u>Other</u>	<u>Area of Change</u>
		<p><u>Within most of the places listed above as Areas of Change we have identified significant sites for redevelopment. These are called the Strategic Sites, and they are allocated in this plan (Section 2A, Chapters 20-26) for specific uses. The table below shows which Places also have a Strategic Site Allocation.</u></p>			

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<u>Chapter</u>	<u>Place</u>	<u>Strategic Site</u>
<u>5</u>	<u>Kensal</u>	<u>Kensal Gasworks (Chapter 20)</u> <u>(also referred to as Kensal Canalside in the London Plan Annex 1 – list of opportunity areas)</u>
<u>6</u>	<u>Golborne/Trellick</u>	<u>Wornington Green (Chapter 21)</u> <u>Land adjacent to Trelick Tower (Chapter 22)</u>
<u>7</u>	<u>Portobello</u>	<u>No strategic sites</u>
<u>8</u>	<u>Westway</u>	<u>No strategic sites</u>
<u>9</u>	<u>Latimer</u>	<u>Kensington Leisure Centre (Chapter 23)</u>
<u>10</u>	<u>Kensington High Street</u>	<u>Commonwealth Institute (Chapter 24)</u>
<u>11</u>	<u>Earl's Court</u>	<u>Warwick Road (Chapter 25)</u> <u>Earl's Court Exhibition Centre (Chapter 26)</u>
<u>12</u>	<u>Knightsbridge</u>	<u>No strategic sites</u>
<u>13</u>	<u>Brompton Cross</u>	<u>No strategic sites</u>
<u>14</u>	<u>South Kensington</u>	<u>No strategic sites</u>
<u>15</u>	<u>Kings Road / Sloane Square</u>	<u>No strategic sites</u>

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			<p><u>16</u> <u>Notting Hill Gate</u> <u>No strategic sites</u></p> <p><u>17</u> <u>Fulham Road</u> <u>No strategic sites</u></p> <p><u>18</u> <u>Lots Road / World's End</u> <u>No strategic sites</u></p>	
CC11	4.4.2	Place shaping is at the centre of spatial planning. Place shaping requires that different plans and programmes from across the Council and its partners are integrated. It also requires a clear vision of how different places are to evolve in the future, to give a clear framework for future actions, both of the Local Planning Authority, other parts of the Council, and our partners. This is the function of the <i>Place Profiles</i> .	Place shaping is at the centre of spatial planning. Place shaping requires that different plans and programmes from across the Council and its partners are integrated. <u>It is not enough, therefore, to allocate specific development sites, nor to set out 'generic' policies to guide development across the Borough. Each Place as a whole needs to be considered, in terms of development management and in terms of the actions of other bodies, both public and private, that have a bearing on the future quality of the Place. It also requires a clear vision is therefore required</u> of how different places are to evolve in the future, to give a clear framework for future actions, both of the Local Planning Authority, other parts of the Council, and our partners, <u>and private land owners and which might also inform the actions of private land owners and residents.</u> This is the function of the <i>Place Profiles</i> .	RBKC. Clarification purposes and hearing discussions.
CC12	4.4.4 – 4.4.5	4.4.4 The last section of each Place Profile is Delivery. A policy to guide development management decisions is provided, and an indication of the likely extent of development is given in each Place. The quantum of development envisaged in each Place is included at the end of each Place Profile. In many Places, potential development opportunities in addition to the strategic sites are identified, but these are small, and thus to allocate them would be inappropriate in a Core Strategy.	4.4.4 The last section of each Place Profile is <u>Development, Infrastructure and Monitoring. Delivery.</u> A policy to guide development management decisions is provided. <u>However, as is stated above, it is the Vision and Priorities for Action that are seen as providing the framework to guide future decisions relating to the place. The Place Policy is included in order to ensure that the place shaping role of the development management function can be given due weight in relation to the application of the policies in the plan, particularly with regard to the generic development management policies in Section 2B,</u>	RBKC. Clarification purposes.

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		<p>4.4.5 They must not be confused with allocations. Strategic allocations are included in this plan in Section 2(B). Each of the strategic allocations is located within one of the places - but not every place has such an allocation.</p>	<p>Chapters 30 – 36, and a An indication of the likely extent quantum of development is given in each Place. The quantum of development envisaged in each Place is included at the end of each Place Profile. In many Places, potential development opportunities in addition to the strategic sites are identified, but these are small, and thus to allocate them would be inappropriate in a Core Strategy. 4.4.5 They must not be confused with allocations. Strategic Site aAllocations are included in this plan in Section 2(B). Each of the strategic allocations is located within one of the places – but not every place has such an allocation.</p> <p><u>The specific infrastructure known at this stage is identified, future planning documents that are seen as necessary to the delivery of the Vision are also set out, and criteria on which the delivery of the Vision will be monitored are included at the very end of each Place Profile.</u></p>	
CC13	9.4.4	<p>The Council will prepare a masterplan and Area Action Plan to explore the potential for the area.</p>	<p>The Council will prepare a masterplan <u>to form part of the LDF and Area Action Plan</u> to explore the potential for the area.</p>	RBKC. Clarification purposes.
CC14	10.3.10	<p>(...) Community facilities will be provided as part of the developments at 100 West Cromwell Road and the Warwick Road sites, including a new primary school at the northern end of Warwick Road. (...)</p> <p>(...)The area of Earl's Court and West Kensington Opportunity Area is currently deficient of access to neighbourhood or higher shopping facilities. The Council will therefore support a new neighbourhood centre in this location, supporting the day to day needs of</p>	<p>(...) Community facilities will be provided as part of the developments <u>on the Earl's Court and West Kensington Opportunity Area</u>, at 100 West Cromwell Road and the Warwick Road sites, including a new primary school at the northern end of Warwick Road. (...)</p> <p>(...)The area of Earl's Court and West Kensington Opportunity Area is currently deficient of access to neighbourhood or higher shopping facilities. The Council will therefore support a new neighbourhood centre in this location, <u>which includes small scale retail</u></p>	RBKC. Hearing discussions.

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		the development. However, this new centre must not compete with other existing centres.	<u>provision</u> supporting the day to day needs of the development <u>and other acceptable town centre uses identified in Policy CA7. However, this new centre must not compete with other existing centres. The size and function of the centre will be confirmed through the joint planning brief, having regard to the up-to-date evidence. The extent to which there is scope for a larger centre within the Opportunity Area will depend on a detailed analysis of retail and leisure need, taking account of the vitality and viability of existing centres (both in this and within neighbouring Boroughs) both at the time of the development and in the longer term.</u>	
CC15	10.4.2	(...)The Council will also support a new neighbourhood centre in the Earl's Court and West Kensington Opportunity Area, to serve the day-to-day needs of the development. (...)	(...)The Council will also support a new <u>neighbourhood</u> centre in the Earl's Court and West Kensington Opportunity Area, <u>with small scale retail provision</u> to serve the day-to-day needs of the development. (...)	RBKC. Hearing discussions.
CC16	16.3.3	The Council will generally discourage applications for new hot-food takeaways, estate agents and bureau do change, as these are already over-subscribed within the centre and do not cater for the local catchment. The Council will also use ...	The Council will generally discourage applications for new hot-food takeaways, estate agents and bureau do change, as these are already over-subscribed within the centre and do not cater for the local catchment. <u>Whilst the Council will support improving the 'quality' of existing restaurants in the centre, new restaurants will only be supported where do not breach the criteria set out within Policy CF3 (diversity of shops within town centres)</u> The Council will also use ...	RBKC. This amendment is made to make it clear that the Council's support within the vision for "improved restaurants" does not mean that the criteria set out within Policy C3 can be ignored.
CC17	20.3.5	2011: Commence work on site	2011/ <u>2012</u> : Commence work on site	RBKC. For clarification purposes.
CC18	Earl's Court Strategic Site Allocation Map	Earl's Court Strategic Site	Amend map to correctly define the Strategic Site to include the property at the junction of Warwick Road and the A4	RBKC requests this change to ensure redevelopment takes every opportunity to improve the pedestrian environment at this junction.
CC19	26.2.1	It is clear that the site has considerable potential. The draft London Plan states that the	It is clear that the site has considerable potential. The draft London Plan <u>indicates states</u> that the Earl's Court	RBKC. Hearing discussions.

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		<p>Earl's Court & West Kensington Opportunity Area has the capacity to accommodate over 2,000 dwellings and 7,000 jobs along with leisure, cultural and visitor attraction uses. Within the Royal Borough it is anticipated the scheme will be residential-led, although the full development capacity and exact disposition of uses across the Opportunity Area should be considered as part of the spatial planning for the Opportunity Area, through the joint Supplementary Planning Document prepared by both boroughs, in consultation with the GLA.</p>	<p>& West Kensington Opportunity Area has <u>the potential to provide the capacity to accommodate</u> over 2,000 dwellings and <u>approximately 7,000 jobs. The draft London Plan further states that "the potential for a strategic leisure, cultural and visitor attraction and strategically significant offices should be explored together with retail, hotels and supporting social infrastructure".</u> along with leisure, cultural and visitor attraction uses. Within the Royal Borough it is anticipated the scheme will be residential-led, <u>as the Strategic Site can comfortably accommodate over 500 new homes.</u> , although tThe full development capacity and exact disposition of uses across the Opportunity Area should be considered as part of the spatial planning for the Opportunity Area, through the joint Supplementary Planning Document (SPD). <u>This SPD will be prepared and adopted by both boroughs, and be capable of being adopted by, in consultation with the GLA as an Opportunity Area Planning Framework.</u></p>	
CC20	26.2.2	<p>(...)The area of the Strategic Site is deficient in access to neighbourhood or higher order centre facilities. The Council will therefore support the designation of a neighbourhood centre within the Earl's Court Opportunity Area. (...)</p>	<p>(...)The area of the Strategic Site is <u>outside 400m or 5mins walk of a deficient in access to</u> neighbourhood or higher order centre facilities. The Council will therefore support the <u>establishment designation</u> of a <u>new neighbourhood</u> centre within the Earl's Court <u>and West Kensington</u> Opportunity Area, <u>with small scale retail provision to serve the day-to-day needs of the development and of a scale that does not have an unacceptable impact on short and longer term vitality and viability of existing centres in RBKC and LBHF.</u> (...)</p>	RBKC. Hearing discussions.
CC21	26.2.3	<p>(...) A new cultural facility that is a national or international destination is required. This may be in the form of an International Convention Centre. The preferred location for the International Convention Centre is as part of a major refurbishment and/or development within the existing Earl's Court and Olympia</p>	<p>(...) A new cultural facility that is a national or international destination is required. This may be in the form of an International Convention Centre. The preferred location for the International Convention Centre is as part of a major refurbishment and/or development within the existing Earl's Court and Olympia complexes. However, if that facility is located</p>	RBKC. Hearing discussions.

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		complexes. However, if that facility is located at Olympia in the same ownership as Earl's Court Exhibition Centre, then significant cultural use that is at least a national destination should be provided in the Earl's Court and West Kensington Opportunity Area to continue the long standing brand. It is expected this will be located within the most public transport accessible part of the Opportunity Area. The exact location of any cultural or destination uses or attractions will be determined through the Supplementary Planning Document to be prepared jointly by the Royal Borough, the London Borough of Hammersmith and Fulham.	at Olympia (<u>in the London Borough of Hammersmith and Fulham</u>) which is in the same ownership as Earl's Court Exhibition Centre, <u>and is likely to be refurbished and extended to accommodate some of the cultural, conference and exhibition uses at Earl's Court</u> then <u>a</u> significant cultural use that is <u>of</u> at least a national identity-destination should <u>also</u> be retained provided in the Earl's Court and West Kensington Opportunity Area to continue the long standing <u>Earl's Court</u> brand. It is expected this will be located within the most public transport accessible part of the Opportunity Area. The exact location of any cultural or destination uses or attractions will be determined through the Supplementary Planning Document to be prepared jointly by the Royal Borough, the London Borough of Hammersmith and Fulham <u>and the Greater London Authority.</u>	
CC22	CA7(a)	a minimum of 500 homes within the Royal Borough, which could be increased, if (b) to (e) below are provided within LBHF as part of the masterplanning process conduction in the preparation of the SPD;	a minimum of 500 homes within the Royal Borough, which could be increased, <u>in particular</u> if (b) to (e) below are provided within LBHF as part of the masterplanning process conduction in the preparation of the SPD;	RBKC. Hearing discussions.
CC23	CA7(c)	small scale retail uses (A Classes of the Use Classes Order 1987 (as amended)) to serve the day-to-day needs of the new development;	small scale retail <u>and-associated other</u> uses <u>within the</u> (A Classes of the Use Classes Order 1987 (as amended)) to serve the day-to-day needs of the new development;	RBKC. This change assumes that all retail is from the A Class, which is incorrect.
CC24	CA7(d)	a cultural facility, of at least national significance, to retain Earl's Court's long standing brand as an important cultural destination, located on the area of the Opportunity Area nearest to public transport accessibility;	a cultural facility, of at least national <u>identity significance</u> , to retain Earl's Court's long standing brand as an important cultural destination, located on the area of the Opportunity Area nearest to public transport accessibility;	RBKC. Hearing discussions.
CC25	CA7(e)	other non-residential uses required to deliver a sustainable and balanced mixed-use development, such as hotel, leisure and social and community uses;	other non-residential uses required to deliver a sustainable and balanced mixed-use development, such as hotel, <u>and</u> leisure <u>and social and community uses;</u>	RBKC. Hearing discussions.

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CC26	CA7 (after point e)		Add new point. <u>f. social and community uses;</u>	RBKC. Hearing discussions.
CC27	CA7(h)	a design of the on-site road pattern and connections which significantly improve traffic circulation in the surrounding area, and on primary routes in the London Borough of Hammersmith and Fulham and the Royal Borough, providing a key component in returning the one-way system to two-way working;	a design of the on-site road pattern <u>network</u> and connections <u>with the surrounding area that which</u> significantly improves <u>residential amenity, the pedestrian environment and public transport access in the area of the one-way system, and does not have an unacceptable impact on traffic congestion-circulation in the surrounding area, and on primary routes in the London Borough of Hammersmith and Fulham and the Royal Borough, providing a key component in returning the one-way system to two-way working;</u>	RBKC. Hearing discussions.
CC28	CA7(j)	community and health facilities;	<u>social and</u> community and health facilities;	RBKC. Hearing discussions.
CC29	CA7(l)	securing highway contributions including the investigation and implementation of measures to return the Earl's Court one-way system to two-way working and improve the pedestrian environment;	securing highway contributions including the investigation, <u>in consultation with TfL and the Boroughs, into returning the Earl's Court one-way system to two way working; and</u> implementation of <u>those</u> measures <u>identified during the investigation commensurate to the development proposal; to return the Earl's Court one-way system to two-way working</u> and <u>significant</u> improvements to quality of <u>residential amenity, the pedestrian environment and public transport access in the area of the Earl's Court one-way system;</u>	RBKC. Hearing discussions.
CC30	CA7(m)	improvements to tube, bus and rail access, including accessibility from the West London Line to the underground network and the extension of bus services into the site;	improvements to tube, bus and rail access, including <u>accessibility interchange</u> from the West London Line to the underground network and the extension of bus services into the site;	RBKC. Hearing discussions.
CC31	26.3.1		Add at the end of the paragraph: <u>There is also a risk that the SPD is not adopted in advance of a planning application being submitted for</u>	RBKC. Hearing discussions.

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			<u>the Strategic Site. If this risk is realised, the planning application will be considered in accordance with Policy CA7 and any material planning considerations, which may include up to date evidence and viability being prepared for the SPD and a planning application.</u>	
CC32	31.3.5	<p>The <i>Keeping Life Local</i> Strategic Objective (Chapter 30) introduces the concept of walkable neighbourhoods, and includes a map which shows those parts of the Borough that are not within five minutes walk of a centre. The main areas of deficiency are in the Kensal and Latimer areas. New centres in these areas will meet this deficiency, with the scale of development within these new centres reflecting the nature of the proposed development in the wider area.</p> <p>A significant amount of development is expected within the plan period in the Earl's Court and West Kensington Opportunity Area. This site, designated within the draft London Plan as an Opportunity Area, straddles the boundary with Hammersmith and Fulham. Both the quantum of development, and its detailed nature (including whether the constituent parts lie in this Borough or within Hammersmith and Fulham) will be established within a future planning brief. However, It is likely that the wider area will include a significant amount of housing, as well as business uses, leisure and hotel floorspace, and a destination cultural facility. This development is likely to generate some retail need.</p> <p>A neighbourhood centre in this area will,</p>	<p>The <i>Keeping Life Local</i> Strategic Objective (Chapter 30) introduces the concept of walkable neighbourhoods, and includes a map which shows those parts of the Borough that are not within five minutes walk of a centre. The main areas of deficiency are in the Kensal and Latimer areas <u>and the area of the Earl's Court Exhibition Centre Strategic Site. New centres in these areas will meet this deficiency, with the scale of development within these new centres reflecting the nature of the proposed development in the wider area.</u></p> <p><u>In addition,</u> a significant amount of development is expected within the plan period in the Earl's Court and West Kensington Opportunity Area. This site, designated within the draft London Plan as an Opportunity Area, straddles the boundary with Hammersmith and Fulham. Both the quantum of development, and <u>the distribution of land uses across the Opportunity Area-its detailed nature (including whether the constituent parts lie in this Borough or within Hammersmith and Fulham)</u> will be established within a future planning brief. <u>This brief will be prepared jointly by LBHF, this Borough and the GLA.</u> However, It is likely that the <u>wider area Opportunity Area</u> will include a significant amount of housing, as well as business uses, leisure and hotel floorspace, and a <u>destination</u> cultural <u>destination facility</u>. This development is likely to generate some retail need <u>in its own right.</u></p>	RBKC. Hearing discussions.

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		therefore, be appropriate, as long it is of a scale which does not harm the vitality of nearby centres. A new centre is 'supported' rather than 'required' as it is possible that its eventual location may be in Hammersmith and Fulham.	<p><u>The new centres at Kensal, Latimer and Earl's Court will serve a localised retail catchment, providing the convenience goods and services required by the local communities. The extent to which, from a retail perspective, there is scope for a larger centre on any of these sites, will depend on a detailed analysis of retail need, taking account of the vitality and viability of existing centres (both in this and within neighbouring Boroughs) both at the time of the development and in the longer term.</u></p> <p>A neighbourhood centre in this area will, therefore, be appropriate, as long it is of a scale which does not harm the vitality of nearby centres. A new centre is 'supported' rather than 'required' <u>within the Earl's Court wider area</u> as it is possible that its eventual location may be in Hammersmith and Fulham.</p>	
CC33	CF1	d) require the establishment of new centres in the Latimer and Kensal areas to address identified retail deficiency; (e) support the establishment of a new neighbourhood centre in the Earl's Court Opportunity Area, to serve the day-to-day needs of the development.	<p>d) require the establishment of new centres in the Latimer and Kensal areas to address identified retail deficiency, and support the establishment of a new <u>centre in the Earl's Court & West Kensington Opportunity Area, with small scale retail provision to serve the day-to-day needs of the development. Any new centre must comply with the requirements of PPS4, and be of a scale that does not have an unacceptable impact on existing centres.</u></p> <p>(e) support the establishment of a new neighbourhood centre in the Earl's Court Opportunity Area, to serve the day to day needs of the development.</p>	RBKC. Hearing discussions.
CC34	31.3.18	...The Council's favoured method for the provision of 'affordable shops' is for developers	...The Council's favoured method for the provision of 'affordable shops' is for developers to provide	RBKC. Hearing discussions. As phrased the supporting text to

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		to provide premises to be managed under the Council's Neighbourhood Shopping Policy. The Council also recognises that there may be circumstances where it would be appropriate for the affordable shop to be provided off site, but within the same centre. These could include, for example, where the proposed retail development has a narrow street frontage, and where the provision of an additional shop on site could jeopardise the successful operation of the principal shop. The onus will be on the applicant to successfully demonstrate where off site provision will be appropriate.	premises to be managed under the Council's Neighbourhood Shopping Policy, <u>although the Council does recognise that other mechanisms for the provision of affordable shops, secured through s106 agreements, may also be appropriate.</u> The Council also recognises that there may be circumstances where it would be appropriate for the affordable shop to be provided off site, but within the same centre. These could include, for example, where the proposed retail development has a narrow street frontage, and where the provision of an additional shop on site could jeopardise the successful operation of the principal shop. The onus is on the applicant to successfully demonstrate where off site provision would be appropriate. Where an affordable unit cannot be provided, the Council will seek financial contributions, through planning obligations (where appropriate, feasible and viable), to provide the mitigation necessary to support retail diversity within the centre or the rest of the Borough. The onus will be on the applicant to successfully demonstrate where off site provision will be appropriate. a contribution to the retail diversity of the centre, be this by 'on' or 'off' site provision of an affordable unit, or by a financial contribution, is not appropriate."	policy CF2 does not offer the flexibility with regard the provision of affordable shops or the possibility of targeted financial contributions to support the retail diversity of a centre. The amendment is intended to make this flexibility clear.
CC35	Policy CF2	(c) require new large scale retail development or mixed use development with a significant retail element, to provide affordable shops, to be managed under the Council's Neighbourhood Shopping Policy. Affordable shops can be provided off site within the same centre where appropriate.	(c) require new large scale retail development or mixed use development with a significant retail element, to provide affordable shops, to be managed under the Council's Neighbourhood Shopping Policy, or where this is not appropriate, to provide a financial contribution through planning obligations to support retail diversity within the centre. Affordable shops can be provided off site within the same centre where appropriate."	RBKC. As phrased the policy does not offer the flexibility with regard the provision of affordable shops or the possibility of targeted financial contributions to support the retail diversity of a centre. The amendment is intended to make this flexibility clear.

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CC36	31.3.23	(...) The primary and secondary retail frontages equate to the core and non-core frontages, respectively, of the Borough's Principal Shopping Centres as set out within the Council's UDP (2002). These will be reviewed.	(...) The primary and secondary retail frontages <u>of the Borough's Higher Order Town Centres are set out in Appendix x. ...equate to the core and non-core frontages, respectively, of the Borough's Principal Shopping Centres as set out within the Council's UDP (2002).</u> These will be reviewed.	RBKC. Hearing discussions.
CC37	31.3.31	There is a forecast demand for 15% growth of office jobs over the plan period. This equates to a net addition of 69,000 sq m of office floorspace. (...)	There is a forecast demand for 15% growth of office jobs <u>between 2004 and 2026 over the plan period,</u> This equates to a net <u>addition increase</u> of <u>69,000 60,000</u> sq m of office floorspace. <u>-between 2008 and the end of the plan period.</u>	Text added to make sure that it is clear that forecast office demand uses a 2004-2026 figure.
CC38	31.3.32	On the supply side, office floorspace under construction and outstanding permissions provide a net addition of 46,000 sq m. This level of building will meet office demand until 2017. The Council therefore recognizes that a further 23,000 sq m of office floorspace needs to be developed within the Borough, within the plan period for the predicted need to be met.	On the supply side, office floorspace under construction, <u>and</u> outstanding permissions <u>and</u> <u>floorspace that (as of March 2008),</u> provide a net addition of <u>46,000- 37,000</u> sq m. This level of building will meet office demand until 2017. The Council, therefore, recognizes that a further 23,000 sq m of office floorspace needs to be developed <u>within the Borough,</u> within the plan period for the predicted need to be met.	RBKC. Hearing discussions. Text added to ensure that it is clear that figures date from a 2004 baseline – the baseline used in the Employment Land and Premises Study.
CC39	31.3.33	The continued concentration of large (greater than 1,000 sq m (GEA)) and medium scale (300 sq m to 1,000 sq m (GEA)) business developments on the upper floors of sites within town centres and in other accessible areas is important as it supports both the continued viability of the Borough's town centres,(increasing the number of people visiting the centre but not t the expense of existing shopping floorspace) and ensures that as many people as possible can reach these areas without having to rely on the private car. This is a central tenet of a sustainable pattern of development. The protection of offices	The continued concentration of large (greater than 1,000 sq m (GEA)) and medium scale (300 sq m to 1,000 sq m (GEA)) business <u>developments–premises</u> on the upper floors of sites within town centres, <u>on sites in town centres</u> and in other accessible areas <u>close to town centres</u> is important as it <u>assists in the provision in the range of premises needed,</u> supports <u>both</u> the continued viability of the Borough's town centres, <u>(increasing the number of people visiting the centre but not t the expense of existing shopping floorspace)</u> and ensures that as many people as possible can reach these areas without having to rely on the private car. This is a central tenet of a sustainable pattern of development. <u>The relationship</u>	RBKC. Hearing discussions. Clarification that business developments may include a number of smaller units within them. Explanation of symbiotic relationship between offices and town centres.

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		<p>within town centres should not be at the expense existing town centre occupiers who are in need of expansion or the promotion of social and community uses which serve local people. For the sake of clarity, the expansion of residential uses at the expense of offices within town centres is not supported.</p>	<p><u>is symbiotic, with offices benefitting from, as well as contributing to, the range of facilities which may be available from an accessible town centre location.</u></p> <p>The protection of offices within town centres should not be at the expense existing town centre occupiers who are in need of expansion or the promotion of social and community uses which serve local people. For the sake of clarity, the expansion of residential uses at the expense of offices within town centres is not supported.</p> <p><u>Whilst medium-sized offices do benefit from proximity to a town centre their wider distribution across the Borough shows that they can also thrive in other locations. They are an integral part of the mix of premises available to those who wish to locate, or expand, their businesses within the Borough. As such, they will also be supported in all accessible locations, within the employment zones and within primarily commercial mews.</u></p>	
CC40	31.3.34	<p>The Council considers an area which has a Public Transport Accessibility Level (PTAL) score of 4 or greater to be accessible.</p>	<p><u>The Council wishes to provide for the identified need for new office floorspace within the plan period. As a 'town centre use', offices are subject to the requirements of PPS4. The Council, therefore, seeks to direct new large and medium-sized office premises to town centre locations, or to sites immediately adjoining these locations. New offices may, however, be appropriate in any 'accessible location', with the Council considering an area which has a Public Transport Accessibility Level (PTAL) score of 4 or greater to be 'accessible'. The Council is satisfied that Employment Zones are suitable locations for very small, small and medium offices, be these stand alone or forming a part of a larger business development.</u></p>	<p>RBKC. Alteration to reiterate that office uses subject to requirements of PPS4.</p> <p>Further explanation of Council's policy for new office floorspace within Employment Zones</p>

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			<u>Whilst the Employment Zones are not well served by public transport, and are not centred on existing town centres, they have formed successful clusters of business uses, clusters which the Council wishes to support further.</u>	
CC41	Proposed new paragraph after 31.3.34		<u>The Council considers that a small, medium-sized or large business development is one with a total floor area of between 100 sq m and 300 sq m, between 300 sq m and 1,000 sq m and more than 1,000 sq m respectively. It may be a development which will contain a single occupier or one which will contain a number of smaller units.</u>	Following discussions with the Kensington Society the Council has made minor alterations to clarify that the Council seeks to require office developments or certain sizes to be located in particular areas, not merely the offices units themselves.
CC42	31.3.35	The availability of small (floor area of 300 sq m (GEA) or less) and very small (floor area of 100 sq m (GES) or less) business premises across the Borough is also valued as these are the premises which are the greatest demand by the Borough's residents. These smaller units...	The availability of small (floor area of 300 sq m (GEA) or less) and very small (floor area of 100 sq m (GES) or less) business premises across the Borough is also valued as these are the premises which are the greatest demand by the Borough's residents. <u>They are not 'high trip generators', and do not require a highly accessible or a town centre location to be successful.</u> These smaller units ...	RBKC. Clarification that small offices are not high trip generators and therefore don't require a highly accessible location.
CC43	31.3.37	(...) The Council recognises that business centres make an important contribution to the function of the Employment Zones, as they assist in providing the flexible workspace which is in particular demand from the Borough's creative and cultural industry.	(...) The Council recognises that business centres make an important contribution to the function of the Employment Zones, as they assist in providing the flexible workspace which is in particular demand from the Borough's creative and cultural industry. <u>Whilst new business centres or office developments should contain a mix of unit sizes, the majority of the units should be of the type and size which are suitable for the small businesses sought by the Council. The Council does, however, recognise that any large scale business developments may have the potential to cause a material increase in traffic congestion and, therefore, will be carefully assessed against the requirements of Policy CT1.</u>	RBKC. Hearing discussions.

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CC44	Proposed new paragraph after 31.3.37		<u>The protection of offices as set out in Policy CF5 includes the protection of both units and floor space.</u>	RBKC. This amendment is made to ensure that it is explicit that the protection of offices relates to floorspace as well as units.
CC45	Policy CF5	(a) ii. the office is within a town centre and being replaced by a shop or shop floorspace, or another (not residential) town centre use where this allows the expansion of an adjoining premises.	(a) ii. the office is within a town centre and being replaced by a shop or shop floorspace; <u>by a social and community use which predominantly serves, or which provides significant benefits to, Borough residents;</u> or by another (not residential) town centre use where this allows the expansion of an adjoining premises.	RBKC. This amendment makes it explicit that social and community uses, which serve Borough residents will be favoured above office uses within the Borough's town centres.
CC46	Policy CF5	c) permit small offices anywhere in the Borough; require medium offices to be located in town centres, in other accessible areas, in Employment Zones and in commercial mews; require large offices to be located in Higher Order Town Centres, and other accessible areas, except where Employment Zones (k) resist large scale offices.	c) permit small office <u>developments</u> anywhere in the Borough; require medium- <u>sized</u> office <u>developments</u> to be located in town centres, in other accessible areas, in Employment Zones and in commercial mews; require large office <u>developments</u> to be located in Higher Order Town Centres, and other accessible areas, except where Employment Zones (k) <u>resist large scale offices developments except when consisting entirely of very small, small or medium units and where the total floor area (net) of the medium-sized units make up no more than 25% of the total office development.</u>	Following discussions with the Kensington Society the Council has made minor alterations to clarify that the Council seeks to require office developments or certain sizes to be located in particular areas, not merely the offices units themselves. The amendment of part (k) is necessary to make it clear that employment zones will be promoted as locations for smaller businesses, whether these are 'stand alone' or part of large business centres.
CC47	31.3.48	Whilst hotels contribute greatly to both the Borough's economy and to its reputation, they are not always good neighbours. Poorly run hotels can cause problems, and a concentration of hotels in a residential area can change the area's character. This has been the case in the Earl's Court ward. The Council does however,	Whilst hotels contribute greatly to both the Borough's economy and to its reputation, they are not always good neighbours. Poorly run hotels can cause problems, and a concentration of hotels in a residential area can change the area's character. This has been the case in the Earl's Court ward. The Council does however, recognise that the benefits of hotels	RBKC. Hearing discussions.

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		recognise that the benefits of hotels can be maximised , and their negative impact minimised, when hotels are located in the Borough's international or major centres; when they lie close to major tourist attractions ; or when they lie in areas which enjoy excellent links to London.	can be maximised , and their negative impact minimised, when hotels are located in the Borough's international or major centres; when they lie close to major tourist attractions ; or when they lie in areas which enjoy excellent links to London. <u>The Council considers that there is likely to be a significant net increase of hotel bedrooms through the Borough (and the wider area) and is not therefore expecting the policy approach taken in Earl's Court to result in significant or strategic loss in hotel capacity in the Borough. Should evidence show this not to be the case as part of Annual Monitoring, the Council will review the policy in the light of the evidence.</u>	
CC48	CT1	<p>f. require improvements to the walking and cycling environment and-require cycle parking, showering and changing facilities in new development; (...)</p> <p>i: work to ensure that public transport services, and access to them, are improved giving priority to north-south bus links and areas that currently have lower levels of accessibility;</p> <p>j: work with partners to ensure that step-free access is delivered at all underground and rail stations by 2028, and require that step-free access is delivered at underground and rail stations in the Borough where there is a re-development opportunity;</p>	<p>f. require improvements to the walking and cycling environment and-require cycle parking, showering and changing facilities in new development;</p> <p>(new point g)</p> <p><u>g. require improvements to the walking and cycling environment, including securing pedestrian and cycle links through new developments;</u></p> <p>ij: work to ensure that <u>new developments provide or contribute toward improvements to</u> public transport services, and access to them, are improved giving priority to north-south bus links and areas that currently have lower levels of accessibility;</p> <p>j k: work with partners to ensure that step-free access is delivered at all underground and rail stations by 2028, and require <u>new developments to contribute toward that</u> step-free access <u>and ensure it</u> is delivered at underground and rail stations in the Borough where there is a re-development opportunity;</p>	RBKC. Hearing discussions.

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		<p>m: require that new development adjacent to the River Thames or Grand Union Canal takes full advantage of, and improves the opportunities for, public transport and freight on the water and walking and cycling alongside it;</p> <p>n. work with TfL to improve the streets within the Earl's Court One-Way System by:</p> <p>i. investigating the return of the streets to two-way operation, and by implementing the findings of the investigation</p> <p>o: protect existing footways and footpaths used by the public, or land over which the public have a right of way;</p>	<p>nn: require that new development adjacent to the River Thames or Grand Union Canal takes full advantage of, and improves the opportunities for, public transport and freight on the water, <u>access to the water for recreation</u> and walking and cycling alongside it;</p> <p>n: o work with TfL to improve the streets within the Earl's Court One-Way System by:</p> <p>i. investigating the return of the streets to two-way operation, and by implementing the <u>recommended improvements findings of the investigation, should TfL and the Council deem them feasible.</u></p> <p>o: ensure <u>that development does not reduce access to, or the attractiveness of, protect</u> existing footways and footpaths used by the public, or land over which the public have a right of way;</p>	
CC49	CR6	<p>Trees and Landscape</p> <p>g. Require existing street trees to be maintained and to extend street tree coverage across the Borough;</p>	<p>Trees and Landscape</p> <p>g. Require existing street trees to be maintained and to extend street tree coverage across the Borough;</p> <p>Corporate or Partnership Actions for An Engaging Public Realm</p> <p><u>16. The Planning and Borough Development Directorate will maintain existing street trees and will extend tree coverage across the Borough.</u></p> <p>Policy CR6 (h) will now become Policy CR6 (g).</p>	<p>RBKC. For clarification. This action is best dealt with as a Council corporate action.</p>

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CC50	34.3.22	<p>The relatively modest and consistent height of buildings within Kensington and Chelsea reflects the primarily residential character of the Borough. High residential densities are delivered within this townscape without recourse to tall buildings. This pattern of development with its medium-rise, high-density residential areas has produced a very attractive townscape and is central to the Borough's charm. The Borough has comparatively few tall buildings; the tallest being Trellick Tower at 98m. Tall buildings are very much the exception. Building height is thus a critical issue and a very sensitive feature of the townscape.</p>	<p>The relatively modest and consistent height of buildings within Kensington and Chelsea reflects the primarily residential character of the Borough. High residential densities are delivered within this townscape without recourse to tall buildings. This pattern of development with its <u>low to medium-rise</u>, high-density residential areas has produced a very attractive townscape and is central to the Borough's charm. The Borough has comparatively few tall buildings; the tallest being Trellick Tower at 98m. Tall buildings are very much the exception. Building height is thus a critical issue and a very sensitive feature of the townscape. <u>It is important that the Council carefully manages the height of new development that may otherwise erode the Borough's distinctive townscape character.</u></p>	<p>RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.</p>
CC51	34.3.23	<p>One approach to determining the appropriate location of high buildings would be to identify where they are not appropriate – such as in Conservation Areas. However, such an approach risks inferring that they are therefore appropriate anywhere else. Higher buildings should only be located where – depending on their impact – they give meaning to the local or Borough townscape.</p>	<p><u>High buildings have a greater impact on their environment than other building types, posing problems of microclimate, overshadowing and overlooking. This is especially harmful to residential environments and amenity spaces, and needs to be avoided through careful siting and design (see Policy CL5).</u></p>	<p>RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.</p>
CC52	34.3.24	<p>Local landmarks define points of townscape interest or public functions that are relevant to those living or working within the immediate areas. They do not necessarily rise above the predominant building height – such as the Michelin Building at Brompton Cross – but where they do, they will not tend to be more than 1½ times the height above the context, and as such are compatible with their context.</p>	<p>Local landmarks <u>are occasional features in the Borough which</u> define points of townscape interest or public functions that are relevant to those living or working within the immediate areas. They do not necessarily rise above the predominant building height – such as the Michelin Building at Brompton Cross – but where they do, they will not tend to be more than 1½ times the height above the context, and as such are compatible with their context. <u>Regardless of their location, they should always be of</u></p>	<p>RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.</p>

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			<u>very high design quality, but used only occasionally in new development.</u>	
CC53	34.3.24	Local landmarks define points of townscape interest or public functions that are relevant to those living or working within the immediate areas. They do not necessarily rise above the predominant building height – such as the Michelin Building at Brompton Cross – but where they do, they will not tend to be more than 1½ times in height above the context, and as such are compatible with their context.	High buildings in the wrong location can <u>be visually disruptive. For example, they can harm the character and appearance of a conservation area, the setting of a listed building or the visual amenity of important open space; or they</u> can interrupt important views, <u>such as the strategic view from King Henry VIII's Mound (Richmond) to St. Paul's Cathedral</u> , or those identified within the Council's Conservation Areas Proposal Statements or other adopted documents <u>(see Policies CL1, CL3-4 and CR5)</u> . One approach to determining the appropriate location of high buildings would be to identify where they are inappropriate. However, such an approach risks inferring that they are therefore appropriate <u>everywhere else, which is mistaken.</u>	RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole; and to respond to common ground matters with the GLA.
CC54	34.3.25	District landmarks, on the other hand, are visible over wider areas, and tend to highlight major public functions. They can rise up to 4 times their context in height.	It is not enough to ensure that their location avoids <u>causing harm</u> . They should also make a positive intervention in the existing townscape. <u>This is not just a matter of design quality, but also of contributing to townscape legibility. Buildings that rise above the prevailing building height are successful</u> where, depending on their impact, they give meaning to the local or Borough townscape, <u>highlighting locations or activities of public importance.</u>	RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.
CC55	34.3.26	Very tall buildings, more than 4 times their context, characterise central metropolitan areas and are thus inappropriate to this Borough.	Local landmarks <u>are occasional features in the Borough which</u> define points of townscape interest or public functions that are relevant to those living or working within the immediate areas. Local landmarks do not necessarily rise above the <u>prevailing</u> building height – for example, the Michelin Building at Brompton Cross – but where they do, they will tend not to be more than 1½ times in height above their context, and <u>remain</u> compatible with their context. <u>Regardless of their location, they should always be of</u>	RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.

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			<u>very high design quality and occasional features if they are to retain their meaning.</u>	
CC56	34.3.27	Height is not the only factor which is important when assessing high buildings. The profile and proportion of the building, especially the part which sits above the prevailing building height, is also a sensitive feature. Bulky tall buildings are not attractive to look at and disfigure the skyline.	District landmarks, on the other hand, are visible over wider areas, and tend to highlight major public functions. They can rise to up to 4 times their context in height. <u>They are not characteristic of the Borough, being very occasional features in a borough of predominantly low to medium rise development.</u> Because district landmarks are visible over a <u>much</u> wider area, their location <u>and use</u> must be of significance to the Borough as a whole; and <u>inevitably</u> , they will <u>remain very occasional features</u> . Their location and relationship to the local townscape are of the utmost importance.	RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.
CC57	34.3.28	High buildings in the wrong location can interrupt views that are important in the townscape, both those identified within the London Plan or within the Council's Conservation Area Proposal Statements or other adopted documents. It is not enough, however, to ensure that their location avoids this. They should make a positive intervention in the existing townscape. Because district landmarks are visible over a wider area, their location must be of significance to the Borough as a whole and they will therefore be exceptional. Their location and relationship to the local townscape are therefore of the utmost importance.	Care is needed to ensure that their visibility is assessed contextually to ensure that they <u>have a wholly positive visual impact and</u> do not appear incongruous within their <u>surroundings</u> . A computer generated zone of visual influence, that includes an accurate model of the relevant context, is an essential tool in assessing the visual impact of district landmarks.	RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.
CC58	34.3.29	Care is needed to ensure that their visibility is assessed contextually to ensure that they do not appear incongruous within their context. A computer generated zone of visual influence, that includes an accurate model of the relevant context, is an essential tool in assessing the	<u>On sites where there may be scope for a district landmark, a design-led approach is essential. In such cases the Council will promote close working with the stakeholders and, where appropriate, with strategic and neighbouring authorities in the production of an urban design framework that will guide the siting and</u>	RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole; and to respond to common ground matters with the GLA.

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		visual impact of district landmarks.	<u>appropriate height of the building(s), particularly in relation to existing views and to ensuring a wholly positive benefit to the townscape.</u>	
CC59	New paragraphs after 34.3.29 <u>34.3.29a</u>		Height is not the only factor which is important when assessing high buildings. <u>District landmarks should be of an exceptional quality of architecture, sustainability and urban design. Successful tall buildings possess an architecture that is convincing and highly attractive, especially when viewed in the round, and that makes for a distinguished landmark on the skyline. This requires the skilful handling of scale, height, massing, silhouette, crown and facing materials and the careful incorporation of building services and telecommunications equipment.</u> The profile and proportion of the building, especially the part which sits above the prevailing building height, is a sensitive feature. Bulky tall buildings are not attractive to look at and disfigure the skyline; <u>slender ones are more successful.</u>	RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.
CC60	<u>34.3.29b</u>		<u>Design quality applies equally to the top, where the impact is on the skyline, as to the base. At lower levels it is not only the impact on the streetscape and local views, but also how the building functionally relates to the street. Successful high buildings are those that create a meaningful public realm, interacting positively with the surrounding buildings and spaces. It includes contributions to permeability and connectivity, defining edges that reinforce existing building lines and give a coherent form to open space, and providing active ground floor frontages and a stimulating and inclusive public realm (see Policies CR1-2).</u>	RBKC. To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.
CC61	<u>34.3.29c</u>		Very tall buildings – more than 4 times their context – characterise central metropolitan areas, and are thus inappropriate to this Borough.	RBKC. Paragraph re-ordered.
CC62	CL2(h-m)	(h) resist a proposal that exceeds the prevailing	h. resist a proposal that exceeds the prevailing	RBKC. Hearing discussions.

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	<p>High Buildings</p>	<p>building height within the context, except where the proposal is:</p> <ul style="list-style-type: none"> i) of a slender profile and proportion; and ii) not within any identified linear views; and iii) of exceptional design quality; <p>(i) require a proposed local landmark to:</p> <ul style="list-style-type: none"> (i) be compatible with the scale of its context; and (ii) articulate positively a point of townscape legibility of local significance; <p>(j) require a proposed district landmark to:</p> <ul style="list-style-type: none"> (i) articulate positively a point of townscape legibility of significance for the wider Borough and neighbouring boroughs, such as deliberately framed views and specific vistas; and (ii) provide a strategic London-wide public use; <p>(k) require an assessment of the zone of visual influence of a proposed district landmark within or visible from the Borough, to demonstrate that the building has a wholly positive visual impact on the quality and character of the Borough's or neighbouring boroughs' townscape when viewed from the Royal Borough;</p> <p>(l) resist a proposal that is of metropolitan scale;</p>	<p>building height within the context, except where the proposal is <u>for a local or district landmark</u>.</p> <p>i. of a slender profile and proportion; and ii. not within any identified linear views; and iii. of exceptional design quality</p> <p>i. require a proposed local landmark<u>s</u> to:</p> <ul style="list-style-type: none"> i. <u>be of very high design quality</u> ii. be compatible with the scale, <u>rhythm, mass, bulk and character</u> of the context iii. articulate positively a point of townscape legibility of local significance. <p>j. require a proposed district landmark<u>s</u> to:</p> <ul style="list-style-type: none"> i. <u>be</u> of exceptional design quality ii. <u>be</u> of a slender profile and proportion iii. articulate positively a point of townscape legibility of significance for the wider Borough and neighbouring boroughs, such as deliberately framed views and specific vistas iv. provide a strategic London-wide public use v. require an assessment of the zone of visual influence of a proposed district landmark within or visible from the Borough, to demonstrate that the building has a 	<p>To clarify the Council's position on high buildings and to ensure the cohesiveness of the policy as a whole.</p>
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		<p>(m) require a full planning application for all proposed high buildings;</p> <p>(o) (...) (iv) be accessible to all; (...)</p>	<p>wholly positive visual impact on the quality and character of the Borough's or neighbouring boroughs' townscape when viewed from the Royal Borough.</p> <p>[</p> <p>k. <i>[text moved above, bullet point no-longer required]</i></p> <p>l. resist a proposals that is <u>are</u> of a metropolitan scale.</p> <p>m. require a full planning application(s) for a proposed district landmark all proposed high buildings that exceed the prevailing height within the context.</p> <p>(o) (...) (iv) be accessible to <u>inclusive for</u> all;; (...)</p>	
CC63	34.3.43	<p>The Borough's dense historic pattern of development has resulted in buildings that are in close proximity to one another.. It means that amenities such as light and privacy take on added significance. Current expectations are for better standards of light and privacy than in the past and the historic pattern of development has permitted. The Council considers that proposals for new residential and non-residential developments should ensure visual privacy and provide good conditions for daylight and sunlight taking into</p>	<p>The Borough's dense historic pattern of development has resulted in buildings that are in close proximity to one another It means that amenities such as light and privacy take on added significance. Current expectations are for better standards of light and privacy than in the past and the historic pattern of development has permitted. The Council considers that proposals for new residential and non-residential developments should ensure <u>a reasonable standard of</u> visual privacy and provide good conditions for daylight and sunlight taking into account the amenity conditions of the surrounding area. In assessing the effect of new development on light</p>	<p>RBKC. Clarification to previously proposed amendment and Policy CL5.</p>

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		<p>account the amenity conditions of the surrounding area. In assessing the effect of new development on light conditions, the Council will, have regard to the guidelines in 'Site Layout for Daylight and Sunlight: a Guide to Good Practice' published by the Building Research Establishment.</p>	<p>conditions, the Council will have regard to the guidelines in 'Site Layout for Daylight and Sunlight: a Guide to Good Practice' published by the Building Research Establishment. <u>Light, including sunlight, is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.</u></p> <p>34.3.43a <u>In considering development proposals the Council will not be seeking to ensure that that they meet any particular minimum or maximum standard. Where proposals affect the light conditions in and around adjoining property, the extent to which it involves a significant and unreasonable worsening of light conditions for those properties will be assessed, taking account of the prevailing general standard of light in that local environment. Where existing buildings or spaces have poor light conditions, any worsening of light would only be justified on exceptional grounds. In some situations it would be appropriate to take the opportunity offered by development to achieve an improvement in light conditions where these presently fall below the standard generally prevailing in the area, or where it would be otherwise appropriate to do so. The 'good neighbourliness' of an existing property will also be relevant. For example, some buildings are situated very close to the property boundary and would impose significant and unreasonable constraints on adjoining properties if standards were rigidly applied.</u></p> <p>34.3.43b <u>With regard to privacy the Council will not be seeking to ensure that development proposals meet any particular minimum or maximum standard. Where</u></p>	
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			<p><u>proposals, including extensions to existing buildings, affect the privacy of adjoining property, the extent to which they involve a significant and unreasonable worsening of overlooking to those properties will be assessed, taking into account of the prevailing general standards of privacy in that local environment and the area that is affected. In the case of non-residential development, existing and proposed, it will be necessary to assess whether the proposed occupants have a reasonable expectation of a particular standard of privacy. Privacy is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.</u></p> <p>34.43c</p> <p><u>With new developments, the Council will take into account the general levels of privacy for future occupants, taking into account the general levels of privacy in the immediate area, and the character of its built form and spaces, as well as the fact that people generally look for better standards than in the past. A distance of about 18 metres between opposite habitable rooms reduces inter-visibility to a degree acceptable to most people. This distance may be reduced if windows are at an angle to each other. A lesser distance is normally acceptable where windows face the public highway.</u></p> <p>34.43d</p> <p><u>Given the densely built up nature of the Borough a certain degree of 'sense of enclosure' will often be experienced by occupants of a property. This can relate to both the public and private domain. There may be a point where a proposal for development would result in an increase in enclosure so that it becomes an unacceptable burden on the occupiers of</u></p>	
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			<u>adjacent property. This could occur where the amount of adjoining habitable accommodation is limited, or situated within the lower floors of buildings with openings on to lightwells. Mathematical calculation to assess daylighting and sunlighting may be inappropriate measure in these situations; on site judgment will be the best starting point for assessment..</u>	
CC64	34.3.44	The level and type of activity generated by the development can impact on amenity, such as increased traffic, parking, noise, odours and vibrations in addition to impacts created by the development physical structure. Therefore, the anticipated level of activity should be carefully taken into consideration to ensure a high level of amenity is maintained.	The level and type of activity generated by the development can impact on amenity, such as increased traffic, parking, noise, odours and vibrations in addition to impacts created by the development's physical structure <u>which can have microclimatic effects.</u> Therefore, the anticipated level of <u>activity as well as the effects on the local microclimate</u> should be carefully taken into consideration to ensure <u>that</u> a high level of amenity is maintained.	RBKC. Hearing discussions.
CC65	34.3.45	Small-scale alterations and additions are often necessary to modernise, adapt and extend the life of a building. Such works include improving accessibility, balustrades, alarms, cameras, grilles, shutters and other security equipment; servicing, plant and telecommunications equipment; front walls, railings and forecourt parking; signs which are not advertisements and balconies and terraces.	Small-scale alterations and additions are often necessary to modernise, adapt and extend the life of a building. Such works include <u>improving accessibility removing physical barriers to access</u> , balustrades, alarms, cameras, grilles, shutters and other security equipment; servicing, plant and telecommunications equipment; front walls , railings and forecourt parking; signs which are not advertisements, <u>flagpoles</u> and balconies and terraces.	RBKC. Hearing discussions. Front walls have been included in the list of 'modifications' and are therefore subject to Policy CL2.
CC66	CL5	Amenity The Council will require new buildings, extensions and modifications and small scale alterations and additions, to achieve high standards of amenity.	Amenity The Council will require new buildings, extensions and modifications and small scale alterations and additions, to achieve high standards of amenity.	RBKC. Hearing discussions. Clarification to Policy CL5.

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		<p>To deliver this the Council will:</p> <ul style="list-style-type: none"> a. require good daylight and sunlight amenity for buildings and amenity spaces, and that the conditions of existing adjoining buildings and amenity spaces are not significantly reduced or, where they are already substandard, that there should be no worsening of the conditions; b. require visual privacy for occupants of nearby buildings; c. require that there is no harmful increase in the sense of enclosure to existing buildings and spaces; d. require that there is no significant impact on the use of buildings and spaces due to increases in traffic, parking, noise, odours or vibration. 	<p>To deliver this the Council will:</p> <ul style="list-style-type: none"> a. require good daylight and sunlight amenity for buildings and amenity spaces, and that the conditions of existing adjoining buildings and amenity spaces are not significantly reduced or, where they are already substandard, that there should be no <u>material</u> worsening of the conditions; b. require <u>reasonable</u> visual privacy for occupants of nearby buildings; c. require that there is no harmful increase in the sense of enclosure to existing buildings and spaces; d. require that there is no significant impact on the use of buildings and spaces due to increases in traffic, parking, noise, odours or vibration <u>or local microclimatic effects.</u> <p>Add at the end: <u>NOTE: Refer to Policy CE6 in relation to noise and vibration.</u></p>	
CC67	35.3.12 and new paragraph after 35.3.12	<p>Size of dwellings is not just a matter of their habitable rooms or bedrooms. The absolute size of the dwelling matters, both in terms of floorspace, and floor to ceiling heights. Increasingly it is being realised that planning has a legitimate role to play in setting standards not only for affordable housing, but for private housing as well, to ensure the dwellings we build today are flexible and provide quality accommodation in the long term. The cost of intermediate housing should</p>	<p>Size of dwellings is not just a matter of their habitable rooms or bedrooms. The absolute size of the dwelling matters, both in terms of floorspace, and floor to ceiling heights. Increasingly it is being realised that planning has a legitimate role to play in setting standards not only for affordable housing, but for private housing as well, to ensure the dwellings we build today are flexible and provide quality accommodation in the long term.</p> <p><u>The Mayor has proposed the introduction of minimum</u></p>	RBKC. Hearing discussions.

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		be set (...)	<p>housing standards in the draft replacement London Plan (Policy 3.5 and table 3.3), and space standards which must be met as a minimum for new developments are contained within the London Housing Design Guide (draft for Consultation July 2009). The Housing Design Guide also sets minimum floor to ceiling heights within habitable rooms. These standards will inform requirements within the Borough.</p> <p>Add new paragraph with the original wording of paragraph 35.3.12 starting:</p> <p>The cost of intermediate housing should be set (...)</p>	
CC68	35.3.18	<p>In order to ensure we are delivering the maximum reasonable amount of affordable housing, developments proposing less than 50% will need to demonstrate a viability case, using the GLA toolkit or an agreed alternative. In assessing any viability assessments the Council will have regard to the 'dynamic viability model' developed by Fordham Research. It allows for changing market circumstances to be assessed annually, and therefore allows for the proportion of affordable housing sought to be more closely related to market conditions. This model can also take into account other planning obligations.</p>	<p>In order to ensure we are delivering the maximum reasonable amount of affordable housing, developments proposing less than 50% will need to demonstrate a viability case, using the GLA toolkit or an agreed alternative. The target is based on the high level of need, and takes account of the Council's Affordable Housing Viability Study. The intention is to provide certainty to those developing housing in the Royal Borough as to the level of affordable housing that is expected.</p> <p>Add new paragraph</p> <p>35.3.18b In assessing any viability assessments the Council will have regard to the 'dynamic viability model' developed by Fordham Research and individual site circumstances . The Dynamic Viability Model # allows for changing market circumstances to be assessed annually, and therefore allows for the proportion of affordable housing sought to be more</p>	RBKC. Hearing discussions.

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			<p>closely related to market conditions. This model can also take into account other planning obligations. <u>A statement demonstrating the exceptional site circumstances or the weight attached to other benefits from the scheme should accompany any application proposing less than 50% affordable housing target, to justify to the Council a reduced level of affordable housing provision. Targets should be applied flexibly, taking account of individual site constraints, the availability of public subsidy and other scheme requirements.</u></p>	
CC69	35.3.23		<p>Insert after the paragraph:</p> <p><u>Where compliance with the various standards is not possible due to other policy requirements, for example in the case of development involving historic buildings, the development should demonstrate that all reasonable measures have been taken to meet them</u></p>	RBKC. Hearing discussions.
CC70	CH2 (b)	<p>Require new residential developments, including conversions, amalgamations, and changes of use, to be designed to meet all the following standards:</p> <ul style="list-style-type: none"> i) lifetime homes; ii) floorspace and floor to ceiling heights; iii) wheelchair accessibility for a minimum of 10% of dwellings; <p>Where compliance with the above standards is not possible to require new residential developments to demonstrate that all reasonable measures to meet them have been taken</p>	<p>Require new residential developments, including conversions, amalgamations and changes of use, to be designed to <u>as a minimum achieve</u> meet all the following standards”:</p> <ul style="list-style-type: none"> i) lifetime homes; ii) floorspace and floor to ceiling heights; iii) wheelchair accessibility for a minimum of 10% of dwellings; <p>Where compliance with the above standards is not possible <u>because of other policy requirements</u>, to require new residential developments to demonstrate that all reasonable measures to meet them have been taken</p>	RBKC. Hearing discussions. Clarification to previously proposed amendment.

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CC71	CH2 (i)	require the maximum reasonable amount of affordable housing with the presumption being at least 50% provision on gross residential floor space in excess of 800m ² .	require the maximum reasonable amount of affordable housing with the presumption being at least 50% provision on gross residential floor space in excess of 800m². <u>require developments to provide affordable housing at 50% by floor area on residential floorspace in excess of 800m² gross external area.</u>	RBKC. Hearing discussions.
CC72	CH2 (p)	require a viability assessment, using the GLA toolkit or an agreed alternative, to be submitted where schemes fail to provide 50% affordable housing on floorspace in excess of 800 m ²	require a viability assessment, using the GLA toolkit or an agreed alternative, to be submitted where schemes fail to provide 50% affordable housing on floorspace in excess of 800 m² <u>Where a scheme over 800m² does not provide 50% of gross external residential floorspace for affordable housing, the applicant must demonstrate:</u> i) <u>the maximum reasonable amount of affordable housing is provided through the provision of a viability assessment, using the GLA toolkit or an agreed alternative</u> ii) <u>the exceptional site circumstances or other public benefits to justify the reduced affordable housing provision.</u>	RBKC. Hearing discussions. RBKC. This allows the Council to ensure that the maximum reasonable amount of affordable housing is provided.
CC73	Policy CE1(a)	require an assessment to demonstrate that all new buildings and extensions defined as major development achieve ...	require an assessment to demonstrate that all new buildings and extensions <u>of 800m² or more residential development or 1,000m² more non-residential defined as major development</u> achieve ...	RBKC change to reflect local threshold for affordable housing requirements.
CC74	Policy CE1(b)	require an assessment to demonstrate that conversions and refurbishments defined as major development-achieve ...	require an assessment to demonstrate that conversions and refurbishments <u>of 800m² or more residential development or 1,000m² more non-residential defined as major development</u> achieve ...	RBKC change to reflect local threshold for affordable housing requirements.
CC75	Monitoring section in each place	All original text deleted and replaced by the text in the following column	<u>The Vision: The focus of monitoring for [insert name of place] must be the extent to which the Vision has, or has not, been achieved. The following output</u>	RBKC. For clarification purposes.

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			<p><u>indicators will be used to monitor the Vision.</u></p> <p>[list of existing indicators for each place to be inserted]</p> <p><u>The Priorities for Action:</u> a separate monitoring framework has not been established for these. <u>Instead, cross references are made through footnotes to policies and actions elsewhere within the plan that are monitored in the framework set out in Chapter 38.</u></p> <p><u>Development Management:</u> this policy is not separately monitored. The policy is a mechanism to ensure that those aspects of the Vision that can be controlled through development are accorded due weight – it is thus the Vision rather than the policy that should be the focus of monitoring.</p> <p><u>Quantum of Development:</u> this will be monitored through Policy CP1 – additional criteria are not required.</p> <p><u>Infrastructure:</u> this will be monitored through the Infrastructure Delivery Plan, from which the place specific infrastructure has been drawn for inclusion in this Place chapter. Additional monitoring criteria are not therefore required.</p> <p><u>Future plans and documents:</u> progress on the preparation of these documents will be recorded in the Council's Annual Monitoring Report, published in the autumn of each year.</p>	
CC76	Proposals Map	Lots Road	Delete Lots Road from the Proposals Map	RBKC. The Council considers that Lots Road has only been included for information purposes, it should

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				therefore not appear as an allocation in the proposals map
CC77	Proposals Map	Flood Zones	Add "Flood Risk Zone 2" and "Flood Zone Risk 3" to the Proposals Map Legend	RBKC. This change is requested to add clarity to the Proposals Map
CC78	Proposals Map	Notifiable Installations	Add Notifiable Installations point data to Kensal gas holders and add "Notifiable Installations" to Legend	RBKC. This change is requested to highlight where the gas holders are situated
CC79	Proposals Map Inset	N/A	Add detailed map showing the Notifiable Installations and Consultation Zones	RBKC. This change is requested to add clarity to the Proposals Map
CC80	Proposals Map Inset p.374	Earl's Court Strategic Site	Amend map to correctly define the Strategic Site	RBKC requests this change in order to correctly allocate land within the Borough
CC81	Proposals Map p. 405	Earl's Court Road District Centre.	Earl's Court Road District <u>Neighbourhood</u> Centre.	RBKC. For consistency with chapters 10 and 31 of the Core Strategy.
CC82	Key Diagram		Additional dashed hexagon in Earl's Court on RBKC/LBHF border signifying a potential new retail centre	RBKC. This change is requested to highlight the potential retail offer which may come forward as part of the wider Earl's Court development
CC83	Key Diagram	Legend: New Centre	Legend: <u>Possible</u> New Centre	RBKC. This change is linked to the above change in order to reflect the location of new centres in or near the Borough boundary