

**The Royal Borough of
Kensington and Chelsea
Local Development Framework**

**Planning Policy Issues and
Options
Response Form
November 2005**

**PREPARING A NEW PLAN
FOR YOUR BOROUGH**

Issues and Options Response Form

Your Details

Name _____

Address _____

Telephone number _____

Fax number _____

Email address _____

Data Protection:

The personal information you provide will be used only for the purpose of consulting on the new planning documents. All comments received by the Council can be seen by members of the public and may be attributed to named individuals or organisations.

How to respond

This Issues and Options Response Form is to be read in conjunction with the Planning Issues and Options paper.

For each issue raised, you may simply respond **by ticking the appropriate box alongside the option (or options, there may be more than one option you chose to select) that most closely represent your views**. You are encouraged to add more options if you wish in an 'other options' box (please do not be constrained by the size of the box; expand your response on separate sheets of paper as you feel necessary). You are also asked to raise additional issues if you feel that they are not adequately covered already, with proposals for addressing them.

The Council wishes to encourage as large a response as possible - please inform your neighbours, colleagues or other contacts about this paper and get them to respond too. Both the paper and the Options Response Form can be obtained from the Council's website.

When you have completed your response form, please return it, by **Friday, 23 December** to:

**The Executive Director, Planning and Conservation
f.a.o. The Policy Team
Royal Borough of Kensington and Chelsea,
The Town Hall, Hornton Street,
London W8 7NX**

If you have any queries or comments, contact the Planning Policy Team by writing to the above address or:

- email:
PlanningPolicy@rbkc.gov.uk
- Phone the dedicated Local Development Framework 'hotline':
020 7361 3879

More details about the Local Development Framework can be found on the Council's website at www.rbkc.gov.uk/planning.

The Vision and Objectives for the Core Strategy Development Plan Document

Issue 1: Achieving the Vision of a Better City Life

We have set out a number of options for draft objectives for the Core Strategy which both complement the Community Strategy and would help to build 'a Better City Life'. Do you agree that they are the right ones? What others should be included?

To preserve and enhance the residential and historic character of the borough and its amenities to ensure a high quality of life for all its residents

Agree
 Disagree

To preserve or enhance the historic environment and to ensure that all new development reflects the special character and appearance of the local area through high quality design and materials, layout and landscaping

Agree
 Disagree

To seek to improve the borough's streetscape, with more public art and more street improvement schemes (of the kind that have transformed Kensington High Street into the most talked about streetscape in the Capital)

Agree
 Disagree

To provide a range of housing which meets the wide needs of the community, including affordable housing

Agree
 Disagree

To secure the amenities necessary to provide a better city life for the whole community - health, education, leisure and recreation, arts and culture, local services and shops

Agree
 Disagree

To protect and enhance the quality, attractiveness, vitality and viability of the borough's principal shopping centres and local shopping centres

Agree
 Disagree

To support and encourage economic growth in the borough and to maintain a diversity of job opportunities for the benefit of local residents

Agree
 Disagree

To protect the borough's trees, parks and open spaces and to ensure that they are well managed and attractive

Agree
 Disagree

To minimise the impact that our community has on the environment through the facilitation and encouragement of recycling, waste minimisation and energy efficient construction

Agree
 Disagree

To seek and encourage sustainable approaches to the maintenance and enhancement of buildings and the environment, including the improvement of air quality

Agree
 Disagree

To ensure an appropriate balance between the borough's contribution to London as a 'World City' and its role as a place which people call home

Agree
 Disagree

To enhance public transport and to encourage cycling and walking as attractive forms of travel

Agree
 Disagree

To seek new housing with neither parking attached nor a right to a resident's parking permit

Agree
 Disagree

To concentrate land uses in appropriate locations to reduce the need to travel, especially high trip generating development - which should be in areas well served by public transport and accessible by foot and bicycle

Agree
 Disagree

To allow everyone who lives, works or visits the borough to benefit from its reputation for public safety

Agree
 Disagree

Other objectives (please state)

No views or don't know

The General Development Control Policies Development Plan Document

CONSERVATION AND DEVELOPMENT

Issue 2: The Borough's Heritage and Environmental Quality

What should be the way forward for the borough in terms of Conservation and Development? The LDF should:

Carry forward the objectives for Conservation and Development as described in the Issues and Options paper, allowing change in a sensitive manner

Be more focused on generally encouraging development, to meet needs in the Borough, for example more housing development

Adopt a more restrictive approach where Conservation and Development issues are always the principal concern

Other options (please state)

No views or don't know

Issue 3: Large Scale, Landmark Buildings

In view of the advice regarding tall buildings, the LDF should:

Identify areas of special character, where tall buildings would be inappropriate

Identify areas where tall buildings may be appropriate

Generally resist all tall buildings in the borough

Assess each case on its own merits using specified criteria and have no designated areas

Other options (please state)

No views or don't know

Issue 4: Loss of Front Gardens

What should the Council's approach be to front gardens in the borough?
Where control exists the LDF should:

Resist the loss of front gardens to vehicle parking in the borough

Resist the loss of front gardens to vehicle parking in conservation areas and the curtilage of listed buildings

Seek to maintain a balance by allowing sufficient space for a vehicle to park, but retain most of the front garden area for non parking uses

Where space permits allow most of the front garden to be utilised for parking

Other options (please state)

No views or don't know

Issue 5: Telecommunications Equipment

Whilst the LDF may seek to minimise the impacts of telecommunications development, some may be developed in the borough. Where control exists the LDF should:

Generally resist telecommunications equipment throughout the borough regardless of the impact on mobile phone coverage

Generally resist telecommunications equipment in conservation areas and on listed buildings where it would be harmful to the character or appearance of the building and/or the surrounding area

Adopt a flexible policy which generally permits telecommunication equipment on appropriate tall buildings outside conservation areas where the visual impact is minimised

Generally permit the erection of telecommunications equipment throughout the borough subject to equipment sharing (where possible), visual impact being minimised, and the LDF being receptive to changes in technology

Other options (please state)

No views or don't know

Issue 6 : Subterranean Development

What should the Council's approach be to subterranean development?

Resist all subterranean development

Resist subterranean development unless particular criteria can be satisfied

Permit subterranean development as it assists people to adapt their homes to changing needs and remain in the borough

Other options (please state)

No views or don't know

Issue 7: Extensions to Residential Properties

What should be the Council's approach to extensions to residential buildings. Where control exists, the LDF should:

Continue a similarly restrictive approach to the UDP

Allow residents to extend their homes regardless of the appearance of the extension, but as long as daylighting and overlooking policies are not breached

Be more flexible with regard to daylighting and overlooking but still have strict controls over the appearance of extensions

Be more flexible with regard to daylighting, overlooking and appearance

Other options (please state)

No views or don't know

HOUSING

Issue 8: Protecting the Existing Housing Stock

The demand for housing in the borough is high. The LDF should:

Continue to protect homes from loss to other uses

Allow limited loss of residential use so long as any exceptions are justified in the LDF (e.g. to doctors' surgeries)

Prevent small flats being converted or developed into fewer, but larger, flats or single family houses

Prevent small flats being converted or developed into fewer, but larger, flats or single family houses unless it is for affordable housing

Allow small flats to be converted to create larger, family sized dwellings

Other options (please state)

No views or don't know

Issue 9: Housing Provision and Location

New homes in Kensington and Chelsea should be located:

In primarily residential areas

In shopping centres above the ground floor commercial uses

On surplus industrial and employment land

As part of mixed use development anywhere in the borough

Anywhere in the borough, so long as a good standard of residential amenity and design can be achieved

Elsewhere within the borough (please state; if you also know of any potential housing development sites, please give the addresses)

Other options (please state)

No views or don't know

New homes in Kensington and Chelsea should come from:

Building at higher densities (see Option 9)

Building more, smaller sized dwellings

Allowing changes of use from other uses, even though this may undermine other policy objectives

Other options (please state)

No views or don't know

Issue 10: Local Needs Housing

How can the Council help local people to stay within the borough?
The LDF should:

Encourage as much new housing in the private sector as possible, but available to anyone

Encourage as much new housing in the public sector as possible, but available to all who are eligible

Allow for as much new public and private sector housing as possible, but subject to the preservation of the environment and achieving high standards of design

Develop a 'local needs housing' policy to seek to restrict the occupation of all new dwellings to local people or to people with connections to the borough

Other options (please state)

No views or don't know

If you have supported the concept of a 'local needs housing' policy, then applicable criteria in the LDF could be:

A residential qualification

Minimum number of years spent in the borough

Family connections in the borough

Business connections in the borough

Other options (please state)

No views or don't know

Issue 11: Housing Density

Higher density housing should be located:

In any location where the quality of design of the new development is high and the proposal reflects the character of the local area

Nowhere in the borough

Anywhere in the borough

Nowhere in conservation areas

Anywhere outside of conservation areas

In principal shopping centres such as Knightsbridge and Kensington High Street

In areas of existing high density housing

In any locations which are well served by public transport

In other locations (please state)

No views or don't know

Issue 12: Estate Renewal

If the Council determines that one of its estates needs to be renewed during the plan period, the LDF should:

Encourage mixed and balanced communities by seeking a mix of tenures

Ensure that there is no net loss of affordable housing

Allow increased densities on the site, if the quality of the design is high, to enable the provision of market housing to fund renewal

Other options (please state)

No views or don't know

Issue 13: Housing Mix

The UDP seeks a mix of both small and large sized dwellings.
The LDF should:

Continue to seek a range of house and flat types (one, two and three or more bedroom houses) in all housing proposals

Try to increase the provision of family dwellings by placing an emphasis on two, three or more bedroom homes in new schemes

Only apply any housing mix policy to large schemes (10 or more dwellings)

Leave the choice of size of homes built for the market to decide

Enable the local authority to determine the mix in new affordable housing, to best meet local needs

Other options (please state)

No views or don't know

If you think that more provision should be made for families, do you think that the borough is attractive enough to families in terms of the following being sufficient:

Parks and open spaces

Private schools

State and grant-aided schools

Medical provision

Public transport

Other facilities (please state)

No views or don't know

Issue 14: Affordable Housing Proportions

Under current policy, housing developments with a capacity for 15 units or more are required to provide affordable housing as part of the same development. The normal proportion of affordable housing sought is a third, with higher proportions sought on major development sites.

In terms of the percentage of affordable housing to be provided as part of private development, the LDF should:

Keep the proportion of affordable housing sought at about 33% (more on major development sites) as at present

Adopt the London Plan target of 50% affordable housing to be sought across the borough

Adopt a new target of 60%-65% affordable housing to be sought across the borough based on an assessment of local needs

Adopt a higher proportion of affordable housing sought on each site

Other options (please state)

No views or don't know

Affordable Housing Threshold

In preparing the LDF, the UDP threshold should:

Remain as it is

Be reduced to developments with a capacity of 10 units or more, in order that affordable housing can be sought on an increased number of smaller development sites

Be reduced to developments with a capacity of 5 units or more, in order that affordable housing can be sought on an increased number of smaller development sites

Be removed all together, with each development being considered on its merits, subject to agreed criteria

Remove the unit threshold. Instead introduce a requirement to provide affordable housing above a maximum residential floor space threshold for the development. The criteria for determining the maximum floor space level would reflect standards considered to represent reasonable living accommodation

Other options (please state)

No views or don't know

Affordable Housing and Commercial Developments

Affordable housing is currently sought from housing schemes. The LDF should:

Continue to seek affordable housing only from residential developments

Should introduce a policy to seek affordable housing from appropriate commercial development as part of mixed use schemes

Should require large commercial developments to contribute to key worker housing

Other options (please state)

No views or don't know

Affordable Housing: Intermediate and Social Housing Proportions

The UDP does not specifically seek intermediate housing as the most acute need is for social rented provision. The LDF should:

Adopt the London Plan proportions that of the affordable housing achieved, 70% should be social rented and 30% intermediate

Determine the proportion of social rented and intermediate housing according to local needs in the borough

Other options (please state)

No views or don't know

Affordable Housing Location

In order to create mixed and balanced communities (and because of high land values and the difficulties in identifying sites) the UDP seeks to have the affordable housing element of schemes provided on the development site. The LDF should:

Continue to seek the affordable housing element of a scheme on the development site

Seek to focus more affordable housing provision in the central and southern parts of the borough

Other options (please state)

No views or don't know

Issue 15: Houses in Multiple Occupation

In an ideal world, everyone would have access to their own kitchen or bathroom. However, properties offering bedsit accommodation with shared facilities offer an affordable form of housing for some households. The LDF should:

Continue to protect non self-contained bedsits as a form of low-cost housing throughout the borough

Continue to protect non self-contained bedsits as a form of valuable low-cost housing but allow their loss where there is a concentration of other HMOs within the area

Only allow the loss of non self-contained bedsits in specific circumstances, such as them failing to meet the Council's space standards or to secure the essential restoration of a listed building

Allow the loss of bedsits to self-contained homes

Other options (please state)

No views or don't know

Issue 16: Housing for Special Needs

A number of the borough's residential and nursing homes for the elderly have closed over recent years. The LDF should:

Continue to resist the further loss of residential and nursing homes for the elderly in the borough

Allow the loss of residential and nursing homes so long as they are replaced within the borough by special needs housing to meet appropriate needs

Allow the loss of residential and nursing homes if they are replaced, even if this is outside the borough

Not resist the loss of such homes

Other options (please state)

No views or don't know

Issue 17: Lifetime Homes

The London Plan expects all new housing to be built to 'lifetime homes' standards. Should the LDF introduce a policy which:

Requires all new housing to be built to lifetime homes standards

Encourages all new housing to be built to lifetime homes standard

Leaves it up to the individual developer's choice

Other options (please state)

No views or don't know

OFFICES AND INDUSTRY

Issue 18: Encouraging Large Scale Office Development

The UDP restricts new large scale office development to areas well served by public transport. The LDF should:

Restrict new large scale office developments to shopping centres and other areas well served by public transport

Permit large scale office development within highly accessible areas and within the borough's Employment Zones, despite the potential impact on the character on these zones and upon traffic levels

Resist new large scale office development throughout the borough

Other options (please state)

No views or don't know

Issue 19: Maintaining and Improving Employment Choice

Emerging guidance from the London Plan suggests that the borough's employment land should be protected as the borough is classed as one where there should only be a 'limited transfer' from industrial land.

If premises or land **within** the borough's Employment Zones are proven to be genuinely surplus to requirements the LDF should:

Encourage a mix of uses, which might include residential and social and community facilities (with a local need) as well as employment generating uses

Require redevelopment as affordable housing

Allow redevelopment for market housing

Require redevelopment for employment uses

Other options (please state)

No view or don't know

If light industrial premises **outside** the borough's Employment Zones but within 'North Kensington' are proven to be genuinely surplus to requirements, the LDF should:

Encourage a mix of uses, which might include residential and social and community facilities (with a local need) as well as employment generating uses

Require redevelopment as affordable housing

Allow redevelopment for market housing

Require redevelopment for employment uses

Other options (please state)....

No view or don't know

Issue 20: Protecting Small Scale Business Development

The UDP recognises the value that small light industrial units and offices have within the borough's economy. The LDF should:

Continue to encourage small business units with a floor area of less than 300 square metres

Recognise the value of 'micro units' and particularly encourage small business units with a floor area of less than 50 square metres

Protect small scale businesses which lie within larger buildings by resisting the amalgamation of such units into a fewer number of larger units

Other options (please state)

No view or don't know

The UDP recognises the value that small light industrial units and offices have within the borough's economy. With regard small business units **outside** the borough's Employment Zones the LDF should protect small businesses:

Within designated Principal Shopping Centres

Within designated Principal Shopping Centres unless replaced by another use which requires a location well served by public transport

Within primarily commercial mews, where they have not given rise to amenity problems

Within all mews, where they have not given rise to amenity problems

Throughout the borough unless they will be replaced by housing or an appropriate valued social and community use

Throughout the borough

Other options (please state)

No view or don't know

Issue 21: Encouraging Small Scale Business Development

The UDP seeks to encourage small light industrial and office units within the borough by increasing the number of small businesses. The LDF should:

Encourage more small businesses in appropriate locations even if this is at the expense of residential units

Encourage more small businesses above ground floor within shopping centres even if this is at the expense of retail floorspace

Encourage the provision of small serviced premises offering flexible spaces with flexible leases

Prevent the amalgamation of small (especially 'micro') business units into larger ones

Other options (please state)

No view or don't know

TRANSPORTATION

Issue 22: Parking

In considering parking, the LDF should:

Ensure on-street parking pressure is not increased and is reduced where possible, even if this results in less new residential development

Accept increased on-street parking pressure is a consequence of new residential development within the borough and accommodate it as far as possible

Use permit-free agreements for residential development to ensure on-street parking pressure is not increased

Other options (please state)

No view or don't know

If you support the use of permit-free development, the LDF should:

Require all new residential development be 'permit free' such that new residents are not eligible for permits, even if off-street parking is provided

Apply 'permit-free' only when access to the site by public transport is good

Recognise that 'car-club' schemes provide an alternative to permit-free in new residential development

Other options (please state)

No view or don't know

Parking Standards

The UDP applies a set of parking standards on all new developments. The LDF should:

Increase maximum parking standards for new residential development to allow more car parking, even if this results in more car traffic

Increase maximum parking standards for new commercial development to allow more car parking, even if this results in more car traffic

Retain the current parking standards

Other options (please state)

No view or don't know

Bicycle Parking

With regards to bicycle parking, the LDF should:

Continue to encourage bicycling by requiring the provision of more parking in new developments

Not encourage the provision of bicycle parking in new developments

Encourage more on-street bicycle parking

Not encourage more on-street bicycle parking

Other options (please state)

No view or don't know

Motorcycle Parking

With regards to motorcycle parking, the LDF should:

Seek to improve motorcycle parking within the borough but not increase the number of bays

Seek to increase the number of bays for motorcycle parking

Not seek to improve or increase existing parking facilities

Require motorcycle parking in appropriate new developments

Other options (please state)

No view or don't know

Bicycle and Motorcycle Parking

What scale or types of developments should require either bicycle or motorcycle parking?

Issue 23: Streetscape

When considering the public realm and new development the LDF should:

Continue to place emphasis on streetscape issues as the Council has been doing, for example in Kensington High Street

Require appropriate new developments to contribute to local streetscape improvements

Place emphasis on other areas/measures or other aspects of streetscape improvements

Not place such emphasis on streetscape issues

Other options (please state)

No view or don't know

Streetscape Improvements

If you support Council undertaking streetscape improvements are there any particular principles that should be included?

Issue 24: Public Transport and New Development

When considering large scale development, the LDF should:

Only allow development where access to public transport is good and there is sufficient capacity on public transport services

Allow development no matter what the level of public transport accessibility, even if this encourages trips by car

Allow development in areas where access to public transport is poor but where improvements are offered by the developer that would increase service provision in the area

Other options (please state)

No view or don't know

Issue 25: Bicycling

In approaching bicycling the Council should:

Seek to provide bicycle lanes wherever appropriate, often specifically allocating road space

Encourage bicycling by a wide range of measures other than bicycle lanes

Provide no specific measures for bicyclists

Other options (please state)

No view or don't know

Issue 26: Gated Communities

In considering gated communities, the LDF should:

Resist proposals to 'gate' new developments or existing communities by insisting on public rights of way over roads

Not resist proposals to 'gate' new developments or existing communities

Other options (please state)

No view or don't know

SHOPPING AND TOWN CENTRES

Issue 27: The Hierarchy of Town Centres

The Council recognises that the borough's town centres have a number of different functions. In developing a hierarchy of centres, the LDF should:

Recognise the wider role of the borough's shopping centres and adopt the designation of town centres as set out within the London Plan and reproduced in Table 2

Recognise the framework of International, Major and District centres set out within the London Plan but amend the position of the borough's centres within it.

Recognise the wider role of the borough's shopping centres and designate them as 'town centres', yet maintaining a simpler two tier, Principal / Local Shopping Centre hierarchy favoured by the existing UDP

Maintain the existing designation of the borough's shopping areas as 'shopping centres'

Other options (please state)

No view or don't know

Issue 28: The Function of Local Centres

The Council recognises the importance of maintaining Local Centres as areas which can serve the day to day shopping needs of local residents. The LDF should:

Continue to recognise their primary retail role yet should allow social and community uses (such as doctors' surgeries) where there is a local need, subject to the impact on residential amenity

Continue to recognise their primary retail role yet should allow non retail town centre uses (such as small offices, estate agents or restaurants) where there have been long term vacancies, subject to the impact on residential amenity

Resist the addition of any further non-retail uses in local centres

Other options (please state)

No view or don't know

Issue 29: The Function of Other Centres

If you support other centres playing a wider more diverse role, the LDF should:

Ensure that the core areas remain focused almost entirely upon retail uses, normally only allowing 'non retail town centre uses' within the non core areas of the centres

Allow 'non retail town centre uses' within both the core and non-core parts of the centres, whilst recognising that the centres should retain a primarily retail function

Encourage new social and community uses throughout centres (for example police shops or NHS drop in centres) even if this is at the expense of existing shops

Encourage large scale office development within centres as part of new mixed use proposals

Encourage new leisure, sport, entertainment uses or hotels within centres, either as uses in their own right or as part of mixed use retail proposals

Other options (please state)

No view or don't know

Issue 30: Maintaining the Identity of the Borough's Centres and Protecting Valued Uses

In recognising the value of the individual character of the borough's centres and of certain 'retail' uses, such as post offices, pubs, chemists and street markets, the LDF should:

Include policies which help express the individual character of particular centres, where this can be identified

Seek to encourage the retention of post offices and other valued uses

Not raise the retention of post offices, pubs and other valued uses as little can be done using planning powers

Seek to encourage the retention of street markets

Other options (please state)

No view or don't know

SOCIAL AND COMMUNITY USES

Issue 31: New Social and Community Uses

The current UDP seeks to promote community facilities where a local need has been established. The LDF should:

Continue to support proposals where a local need has been identified

Support proposals to meet the needs of users from a wider geographical area where local need has not been established

Continue to plan for and protect existing 'community' uses (such as education, health, social, libraries and religious buildings etc) within the borough

Other options (please state)

No view or don't know

Broadening the Definition of Community Uses

There are a number of uses which fulfil important roles in people's lives, such as petrol filling stations, but which fall outside of the UDP's definition of 'community' uses. Are there any uses you feel the LDF should included within the definition of 'community' use?

Issue 32: Private Schools and Health Facilities

The current UDP recognises the value that private facilities for health, education and the like can play in serving the need of the borough's residents. The LDF should:

View private sector facilities as being as welcome as those provided by the public sector

Only support private facilities where a well established local need has been established

Support private facilities where no local need has been established

Welcome private facilities

Other options (please state)

No view or don't know

Issue 33: New Fee-paying Schools

Fee-paying schools have difficulty keeping or finding suitable premises, as many are located in residential areas. The UDP generally seeks to limit the growth of such facilities where they do not meet local need. The LDF should:

Promote the availability of facilities in areas that are not largely residential, which are served by highly accessible public transport

Promote the availability in all locations throughout the borough, provided the site is served by highly accessible public transport

Discourage the provision of further fee-paying schools anywhere in the borough

Other options (please state)

No view or don't know

Issue 34: Doctors' Surgeries

Obtaining new premises in the borough for new GP surgeries is extremely difficult. The UDP seeks to resist the loss or secure the replacement of existing surgeries. If suitably affordable residential properties can be found, the LDF should:

Allow the provision of a new surgery to take precedent over retaining the residential use

Allow retaining the residential use to take precedence over the provision of a new surgery

Allow the provision of a new surgery to be assessed on a case-by-case basis, to allow for a balance between local need and the protection of residential accommodation

Other options (please state)

No view or don't know

HOTELS

Issue 35: The Control of Visitor Accommodation

In view of the benefits that tourism can bring to the borough, in dealing with visitor accommodation the LDF should:

Allow the present policy of restraint to continue

Adopt a less restricted approach to visitor accommodation

Adopt a more restrictive approach to visitor accommodation

Other options (please state)

No views or don't know

Issue 36: The Location of Visitor Accommodation

If the LDF permits visitor accommodation subject to specific criteria, should it be:

In shopping centre locations only

Throughout the borough

Throughout the borough except for areas of existing concentration or areas where new hotel development would result in an over-concentration of hotels

Other options (please state)

No views or don't know

Issue 37: The Quality of Visitor Accommodation

There is concern about the quality of some of the hotel stock in the borough and the value that it is offering to visitors. In view of these concerns should the LDF seek:

To attract hotels only at the upper end of the market

Leave the market to dictate the quality of new hotel stock in the borough

Develop minimum standards for new visitor accommodation such as hotels, hostels and short term letting accommodation

Where possible, apply minimum standards to existing visitor accommodation and seek to upgrade existing hotel stock

Other options (please state)

No views or don't know

Issue 38: Protecting the Hotel Stock

Given the London Plan objective of increasing the number of hotel bedspaces in London and the financial and employment benefits that tourism brings to the borough, the LDF should:

Continue to permit the loss of hotels to other uses, including other forms of temporary sleeping accommodation

Permit the loss of hotels to permanent residential accommodation only

Resist the loss of all existing hotels

Other options (please state)

No views or don't know

Issue 39: Encouraging Tourism

Should the LDF:

Give more emphasis to encourage tourism, because of the financial and employment benefits its brings

Continue to place emphasis on the character and function of the borough as a residential area

Other options (please state)

No views or don't know

LEISURE AND RECREATION

Issue 40: Public Open Space Provision

In order to enhance public open space provision in the borough, should the LDF:

Continue to seek new public open space in association with appropriate development throughout the borough, with appropriate safeguards to ensure that public access is retained

Place emphasis on seeking new public open space in association with appropriate development in areas of public open space deficiency

Seek financial contributions from appropriate development to improve the quality and attractiveness of local parks and other public open space

Ensure that sufficient private amenity space is provided on site and that contributions to create or improve public open space are only considered where this is not possible

Other options (please state)

No views or don't know

Issue 41: Financial Contributions Towards Public Open Space

If the Council were to seek contributions to enhance local parks and other public open spaces should it:

Seek to improve parks and public open spaces across the whole of the borough

Seek to improve parks and public open spaces only in the vicinity of the development

Give priority to those areas of public open space which are most frequently used

Seek contributions from developments within areas of public open space deficiency to improve the nearest available public open space

Other options (please state)

No views or don't know

Issue 42: Priority for Open Space

In considering open space should the LDF give priority to:

Visual amenity

Children's playspace

Outdoor leisure

Biodiversity

Other options (please state)

No views or don't know

Issue 43: Wider Public Use of Garden Squares and Private Communal Gardens

Given the shortage of publicly accessible open space in the borough, should the LDF:

Encourage wider general access to garden squares and private communal gardens

Encourage further limited access to garden squares and private communal gardens by an increase in the number of open days every year

Encourage further limited access to garden squares and private communal gardens for groups such as local schools

Encourage further access to garden squares and private communal gardens for residents who live in their vicinity but do not currently qualify for access (subject to payment of the appropriate fee)

Leave things as they are

Other options (please state)

No views or don't know

Issue 44: Temporary Uses of Open Space

Where control exists, what approach should the LDF take to temporary uses, primarily of a commercial nature, which are sited on open space? Should the LDF:

Allow temporary uses on open spaces if these could realise additional benefits (such as for cultural, economic or regeneration purposes)

Generally resist temporary uses on public open space

Allow temporary uses on open space, but only for a short cumulative time period, for example a maximum of 4 weeks in any year when the use is open to the public

Other options (please state)

No views or don't know

Issue 45: Arts, Cultural and Entertainment Facilities

In relation to the creation of more arts, cultural and entertainment facilities in the borough. Should the LDF:

Give more active encouragement to such facilities provided that they are in shopping centre locations

Resist the loss of existing facilities, such as cinemas and theatres, and seek their replacement when redevelopment occurs

Give more active encouragement to facilities throughout the borough

Resist the creation of further facilities and allow the loss of those that exist

Other options (please state)

No views or don't know

Issue 46: The Encouragement of arts, Cultural or Entertainment Facilities

If further arts, cultural and entertainment facilities are to be encouraged the LDF should ensure that:

Priority is given to addressing local aspirations, for example by expressing cultural diversity in the area or by encouraging local artists

Priority is given to facilities of wider significance, of national or international importance

No particular preference is stated

Other options (please state)

No views or don't know

Issue 47: Broadening the Definition of Community Uses

Are there any particular arts, cultural or entertainment facilities that you feel are lacking in the borough?

Issue 48: The Role of Public Art

The UDP currently encourages the provision of public art as it is seen to play a positive role in enhancing the streetscene.
Should the LDF:

Continue to encourage the provision of public art

No longer encourage the provision of public art as its value should be seen as limited

Other options (please state)

No views or don't know

The Location of Public Art

If you agree that public art has an important role to play in the streetscene what would be your preferred location for public art? Should it be:

Provided on the development site

That priority is given to borough 'Gateway' locations, entrances/exits to public transport, major thoroughfares and public spaces including parks

Located anywhere within the borough

Other options (please state)

No views or don't know

Sites for Public Art

Are there any locations in the borough which you think are particularly suitable for public art?

RENEWABLE ENERGY AND SUSTAINABLE DESIGN

Issue 49: Renewable Energy

The UDP recognises that energy efficiency forms an integral part of good design. Whilst the LDF should continue to reflect the importance of preserving the borough's architectural character it should:

Continue to encourage energy efficiency through the siting, landscaping, design, use and re-use of materials, orientation and lighting of buildings

Require developments over a certain size to incorporate on-site renewable energy equipment, such as solar panels or condensing combi-boilers

Require developments over a certain size to require 10 percent of energy requirements to be provided on-site from renewable energy sources

Other options (please state)

No view or don't know

Issue 50: Sustainable Design

To what extent should the Council encourage sustainable design and construction in new and refurbished buildings?

Should energy efficiency and other aspects of sustainable design normally be given priority over the Council's other conservation and design policies

Should leading edge contemporary design, regardless of its sustainable qualities, in new buildings and the use of traditional materials and construction in historic buildings be given priority

Should sustainable construction be given priority in new buildings, but be less rigorously applied in alterations to listed buildings and buildings in conservation areas

Other options (please state)

No views or don't know

WASTE

Issue 51: Disposal of the Borough's Waste

Changes in waste planning policy at national and regional level may mean that the Council has to find a local solution to the problem of recycling and waste disposal. The LDF should:

Recognise that the construction and use of an energy-generating incinerator in the borough is an acceptable way of disposing of local residents' non-recycled waste

Resist the construction and use of an incinerator within the borough to dispose of residents' non-recycled waste

Wait until alternative waste disposal technologies have been proven to work in practice, and at a reasonable cost, before reducing reliance on incineration to dispose of residents' non-recycled waste

Ensure that new major developments should have recycling facilities incorporated within them, including separate chutes and storage capacity for different types of waste

Other options (please state)

No view or don't know

Issue 52: Cremorne Wharf

The Cremorne Wharf Civic Amenity and Recycling Centre is closed but is the subject of direction by the Mayor of London, to maintain it as a wharf. The LDF should:

Seek to reopen the site as a waste management facility

Allow the redevelopment of the site for another use, such as housing

Other options (please state)

No view or don't know

SITE ALLOCATIONS

Site Allocations

Do you own, or know, of any large sites which are likely to come forward for development in the next five to ten years? If so, how would you like to see them developed?

A rectangular box with a light blue background and a blue border. Inside the box, there are six horizontal blue lines, evenly spaced, intended for writing.