

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

STATEMENT OF COMMON GROUND BETWEEN

Royal Borough of Kensington and Chelsea

And

Chelsfield

For consideration at examination in Matters 1 and 2, on 20th July 2010 and Matter 7 on 27th
July 2010

Draft 7
26th July 2010

Signed by:

Pendelope Thitt

on behalf of the Royal Borough of Kensington and
Chelsea

Dated: 26 July 2010

M. Wenlock
M. WENLOCK

on behalf of Chelsfield

Dated: 26 July 2010.

1 Introduction

- 1.1 This statement relates to Matter 1, 'Vision and Objectives', Matter 2, 'Quanta of Development' and Matter 7, 'Fostering Vitality'. These relate to the drafting of Policy CF5 of the Core Strategy, 'Location of Business Uses'.
- 1.2 This statement has been prepared following Chelsfield's representations to these policies within the draft Core Strategy which have been made having regard to 205 Holland Park Avenue, classified as a large office, and other sites with similar characteristics.

2 Protection of large offices in 'accessible areas' outside of town centres

- 2.1 As set out in Policy CF5, the Council will protect very small and small offices (whether stand alone or as part of a larger business premises) throughout the Borough; medium sized offices within the Employment Zones, Higher Order Town Centres, other accessible areas and primarily commercial mews. No changes to this part of the Core Strategy are supported by the Council.
- 2.2 The issue is the extent to which it is necessary to protect all large offices within accessible areas (PTAL 4 or greater), or whether some flexibility should be afforded to these uses.
- 2.3 It is, therefore, agreed that large offices (greater than 1,000 sq m (GEA)) should be protected where they lie within or close to, a Higher Order Town Centre, or within, or close to a neighbourhood centre, where the office lies within an 'accessible area'. However, it is proposed to change the policy such that large offices which lie within accessible areas, but which do not lie within, or close to, a town centre' will not be protected.
- 2.4 Large offices are not considered to be appropriate uses within Employment Zones.
- 2.5 This agreement will be reflected by the amendment of part (a) of Policy CF5.
- 2.6 The underlining and crossings out indicate the proposed changes within the policy.
- a) Protect very small and small offices (whether stand alone or as part of a larger business premises) throughout the Borough; medium sized offices within the Employment Zones, Higher Order Town Centres, other accessible areas and primarily commercial mews; large offices within accessible areas that lie within, or close to, ~~in Higher Order Town Centres and other accessible areas,~~ except where:

No changes to parts (i) or (ii) which relate to this issue.

2.7 The supporting text will be amended as follows:

Para 31.3.33

The continued concentration of large (greater than 1000 sq m (GEA)) and medium sized (300 sq m to 1000 sq m) business developments premises on the upper floors of sites within town centres, on sites in town centres and in accessible areas close to town centres is important as it assists in the provision in the range of premises needed, supports both the continued viability of the Borough's town centres, (increasing the number of people visiting the centre but not 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 relationship is symbiotic, with offices benefitting from, as well as contributing to, the range of facilities which may be available from a town centre location.

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. Medium-sized offices 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 be supported in all accessible locations, within the employment zones and within primarily commercial mews.

New paragraph after 31.3.33

In the delineation of its town centres, the Borough has taken a 'shopping frontage' approach. This reflects the linear nature of our centres. A number of offices are functionally linked to the centres, but lie close to the identified frontages rather than within them. The protection of all offices in such locations is essential. For the sake of Policy CF5, an office lying 'close to' a town centre is one which lies within a two minute walk, approximately 160m of the boundary of the defined frontages. The presence of major barriers to movement, barriers such as major roads, will also be taken into account. The 'two minute walk' is not the same as the Council's definition of an "edge of centre" location in para 31.3.3.