

Proposed Submission Core Strategy for the Royal Borough of Kensington and Chelsea with a focus on North Kensington

Development Plan Document

Local Development Framework

Publication Stage Representation Form

Please e-mail this form to: planningpolicy@rbkc.gov.uk

Alternatively send this form to:

Planning Services
Policy Team
Room 328
The Town Hall
Hornton Street
London
W8 7NX

For further information:

Visit our website at: <http://ldf-consult.rbkc.gov.uk>

Phone the LDF hotline on: 020 7361 3879

Responses must be received no later than midday Thursday 10th December 2009

Personal Details

Name:.....Susie Parsons

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Organisation:.....Golborne Forum

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"Justified" means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- deliverable
- flexible
- able to be monitored

“Consistent with National Policy” means that it is consistent with government guidance contained within Planning Policy Guidance and Planning Policy Statements

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Do you consider the core strategy to be Sound?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please tick the appropriate box

If you have selected YES and you wish to support the legal compliance or soundness of the core strategy, please be as precise as possible when setting out your comments below

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If you have selected NO do you consider the core strategy to be unsound because it is not.

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8.3.13 The Council will support initiatives to help unify the Portobello Road and Golborne Road markets and which will draw visitors north up the Portobello Road to Golborne Road. The Council is undertaking a feasibility study to assess what actions should be taken to assist in this ambition. These actions may include the provision of electricity points in this part of Portobello Road to make life easier for market traders and their customers. It may also include injecting more life into the area with the use of the blank wall as an ever changing outdoor exhibition space for young artists, although at present it is not clear how this might be delivered.

The Golborne Forum continues to promote the concept of ‘Golborne Village’ and to advocate for improved signage,

street lighting and public art to attract visitors to continue up Portobello Road and visit Golborne Road with its vibrant shops, cafes and restaurants as well as the street market.

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9.3.13 The area also has one of the Council's two sports centres, as well as the Westway Sports Centre. As part of the proposed redevelopment of the Kensington Sports Centre there is an option to expand the existing Westway Sports Centre by bringing both leisure facilities together. This option would retain the sport and recreation offer in the area. The Council is committed to ensuring that the existing sports facilities in the area are not degraded. This commitment includes the continued provision of a swimming pool, whether this be retained in situ or re-provided elsewhere in the vicinity.

While the Kensington Sports Centre is not located in Golborne, it provides the only swimming pool in North Kensington and is therefore of great importance to Golborne people. The Golborne Forum requests an assurance that there will be continued public access to swimming facilities. The existing pool should be kept open until any new pool within the proposed leisure centre/academy development is opened. The Forum requests a further assurance that there should be a full-size swimming pool, at least as large as and preferably bigger than the current one, as well as a training pool for children and others learning to swim.

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9.4.2 The Council has allocated the North Kensington Sports Centre as a Strategic Site (Chapter 23). The allocation is for a new academy (with a floor area no less than 6,000m² or 64,600ft²), the retention of the existing sports centre, or its relocation within the vicinity; external recreation facilities; and element of residential development depending on the layout of the site, and the incorporation of Combined Cooling Heat and Power network. In addition, the Freston Road Garage Site will deliver 63 affordable residential units.

While the Kensington Sports Centre is not located in Golborne, it provides the only swimming pool in North Kensington and is therefore of great importance to Golborne people. The Golborne Forum requests an assurance that there will be continued public access to swimming facilities. The existing pool should be kept open until any new pool within the proposed leisure centre/academy development is opened. The Forum requests a further assurance that there should be a full-size swimming pool, at least as large as and preferably bigger than the current one, as well as a training pool for children and others learning to swim.

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9.4.3 The following infrastructure that would help deliver the vision for Latimer has been identified:

- a new academy serving the north of the Borough to address the under supply of school places;
- the academy will have its own sports facilities, including external sports pitches;
- provision of a public sports centre (be this retained in situ or relocated), which offers equivalent sports facilities to the existing centre, including a swimming pool;

- *upgrading of the Hammersmith and City Lines to improve public transport provision in the area;*
- *improvements to pedestrian links over the West Cross Route and West London Line to improve access to the public transport network;*
- *co-ordinating of health premises to better align service provision.*

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20.2.2 The Council considers the site to have the capacity for upwards of 2,500 new dwellings and the Council considers that the site also has potential for at least 10,000m² of offices. It is also important to cater for the needs of the community and therefore an quantum of in excess of 2,000m² of non-residential floorspace, including social and community facilities is likely to be necessary to provide for local needs. The site would also reprovide the existing Sainsbury's supermarket, which may be able to be expanded. This should provide a better relationship with Ladbroke Grove and would form the hub of a new town centre which would be needed to meet the local needs of new residents as well as providing a better facility for the existing community. The sites have the potential to deliver a high-density

development which meet a high standard of environmental sustainability).

The Golborne Forum supports the proposal for a mixed community on the Gasworks site but would wish to see a substantial proportion of social and affordable housing in view of the housing need in the Borough.

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20.2.8 On-site waste treatment facilities will be required as part of the development to handle waste arising from the new uses of the site (this could include recycling facilities and anaerobic digestion). This facilities will help towards the Borough's waste apportionment figure set out in the London Plan. Development must also achieve a high environmental standard in terms of construction, building materials, waste management and energy usage/retention and low levels of car use.

The Golborne Forum requests more information about this proposal for on-site waste treatment and an environmental

assessment. The possibility of generating heat and power from waste could be considered in conjunction with the proposal for a Combined Cooling, Heating and Power plant in section 20.2.11 of the Core Strategy.

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20.2.11 The development has the potential to become an exemplar of sustainable urban development and is encouraged in the Pre-feasibility Study which states that development should balance social benefit and economic value without environmental harm to achieve that bring benefit to all. Central to this will be a Combined Cooling, Heating and Power (CCHP) plant or similar to serve the new development with the potential to form part of a wider network in future. To ensure a truly environmentally responsive redevelopment, use of sustainable building materials and techniques are also required. Borough Grade I and II Sites of Nature Conservation Importance and identified green corridors exist on site, notably along the railway and by the canal. Development should therefore be carefully managed. Ways to create

biodiversity should also be considered.

The Golborne Forum suggests that the Combined Cooling, Heating and Power plant be considered in conjunction with the proposal for on-site waste management in section 20.2.8, including the possibility of generating heat and power from waste.

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21.2.2 The Estate currently contains 538 social housing units. The number of market housing required to help fund the redevelopment of the Estate is dependent on the grant from the Homes and Communities Agency and therefore currently unknown. Therefore a minimum allocation of 150 market housing units has been proposed. This will result in a density of approximately 130 dwellings per hectare. However, initial urban design studies suggest that the site is able to accommodate higher densities through efficient design and housing provision that meets current need, without the loss of existing community facilities or a negative impact on residential amenity or design quality.

The Golborne Forum was concerned to hear recently that, having previously given an assurance that buildings on the Wornington Green Estate would not go above eight stories, Kensington Housing Trust is now proposing at least one 15-storey tower block and urges the Council to reject this proposal because of the visual effect on the Golborne landscape.

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21.2.5 The site contains community and leisure facilities, which are all Council owned, including Athlone Gardens, a ball court and the Venture Centre with its adventure playground, IT training facilities and several meeting rooms and halls. Many of these facilities are not only used by the residents of the estate, but the wider community.

The Golborne Forum urges the Council to seize the opportunity to extend and improve both Athlone Gardens and the Venture Centre. More green space and community facilities will be required with a higher population density on the

Wornington Green Estate. The Forum further requests that the design of Athlone Gardens should be such that it continues to be accessible to the whole Golborne community rather than just becoming a park for residents of the Estate. It should therefore continue to have a frontage onto Portobello Road.

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21.2.6 It is the Council's intention that the retail uses along Portobello Road is extended north to provide convenience shopping and local services to the area and animate this frontage. The Council also intends to reinstate the Victorian street pattern, including the reconnection of Portobello Road to Wornington Road and Ladbroke Grove.

The Golborne Forum restates its concerns about providing additional shops and restaurants on Portobello Road. Currently there is known to be approximately 18% shop vacancy rates – and this seems to be increasing. Empty shops do not improve an area, they do not encourage footfall, they do not add value to the environment.

Please attach additional pages as required

Proposed Submission Core Strategy for the Royal Borough of Kensington and Chelsea with a focus on North Kensington

Development Plan Document

Local Development Framework

Publication Stage Representation Form

Please e-mail this form to: planningpolicy@rbkc.gov.uk

Alternatively send this form to:

Planning Services
Policy Team
Room 328
The Town Hall
Hornton Street
London
W8 7NX

For further information:

Visit our website at: <http://ldf-consult.rbkc.gov.uk>

Phone the LDF hotline on: 020 7361 3879

Responses must be received no later than midday Thursday 10th December 2009

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"Justified" means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- deliverable
- flexible
- able to be monitored

“Consistent with National Policy” means that it is consistent with government guidance contained within Planning Policy Guidance and Planning Policy Statements

	Yes	No
Do you consider the core strategy to be legally compliant?	<input type="checkbox"/>	<input type="checkbox"/>
Do you consider the core strategy to be Sound?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please tick the appropriate box

If you have selected YES and you wish to support the legal compliance or soundness of the core strategy, please be as precise as possible when setting out your comments below

Please make it clear which Paragraph number, Vision box number, Policy box number or Objective box number you are commenting on.

Please attach additional pages as required

If you have selected NO do you consider the core strategy to be unsound because it is not.

Justified	Effective	Consistent with national policy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please tick the appropriate box

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21.2.7 There are approximately 20 market storage lockups in Munro Mews.

The Golborne Forum requests an assurance that storage, which is vital to the continuing success of the market, will continue to be provided.

Please attach additional pages as required

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If you have selected NO do you consider the core strategy to be unsound because it is not.

Justified	Effective	Consistent with national policy
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22.2.1 The Edenham site is adjacent to Trellick Tower and the Cheltenham Estate, both of which are residential areas. A mixed use block that fronts on to the northern end of Golborne Road, at the Golborne Road (North) Neighbourhood shopping centre, also abuts the site.

22.2.2 Residential development with mixed uses is regarded as the most suitable use for the site to achieve the strategic aim of renovating Trellick Tower. At around 80 dwellings per hectare, the site allocation takes account of London Plan 'designs on London' policies, and Table 4B1.

The Golborne Forum urges the Council to look seriously at the regeneration plans for the Edenham site which have been drawn up with local people by architects Novarc Studio Ltd.

Please attach additional pages as required

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23.2.2 The site already contains a very popular sports centre, including adult and junior swimming pools, dance and sports halls, a gym and café, ball courts and play areas which are used by the local community. The Council has yet to decide whether this sports centre should be refurbished in situ or relocated else where on site to facilitate the design of the new academy. If refurbished, extensive internal remodelling would be advantageous. However, the replacement of the facility is more desirable in the long term.

While the Kensington Sports Centre is not located in Golborne, it provides the only swimming pool in North Kensington and is therefore of great importance to Golborne people. The Golborne Forum requests an assurance that there will be continued public access to swimming facilities. The existing pool should be kept open until any new pool within the proposed leisure centre/academy development is opened. The Forum requests a further assurance that there should be a full-size swimming pool, at least as large as and preferably bigger than the current one, as well as a training pool for children and others learning to swim.

Please attach additional pages as required