

# Chapter 35 Diversity of Housing

*Affordable & Market Housing, Housing Mix, Estate Renewal*

## 35.1 Introduction

**35.1.1** House prices in the Royal Borough are among the highest in the country. Affordability is therefore a significant issue, especially with 'part ownership' schemes. Demand for all types of housing is insatiable. However many houses are built, we cannot begin to satisfy demand, either for private sale or 'affordable' homes<sup>(314)</sup>. Our strategic focus is therefore on achieving a diversity of housing in mixed communities, to reduce the potential of further polarisation between, in broad spatial terms, the north and south of the Borough.

**35.1.2** In terms of the Core Strategy 'vision', the housing policies will have a positive impact by facilitating both the North Kensington regeneration and reinforcing Kensington and Chelsea's international and national reputation as an attractive place to live, with prime residential areas. Residents' quality of life should be improved by increasing the diversity of housing, providing more affordable housing and maintaining the quality of areas which are already sought after residential locations.

**35.1.3** *Diversity of Housing* is an integral part of the Core Strategy's central vision of *Building on Success*. It is central to stimulating *regeneration* in North Kensington, and vital to the *residential quality of life*.

### CO 6

#### Strategic Objective for Diversity of Housing

Our strategic objective to have a **diversity of housing** is that at a local level, it will cater for a variety of housing needs, and is built for adaptability and to a high quality.

## 35.2 What This Means for the Borough

**35.2.1** The strategic objective means that there will be a better mix of housing types and tenures throughout the Royal Borough, and more housing overall. It is estimated that over 65% of the net increase in new housing<sup>(315)</sup> will occur in Golborne (north), Abingdon (central) and Cremorne (south) wards. Significant sites in these wards are included in the Site Allocations Section of the Core Strategy and include the Kensal Gasworks site and Wornington Green (both Golborne ward), the various Warwick Road sites (Abingdon ward) and Lots Road Power Station (Cremorne ward).

## 35.3 Policies

### Housing Targets

**35.3.1** A minimum of 3,500 homes should be provided between 2007/8 and 2016/7 (350 units per year<sup>(316)</sup>). This housing target is based on evidence of the housing capacity in the Borough<sup>(317)</sup>, which formed the basis of the London Plan target. The **emerging**-work on the London-wide Strategic Housing Land Availability Assessment (SHLAA) indicates that this could go up significantly, principally because of the large strategic sites that have been identified through the Core Strategy. These sites have additional potential capacity, and subject to development, will deliver the required number of dwellings in the Royal Borough. The target is **still**-awaiting confirmation through the revised London Plan **however**, the Borough will be planning for 600 net additional units per annum, once the revised London Plan is adopted<sup>(318)</sup>.

These targets are derived from the SHLAA and monitoring evidence to identify sufficient specific deliverable sites in the initial five years of the Core Strategy, with a further supply of developable sites for years 6-10. Beyond this, the Core Strategy sets broad locations for future growth. Delivery will be monitored to manage the supply of land to deliver the housing requirements over the next five years of the housing trajectory.

314 Affordable Housing is defined in the Glossary.

315 The percentage figure is based on individual site figures which are used to provide ward totals. A lapse rate has not been applied to individual sites. However, a lapse rate has been applied to the borough-wide housing figures because it is considered to be appropriate at this level.

316 Mayor of London (2008), The London Plan

317 GLA (2004), Housing Capacity Study, GLA

318 The 600 units figure may be tested further at the Examination in Public of the London Plan.

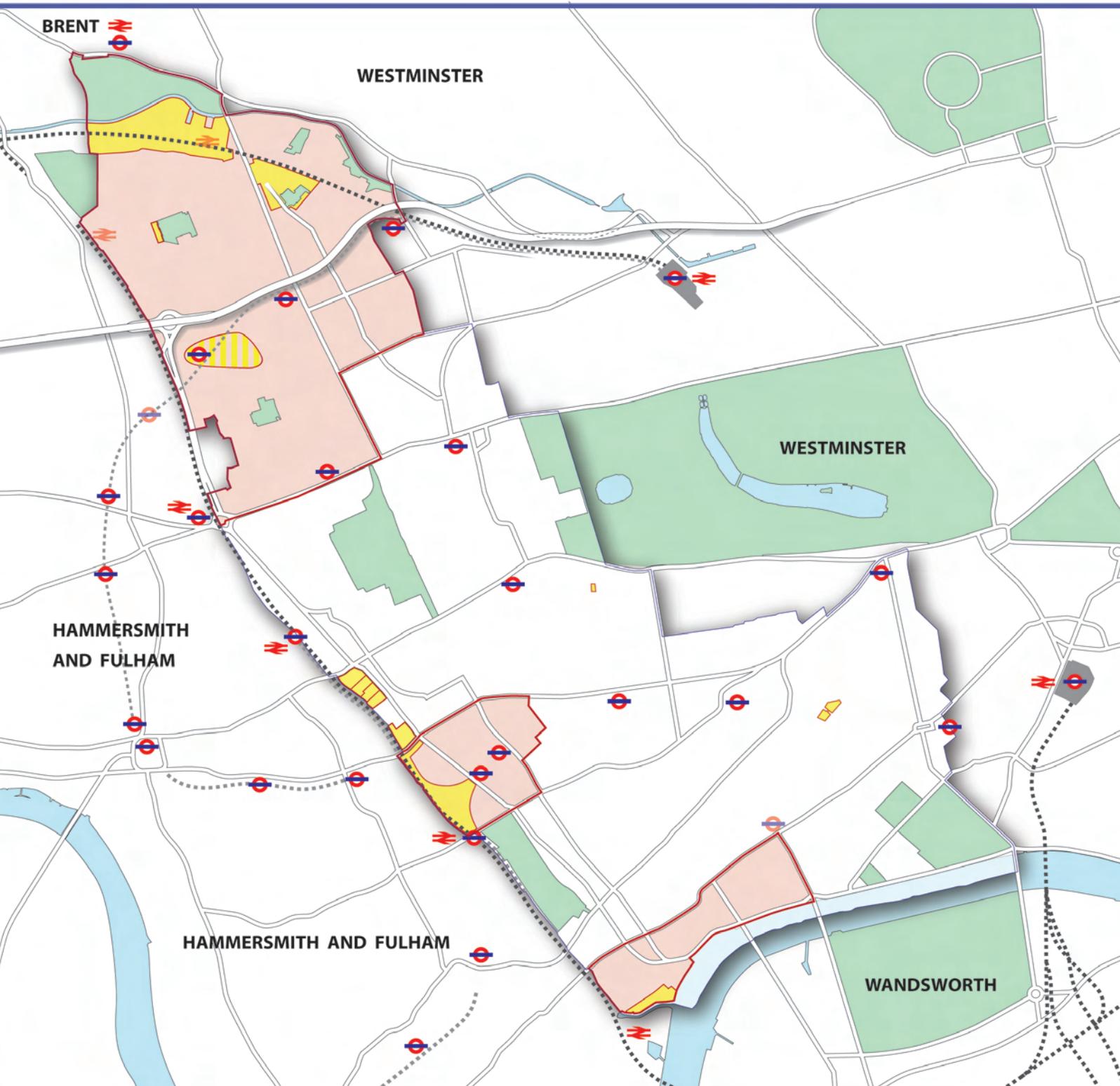
# DIVERSITY OF HOUSING

## Affordable and Market housing

 Wards containing significant proportions of Social Rented Housing - unsuitable for off-site affordable housing

 Identified areas with significant potential for Estate Renewal

 Sites expected to deliver 80 or more homes



The Housing Trajectory (see Section 40.1) shows the annual requirement for dwellings judged against the target, and further information on the delivery from strategic sites is provided in section 40.2. Combined, these sites account for over 5,400 dwellings, in excess of 90% of the Borough overall target. In common with other inner-London boroughs, there is therefore, a necessary reliance on a relatively small supply of housing from windfall sites. These have, historically, provided an important supply of housing for the Borough, and based on monitoring of past trends will allow annual targets to be exceeded.

Contingency plans exist (see Chapter 39 Contingencies and Risks) so that, in the event that monitoring identifies possible risks to delivery, the Council has a strategy to address the risk.

**35.3.2** The agreed affordable housing target in the draft Mayor's Housing Strategy (May 2009) is 90 units a year, from all sources, between 2008-2011. The revised affordable housing target is 2000 units (200 units per year), to be provided over a ten year period starting from the commencement of the new London Plan (estimated as 2011/12).

**35.3.3** This target has been derived by taking account of the overall annual housing target of 600 units, estimated affordable housing delivery on site allocations, the typical affordable housing delivery rate as a proportion of overall housing together with the objective of increasing affordable housing in the borough to meet local needs<sup>(319)</sup>. The justification for the affordable housing target is set out in Section 3: Supporting Information. Housing growth will increase demand for some services and infrastructure. This is set out elsewhere in this plan.

**35.3.4** Average residential property prices in the Borough in July 2009 were £712,000. In the third quarter of 2008 the average price was £1.18 million, the highest average in England<sup>(320)</sup>.

**35.3.5** The tenure profile in the Borough is: 43% owner occupation, 26% social rented housing, 25% private rented housing, 5.3% other. The private rented sector has the highest turnover of

households compared to the other tenures<sup>(321)</sup>, with 20% of the population estimated to change each year. These figures can be compared to those for Inner London as a whole, which indicate that around 40% of homes are owner occupied, 40% are social rented housing and 20% of the Inner London stock is in the private rented sector. By comparison, over two-thirds of Outer London dwellings are owner occupied, 18% are in the social rented sector and 12% are private rented. Between 2001 and 2006 there was a 25% increase in the number of private rented properties in the capital<sup>(322)</sup>.

**35.3.6** Research has been undertaken to ascertain the type of affordable housing that should be provided in the Borough, taking into account the ability of a sample of households to afford different products. This research suggests that 4% of affordable housing should be equity based intermediate housing, 11% should be intermediate rented housing, and 85% should be social rented housing<sup>(323)</sup>.

**35.3.7** Key workers are more likely than non-key workers to be living in the social rented sector. This may be because they are less likely to be able to afford market housing than non-key worker households<sup>(324)</sup>. Fifty per cent of intermediate affordable housing is targeted at key workers on the Council's affordable ownership register. In 2009, there were approximately 200 key workers on a register of about 1,300 interested in intermediate housing<sup>(325)</sup>.

## Policy CH 1

### Housing Targets

The Council will ensure that sufficient housing sites are allocated in order to ensure the housing targets are met.

To deliver this the Council will:

- a. make provision for a minimum of 350 net additional dwellings a year until the London Plan is replaced (estimated as 2011/12) based on the overall ten year

319 The need for affordable housing is set out in Fordham Research (2009) Strategic Housing Market Assessment.

320 Land Registry (2008)

321 source: Census 2001.

322 Greater London Strategic Housing Market Assessment, 2008.

323 Fordham Research (2009), Royal Borough of Kensington and Chelsea: Strategic Housing Market Assessment.

324 Fordham Research (2009), Royal Borough of Kensington and Chelsea: Strategic Housing Market Assessment

325 Housing Department Information, August 2009

housing target of 3,500 net additional units. From adoption of the London Plan this date the Council is planning to make provision for a minimum of 600 net additional dwellings a year, until c: 2024/22 until 2027/28, based on the ten year housing target of 6,000 net additional units. The exact target will be set through the London Plan process;

- b. make provision for the maximum amount of affordable housing with a target of 200 units per annum from 2011/2012 until 2024/22 2027/28 from all sources, the exact target will be set through the London Plan process;
- c. require affordable housing tenures to be provided such that they work towards a Borough-wide target of 85% social rented housing and 15% Intermediate housing.

## Housing Diversity

**35.3.8** It is estimated that there is a shortfall of around 3,950 affordable housing units per annum<sup>(326)</sup>. Given that the overall ten year housing target for the Borough is 3,500 net additional units (based on an assessment of land availability and capacity), this figure is clearly unachievable. What it shows, however, is that there is a significant need for affordable housing in the Borough.

**35.3.9** Between 50% and 70% of the housing stock in Golborne, St. Charles, and Notting Barns wards is social rented housing. In Colville, Norland, Earl's Court and Cremorne wards between 25% - 49 % of the housing stock is social rented<sup>(327)</sup>. It is important that future housing development does not reinforce this existing broad spatial pattern.

**35.3.10** There is an overall shortage of all sizes of affordable homes in the Royal Borough. The greatest shortage relative to supply of social rented housing is for properties with four or more bedrooms: 45% of homes are recommended to include one and two bedrooms and 55% three or four bedrooms. The main identified shortfalls in terms of market housing are for three and four bedroom homes. Over the next 20 years, the size of new market housing likely to be required in the Borough is 20% one and two bedroom units and

80% three and four bedroom units. For intermediate affordable housing the reverse is true, with nearly 70% of the demand being for one and two bedroom homes, with only 30% for larger homes of 3 or more bedrooms. Intermediate affordable housing includes key worker housing. It is estimated there are around 7,000 households in the borough headed by a key worker.<sup>(328)</sup>

**35.3.11** It would be unrealistic to expect all housing schemes to comprise dwellings built to these exact ratios. However, in the private market sector, they underline the need for as high a proportion of large dwellings to be provided as possible, with a similar emphasis in the social rented sector. In intermediate housing the reverse is true. The exact mix of houses of any proposal will also take into account factors such as the characteristics of the site such as its location, size and built context, as well as the way housing need will change over time.

**35.3.12** Size of dwellings is not just a matter of their number of 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 be set at the 'usefully affordable' point, defined by Fordham Research in the Strategic Housing Market Assessment 2009. It is the mid-point between the cost of social rented housing and the cost of entry-level market housing. It represents a cost that is feasible to produce intermediate housing that will be affordable to a reasonable proportion of households unable to access the market, therefore providing a genuine step on the housing ladder.

**35.3.13** The Council caps the cost of developing affordable housing, therefore in terms of costs to the developer, there is little financial difference in providing a social rented unit compared to an intermediate affordable unit. Land values in the Borough, however, make the provision of intermediate housing at the usefully affordable point very difficult. Although the evidence indicates just 15% of homes should be intermediate, this is in large part because of the affordability of the homes, rather than a reflection of need. There are,

326 Fordham Research (2009), Royal Borough of Kensington and Chelsea: Strategic Housing Market Assessment  
327 source: Census 2001

328 Fordham Research (2009), Royal Borough of Kensington and Chelsea: Strategic Housing Market Assessment.

however, other models of intermediate housing provision that may better overcome the affordability issue. The Borough wide target of 15% is therefore a pragmatic response to balancing affordability and demand.

**35.3.14** In almost all cases in the Royal Borough, affordable housing is negotiated as part of a section 106 agreement associated with a larger development scheme including market housing. The Council will expect applicants to provide the affordable units on the same site as the market housing in order to ensure a diversity of housing at a local level. However, on site provision is not always possible, in which case provision should be within the area that does not re-inforce the existing broad spatial pattern of housing tenure in the Borough. (see the Housing Diversity Map).

**35.3.15** Reasons for providing off-site affordable housing may include:

- On-site affordable housing may not be feasible due to there only being one entrance (e.g. in a conversion). It is normal practice to have separate service charges for the market and affordable housing, and therefore separate entrances enable the separation of charges for maintenance /heating communal hall ways etc;
- It may also be the case that on small sites it is not practical from a design or management perspective to provide a small number of on-site affordable units;
- It may be easier to provide a particular type of affordable housing, such as large affordable units, off-site rather than on-site.

**35.3.16** The creation of larger homes by amalgamating smaller ones is not uncommon in the borough. Planning permissions granted between January 2006 and March 2008 indicate that 174 units were lost through all forms of deconversion/amalgamation of units. During the same period, 88 dwellings were lost through deconversion to a single dwelling unit, predominantly in Hans Town, Holland, Brompton, Queen's Gate and Redcliffe wards<sup>(329)</sup>. However, as stated above, there is also a demand for larger residential dwellings of three or more bedrooms in the Borough<sup>(330)</sup>. On this basis, an appropriate

balance needs to be struck between the loss of residential units and the need for larger family dwellings. Therefore, in order to limit the loss of residential units whilst allowing some flexibility in terms of the creation of larger residential units, a policy has been developed which resists proposals which result in the net loss of five or more residential units. Future amalgamation will be restricted to ensure that successive developments do not lead to loss of residential units.

**35.3.17** Whilst the prime residential market has been affected by the recession, there is still demand for large, luxury properties particularly in the south of the Borough. It is envisaged that over the long term this market will remain important<sup>(331)</sup>. Proposals for housing schemes including dwellings with a floorspace of 250-300m<sup>2</sup> (2,690- 3,230 ft<sup>2</sup>), or larger, are not uncommon. Often schemes of this nature involve fewer than ten units, and therefore fall below the London Plan ten unit trigger for affordable housing. A floorspace threshold, rather than unit threshold, is therefore considered most appropriate as a trigger for affordable housing in the Borough, as identified in the Affordable Housing Viability Study<sup>(332)</sup>. This is because more schemes will be required to provide affordable housing which should increase the likelihood of delivery. Appendix 2 of Chapter 40 (supporting information) explains the affordable housing threshold and target in further detail.

**35.3.18** In order to ensure we are delivering the maximum amount of affordable housing, developments proposing less than 50% will need to demonstrate a viability case. In assessing any viability assessments the Council will have regard to the 'dynamic viability model' developed by Fordham Research<sup>(333)</sup>. It allows for changing market circumstances to be assessed annually, and therefore allows for the proportion of affordable housing sought to be closely related to market conditions. This model can also take into account other planning obligations.

**35.3.19** Due to the very high need for affordable housing in the borough, it is important that the delivery of affordable housing is not delayed. For this reason, applications for affordable housing should be provided concurrently with the main planning application.

329 Source: Council Development Monitoring System

330 Fordham Research (2009), Royal Borough of Kensington and Chelsea: Strategic Housing Market Assessment.

331 *ibid*

332 Fordham Research (2009) RBKC Affordable Housing Viability Study

333 *ibid*.

**35.3.20** The affordable and market housing should be designed so that it is not possible to identify either tenure - known as 'tenure blind'. To ensure all residents enjoy the same high standards of design and to aid integration of the various communities living within a housing development.

**35.3.21** In the future, most older people will continue to live in their own homes. However, some older people will no longer be able to live at home or may not wish to do so. It is estimated that the Borough's population of people aged 65 and above will increase by 10.6% and the population of people aged 85 and above is projected to increase by 10.8% between 2008 and 2025. Older people are most numerous in the relatively affluent south of the Borough. There are 1,186 sheltered housing units in the Borough, mostly in the north and south, with little provision in the four central wards. There are three social rented extra care housing schemes in the north of the Borough but there are no schemes in the south, and none for sale or shared ownership within the Borough. There is a need for a mixed tenure, extra care housing scheme in the south of the Borough due to a current lack of provision in that location<sup>(334)</sup>. The Council should review the fitness of the sheltered housing stock for future needs, in terms of its size, number of bedrooms and wheelchair accessibility, as there appears to be a large number of bedsits with little provision for the likely increase in older couples<sup>(335)</sup>.

**35.3.22** It is estimated that there are 11,700 households (14% of all households) in the Royal Borough with one or more members in an identified 'additional needs' group, such as people with a physical or learning disability, as well as the frail elderly. Research has indicated that the households in the north of the Borough are more likely to have an additional need. Households with additional needs have much lower than average incomes and are far more likely to be in unsuitable housing (i.e. requiring adaptations to the home) compared to

households overall<sup>(336)</sup>. A proportion of households with physical disabilities will require wheelchair accessible housing<sup>(337)</sup>.

**35.3.23** Lifetime homes standards will be used to address this issue. ~~Because~~ New homes will incorporate basic design criteria to ensure that the properties are convenient, flexible and adaptable. They are designed to meet a families changing needs over time, but are not intended to be fully wheelchair accessible. The standards exceed those in Part M of the Building Regulations which are only concerned with enabling disabled people to visit a dwelling. The criteria include issues which relate to parking, the approach to a dwelling, entrance treatment and the design of internal spaces<sup>(338)</sup>.

**35.3.24** The private rented sector plays an important role in the housing market, especially in meeting the need for lower cost housing. Houses in Multiple Occupation (HMOs) form one important element of this sector. The Council has a relatively high proportion of household spaces in a shared dwelling according to the 2001 census, and a recent household survey has estimated that in 2009 there were approximately 1,640 HMO shared flats/houses in the borough (1.9% of households). Less than 10% of those were estimated to be student only households. The wards to the east of Notting Hill and around Earl's Court had the highest proportion of shared dwellings. Earl's Court and Chelsea are the most favoured destinations for students to live in shared accommodation<sup>(339)</sup>. Imperial College estimates there are 2,300 students living in the private rented sector, in addition to 1,000 students living in its halls of residence<sup>(340)</sup>.

**35.3.25** The Council recognises the role that HMOs have made in terms of providing lower cost housing, and on this basis they have traditionally been protected from self-containment. However, it is recognised that they provide a less than ideal form of habitation in so far as certain facilities, normally bathrooms, have to be shared. A balance

334 The Council will not seek affordable housing from proposals for care homes or extra care housing schemes. The Council regards extra care housing as falling within Use Class C2: Residential Institutions.

335 Institute of Public Care (May 2008), Older People's Housing Needs – Research Paper, Royal Borough of Kensington and Chelsea.

336 Fordham Research (2009), Royal Borough of Kensington and Chelsea: Strategic Housing Market Assessment

337 For further information on wheelchair accessible housing standards to be met see GLA (September 2007) 'Wheelchair Accessible Housing: Best Practice Guidance: Designing Homes That Can Be Easily Adapted for Residents Who are Wheelchair Users

338 For further information on the standards to be met see GLA (April 2004) SPG Accessible London: achieving an inclusive environment, Appendix 4 Lifetime Homes Criteria.

339 Fordham Research (2009), Royal Borough of Kensington and Chelsea: Strategic Housing Market Assessment

340 Information from Imperial College, August 2009

has therefore been struck between the need to cater for the lower end of the private rented market and the need to provide a dwelling of an appropriate standard for the 21st Century. On this basis proposals to convert HMOs into studio flats will generally be supported, as the evidence suggests that whilst studio flats are more expensive the rents they command are not significantly higher than some HMOs, although there is variation depending on geographical location.

**35.3.26** Residential hostels within the Borough have traditionally catered for groups such as the single homeless, people who are mentally ill or disabled, women who have experienced domestic violence and students. It is recognised that the traditional type of hostel may, in some cases, no longer be the most appropriate form of accommodation and therefore the change of a hostel site to a different form of affordable housing may be appropriate.

**35.3.27** A London-wide gypsy and traveller needs assessment has identified that there is a need to provide an additional 6 to 12 gypsy and traveller pitches in the Borough for the period 2007-2017<sup>(341)</sup>. The shortage and high cost of land means that there will be limited opportunities for new gypsy and traveller pitches. However, the Borough will work with partners, RSLs, developers and neighbouring authorities to meet the identified need. A site(s) will be allocated as part of a forthcoming specific Gypsy and Traveller DPD.

**35.3.28** The Borough is very densely developed and therefore protection of existing amenity is paramount. The creation of new external amenity spaces associated with new developments is also very important. Exposure and access to greenspaces can have a wide range of social, environmental, economic and health benefits<sup>(342)</sup>. There is evidence that access to outdoor environments can provide health benefits at a number of levels, for example through physical activity and through informal recreation which can provide relief from depression and stress<sup>(343)</sup>. External amenity space and green spaces benefit people of all ages. Green roofs also provide ecological benefits.

**35.3.29** The evidence on housing diversity shows that we need to have a policy to address housing mix, older people's housing, affordable housing, inclusive housing, flat de-conversions and gypsy and traveller issues.

## Policy CH 2

### Housing Diversity

The Council will ensure new housing development is provided so as to further refine the grain of the mix of housing across the Borough.

To deliver this the Council will, in relation to:

#### *Housing Mix and Type*

- a. require new residential developments to include a mix of types, tenures and sizes of homes to reflect the varying needs of the Borough, taking into account the characteristics of the site, and current evidence in relation to housing need;
- b. require new residential developments, including conversions, amalgamations and changes of use, to be designed to meet all the following standards:
  - i. lifetime homes;
  - ii. floorspace and floor to ceiling heights;
  - iii. wheelchair accessibility for a minimum of 10% of dwellings;

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;
- c. encourage extra care housing, particularly in the south of the Borough;
- d. protect houses in multiple occupation except where a proposal concerns conversion into self-contained studio

341 Fordham Research (2008) London Boroughs' Gypsy and Traveller Accommodation Needs Assessment: Final Report, GLA.

342 Morris, N (2003) Health, Well-Being and Open Space: Literature Review, Edinburgh College of Art and Heriot-Watt University

343 Morris, 2003, DCLG 2006 cited in Ward Thompson, C (2006), Woodland and a Healthy Society

flats, and require any such proposal to be subject to a s106 agreement to ensure the flats remain as studios in perpetuity;

- e. resist the loss of residential hostels except where the site will be utilised as a different form of affordable housing;
- f. resist development which results in the net loss of five or more residential units;
- g. require development that results in the amalgamation of residential units to be subject to a s106 agreement to ensure the resultant units are not further amalgamated in the future;
- h. require housing schemes to include outdoor amenity space;

#### **Affordable Housing**

- 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<sup>2</sup>;
- j. require provision to be in the form of a commuted sum in lieu of **the equivalent amount of** affordable housing **floorspace** where **in excess of 800m<sup>2</sup> but** less than 1,200m<sup>2</sup> of gross external residential floor space is proposed;
- k. require affordable housing provision of affordable homes on site where more than 1,200m<sup>2</sup> of gross external residential floor space is proposed, unless exceptional circumstances exist;
- l. require any off-site affordable housing to be provided in any wards except the following: Golborne, St. Charles, Notting Barns, Colville, Norland, Earl's Court and Cremorne;
- m. require an application to be made for any 'off-site' affordable housing concurrently with the main planning application and that the two applications are linked through a s106 agreement or unilateral undertaking;

- n. require that affordable housing and market housing are integrated in any development and have the same external appearance;
- o. require the affordable and market housing to have equivalent amenity in relation to factors including views, daylight, noise and proximity to open space, playspace, community facilities, and shops;
- 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 800m<sup>2</sup>;
- q. require that affordable housing includes a minimum of 15% intermediate housing in Golborne, St. Charles, Notting Barns, Norland, Colville, Earl's Court and Cremorne wards. In all other wards a minimum of 85% social rented housing should be provided;
- r. require that the provision of intermediate housing is provided at the 'usefully affordable' point.

#### **Gypsies and Travellers**

- s. protect the existing Westway Travellers' site which the Council jointly manages with the London Borough of Hammersmith and Fulham. Additional sites for temporary or permanent use will be identified in the forthcoming Gypsy and Traveller DPD and should meet the following criteria:
  - i. the site can provide for a satisfactory arrangement of pitches, permanent buildings and open space;
  - ii. use of the site would have no significant detrimental effect on the amenity of occupiers of adjoining land;
  - iii. use of the site would be acceptable in terms of the visual amenity;

- iv. the use could be supported by adequate physical and social infrastructure in the locality.

## Protection of Residential Uses

**35.3.30** Loss of housing through deconversion, and, additionally to other uses, can reduce the overall provision of housing stock. The AMR monitors losses of residential uses, and has identified the need to further prevent against losses. To achieve the annual housing target in policy CH1, which takes account of net losses of units, it is therefore important to protect residential units in most circumstances. However, there are a limited number of situations in which losses will be permitted in order to meet various policy objectives of this plan. These are set out in the policy below.

**35.3.31** Arts and Cultural Uses include museums, art galleries, exhibition spaces, theatre, cinemas and studios. Policy CH3 refers to very small offices, which have a floorspace of 100 square metres or less.

### Policy CH 3

#### Protection of Residential Uses

The Council will ensure a net increase in residential accommodation.

To deliver this the Council will:

- a) protect market residential use and floorspace except:
  - i. in higher order town centres, where the loss is to a town centre use;
  - ii. in employment zones, where the loss is to a business use, or other use which supports character and function of the zone;
  - iii. in a predominantly commercial mews, where its loss is to a business use;
  - iv. where the proposal is for a very small office; or

- v. where the proposal is for a new social and community use which predominantly serves, or which provides significant benefits, to Borough residents; or an arts and cultural use;

- b) resist the net loss of affordable housing floorspace and units throughout the Borough;

~~e) permit new residential use and floorspace everywhere except:~~

- ~~i. at ground floor level of all town centres;~~
- ~~ii. where replacing existing retail uses across the Borough;~~
- ~~iii. where replacing an existing light industrial use across the Borough;~~
- ~~iv. within the Kensal, Latimer Road and Lots Road Employment Zones;~~
- ~~v. where replacing an arts and cultural use;~~
- ~~vi. where replacing a social and community use, which predominantly serves, or provides significant benefits to, Borough residents (unless as part of an enabling development);~~
- ~~vii. where replacing offices within a higher order town centre; a large or medium office in a highly accessible area (PTAL 4 or above); or a very small or small office use across the Borough.~~

NOTE: Other policies within the Core Strategy set out where the Council will permit new residential uses and floorspace. Refer to Policy CF3 in relation to introducing new residential use at ground floor level within town centres; CK2 in relation to loss of shops outside of town centres; CF5 in relation to business uses and in relation to new development within Employment Zones; CF8 in relation to Hotels and Policy CK1 in relation to social and community uses.

## Estate Renewal

**35.3.32** The Council is undertaking a Housing Stock Options Review to provide clear advice on the options that are available to resolve the

Housing Revenue Account deficit, secure long term investment to renew the Council's housing stock, and ensure that there is an adequate supply of affordable housing to meet future needs. One potential source of funding to replace existing new affordable housing is from the sale of new private housing provided alongside the replacement social housing, with estates being rebuilt to a higher density. This would, if undertaken, be carried out in a phased way over 20 years or more.<sup>(344)</sup> The Council has a legal duty to re-house all existing Council tenants.

**35.3.33** Estate renewal proposals differ from other types of application because often the sale of market housing is used to fund the re-provided social rented housing. For this reason the proportions of social rented and market housing may differ from conventional housing applications where cross subsidy is not being done on the same scale.

## Policy CH 4

### Estate Renewal

The Council will require that where the redevelopment of social rented housing estates is proposed, a compelling case is demonstrated that the long term benefits outweigh the considerable uncertainty and disruption such projects will cause.

To deliver this the Council will:

- a. require the maximum reasonable amount of affordable housing, with the minimum being no net loss of existing social rented provision;
- b. guarantee all existing tenants an opportunity of a home, with those wishing to stay in the area being able to do so;
- c. require that the mix of house sizes for the re-provided social rented housing will be determined by the housing needs of the tenants of the estate and by the housing needs of the Borough, at the time that an application is submitted;

- d. require that where estate renewal is being funded through the provision of private housing or other commercial development, schemes must be supported by a financial appraisal;
- e. recognise that cross subsidy between estates may also be required where proposals involve several estates. The principles set out above for one estate would be applied to two or more estates, taken as a whole.

## 35.4 Corporate and Partner Actions

### Introduction

**35.4.1** Delivering the strategic objective of Housing Diversity will take more than the planning policies above. A range of activities undertaken across the Council and by our partner organisations will also deliver this objective. This section sets out the main strategies and action plans that have been prepared and that will play a part in delivering this objective. It then sets out specific actions that will be undertaken to further the objective.

### Corporate or Partnership Strategies that will contribute to the delivery of the Strategic Objective

#### Royal Borough of Kensington and Chelsea Stock Options Reports

**35.4.2** Various documents have been produced by the Council, setting out the options for the redevelopment of the Council's housing estates. In Autumn 2009, a new report will set out the Council's views on options and recommendations regarding the future of the Council's housing estates.

#### Mayor of London (May 2009) Draft Housing Strategy

**35.4.3** This draft strategy covers many housing topics. It includes the Council's three year annual affordable housing target and details regarding gypsy and traveller pitch requirements. These

344 The range of options under review is detailed within various Stock Options publications and the Housing Strategy. The Council plans to reach a view on the best available option by Autumn 2009

issues are of particular relevance to the Core Strategy. The final version will be published in 2010.

### **Institute of Public Care (May 2008) Older Persons Housing Strategy**

**35.4.4** The Institute of Public Care was commissioned by the Council in October 2007, to assist in the development of an older people's housing strategy. The report is based on an analysis of local information and statistics about older people and housing, and indicates the strategic direction that the Council could follow over the next decade in relation to this topic. The main aims of the research were to establish whether or not the Royal Borough 'has the right profile' of accommodation and related services to meet older people's needs across the continuum of housing, health and social care needs' and 'whether the existing provision is fit for the future.'

### **Housing Strategy 2003-2008**

**35.4.5** The Council's Housing Strategy has at its heart the following mission statement: 'Housing services in Kensington and Chelsea aim to improve the lives of residents and customers. This will be achieved directly through service provision, commissioning and performance management, and indirectly through working with central Government, the Police, health services, voluntary sector and others to support local communities'.

**35.4.6** The Housing Strategy covers the following topics including homelessness, options to meet housing need, better asset management, engaging communities, independent living, and improving performance. A new strategy is currently being prepared and will be available in draft during 2009.

### **Corporate or Partnership Actions for Diversity of Housing**

1. The Council's Directorate of Planning and Borough Development and the Housing Department will work pro-actively with developers to bring forward housing sites;
2. The Council's Directorate of Planning and Borough Development and the Housing Department will work with the Homes and Communities Agency, housing associations, residents and other partners, to deliver estate renewal projects and to ensure high quality affordable housing is developed;

3. The Council's Environmental Health Department will continue to work towards reducing the number of empty properties in the borough, as set out in the Private Sector Housing Renewal Policy 2004, by providing grants for the refurbishment of empty properties;
4. The Council's Supporting People programme will continue to provide needs led services for older people through developing options for the modernisation of sheltered housing services;
5. The Housing Needs Section and the Council's Access Officer will provide specialist input on planning applications for new dwellings to ensure where relevant, new accommodation meets Lifetime Homes standards and satisfies the criteria for meeting wheelchair standards;
6. The Council's Environmental Health Department will monitor HMOs and use their powers, as necessary, to ensure they meet various quality and safety standards.



Warwick Road

## Chapter 36 Respecting Environmental Limits

*Climate change, flooding, waste, biodiversity, air quality and noise and vibration*

### 36.1 Introduction

**36.1.1** *“The Council recognises the scientific consensus that climate change and global warming is happening; that human activity is contributing to it significantly; and that it has potentially damaging environmental, social and economic impacts”* (RBKC Climate Change Strategy 2008 – 2015).

**36.1.2** *“Development plans should contribute to global sustainability by addressing the causes and potential impacts of climate change; through policies which reduce energy use, reduce emissions, promote the development of renewable energy resources, and take climate change impacts into account in the location and design of development”* (Planning Policy Statement 1, Delivering Sustainable Development, 2005).

**36.1.3** Across the planet, we are using natural resources too quickly and at a rate beyond the capacity of our planet to replenish them at the same rate. It is important that we all play our part to reduce the impact of human activity on the global and local environment. Respecting Environmental Limits is therefore about ensuring that we live within our means and make decisions to help future generations meet their needs. This will contribute to achieving the environmental elements of sustainable development.

**36.1.4** The social, economic and other environmental elements of sustainable development are considered elsewhere in the Core Strategy, including encouraging the use of public transport, sustainable economic growth, providing local employment opportunities, providing a diversity of housing, providing community facilities and opportunities within walkable neighbourhoods, protecting open space and encouraging greater opportunities for pedestrians and cyclists.

**36.1.5** Most of our energy and fuel, including for the production and transportation of food, comes from non-renewable fossil fuels (coal, oil and gas) which emit carbon dioxide when burned. Carbon dioxide is one of the six principal greenhouse gases, which contributes to global warming

resulting in **climate change**. This leads to less predictable weather conditions and more extreme weather events, which may reduce food production and increase the risk of **flooding**. Over two thirds of our **waste** is currently transported by barge down the River Thames to landfill, although this will change when the Belvedere Energy from Waste plant is fully commissioned in 2011. The remaining waste is either composted and recycled. The loss of **biodiversity** we are currently experiencing on a global scale, is considered by many, to be the greatest since the mass extinction of the dinosaurs<sup>(345)</sup>.

**36.1.6** In addition to the global concerns mentioned above, there are several important local concerns. Vehicles, including those passing through the Borough, the heating and cooling of buildings, especially the use of old inefficient boilers and comfort cooling, produce gases (some of which are also greenhouse gases) and increase **air pollution**. The ambient **noise** levels in many parts of the Borough are high, which are exacerbated by noise from plant and equipment attached to buildings, road traffic, construction, noisy neighbours and pubs/clubs. **Vibration** is also an issue in parts of the Borough, mostly caused by surface and underground trains, but also by plant and equipment which has not been properly attenuated.

**36.1.7** Respecting Environmental Limits is an integral part of the Royal Borough's vision of *Building on Success*. Tackling these issues is central in upholding our residents quality of life.

#### CO 7

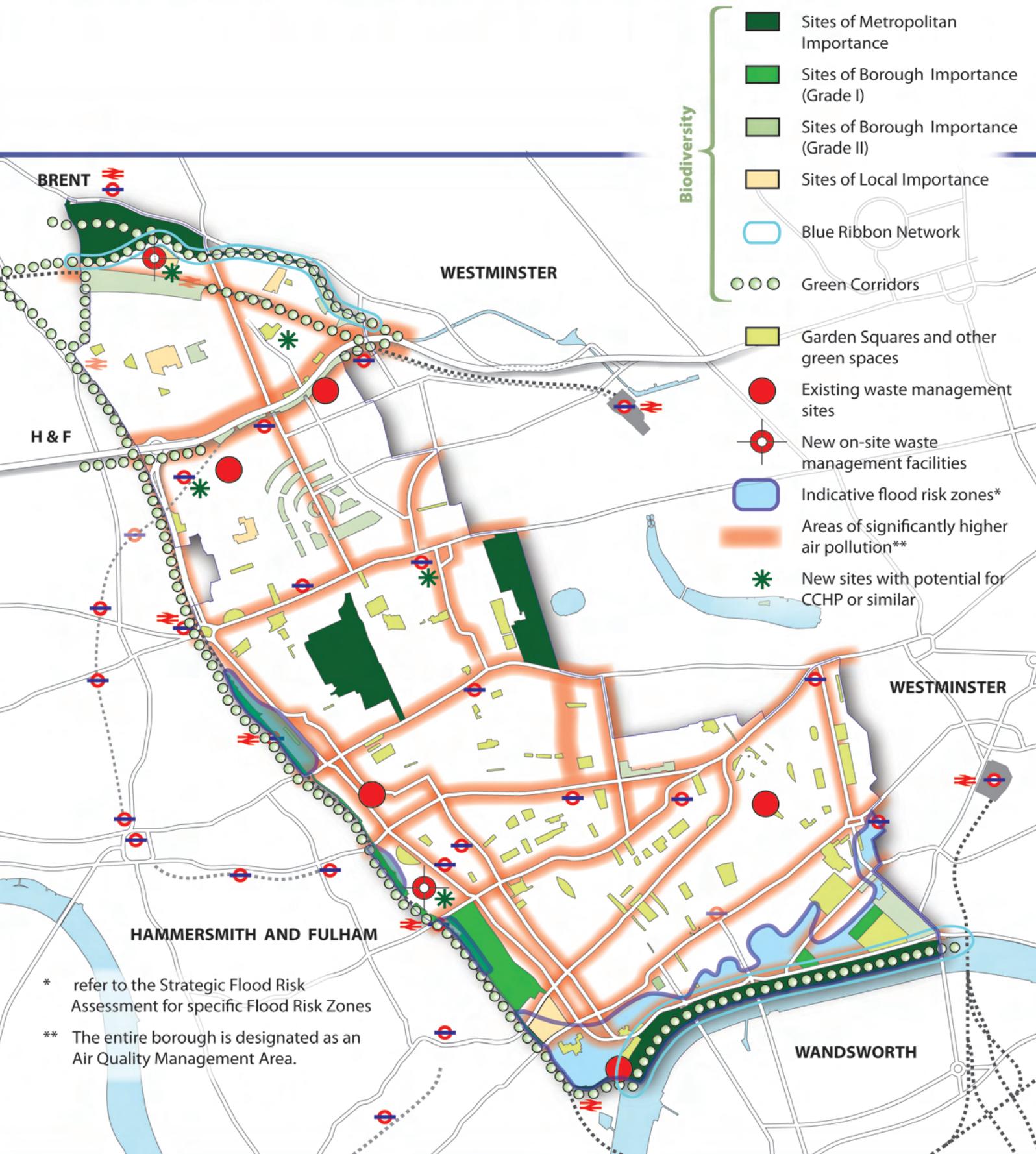
##### Strategic Objective for Respecting Environmental Limits

Our strategic objective to **respect environmental limits** is to contribute to the mitigation of, and adaption to, climate change; significantly reduce carbon dioxide emissions; maintain low and further reduce car use; carefully manage flood risk and waste; protect and attract biodiversity; improve air quality; and reduce and control noise within the Borough.

345 Global Biodiversity Outlook 2 Report, United Nations, 2006.

# RESPECTING ENVIRONMENTAL LIMITS

Climate Change, Flooding, Waste, Biodiversity, Air Quality.



## 36.2 What this means for the Borough

**36.2.1** We have one of the most cherished historic townscapes in London. If we do not adapt to and limit climate change the historic assets will be irreparably damaged, and the cultural, social and economic benefits will be lost<sup>(346)</sup>. We have a statutory duty to contribute to the mitigation of, and adaptation to, climate change<sup>(347)</sup>. Therefore, we need to carefully manage development to ensure that the natural and historic environments do not conflict but complement one another.

**36.2.2** The Borough is designated as an Area Quality Management Area due to exceeding levels of nitrogen dioxide and particulate matter. The Council will therefore take action to carefully control emissions, including emissions from alternative fuel sources.

## 36.3 Planning Policies

### Climate Change

**36.3.1** The United Kingdom emitted 532,373,000 tonnes of carbon dioxide in 2005, compared to approximately 558,000,000 tonnes in 1990. This constitutes an approximate 4.5% saving from 1990. The Royal Borough emitted approximately 1,417,000 tonnes of carbon dioxide in 2005<sup>(348)</sup>. The Climate Change Act 2008 requires a reduction in CO<sub>2</sub> emissions of at least 26% by 2020 and 60% by 2050, against a 1990 baseline. The government has recently increased this target to 80% by 2050, which will require far more aggressive measures to reduce CO<sub>2</sub> emissions.

**36.3.2** Global average temperatures have risen by nearly 0.8 °C since the late 19<sup>th</sup> century and risen by about 0.2 °C per decade over the past 25 years. This warming is, in part, from the greenhouse effect, i.e the result of the interaction of certain atmospheric gases with solar and terrestrial radiation<sup>(349)</sup>.

**36.3.3** In 2005, the Royal Borough emitted an estimated 8.06 tonnes of CO<sub>2</sub> per capita, which is above the London average of 6.45 tonnes but below the national average of 8.84 tonnes<sup>(350)</sup>.

**36.3.4** The Climate Change Strategy 2008 to 2015 states that 57% of the Royal Borough's carbon dioxide emissions are from commercial uses (including shops, offices and hotels), compared to 45% nationally; 28% from domestic sources, compared to 27% nationally; and 15% from road transport, compared to 28% nationally.

**36.3.5** Although a higher proportion of the Borough's emissions arise from industrial and commercial uses, DEFRA's projections show that a significant proportion of CO<sub>2</sub> savings can be made within the domestic sector<sup>(351)</sup>.

**36.3.6** Environmental policy suggests that greenhouse gas emissions can be greatly reduced by significantly reducing the amount of heat and energy we use in our buildings, through energy efficient design, materials and construction, such as maximising natural heating and ventilation. Supplying the heat and energy we require locally, through decentralised district heat and energy networks and renewable sources, also minimises greenhouse gas emissions, minimises heat and energy lost during its transportation and contributes to securing heat and energy supply for the future.

**36.3.7** Using well established tools such as the Code for Sustainable Homes and BREEAM, a meaningful contribution to carbon reduction can be made. These tools also provide a means of achieving increasing carbon savings by raising the standards expected over time, and the type of developments to which the standards apply. s106 contributions could also have a role to play in the future to achieve further carbon reductions.

**36.3.8** Achieving Code for Sustainable Homes Level 4 will cost approximately 7% more than delivering to current Building Regulations standards<sup>(352)</sup>. Refurbishment of existing dwellings

346 Climate Change and the Historic Environment, English Heritage. January 2008.

347 Planning Act 2008.

348 Department for the Environment and Rural Affairs (Defra) / AEA Technology Plc Environmental Statistics 2005/06. No figures exist for carbon dioxide emissions in the Borough in 1990.

349 RBKC Climate Change Strategy, 2008 - 2015.

350 Department for the Environment and Rural Affairs (DEFRA) / AEA Technology Plc Environmental Statistics 2005/06.

351 Analysis to support climate change indicators for local authorities, April 2008. Prepared by AEA Technology PLC for the Department for Environment, Food and Rural Affairs.

352 Cost Analysis of The Code for Sustainable Homes, CLG, July 2008. Example used for a flat in the best case scenario.

to EcoHomes Very Good is considered reasonable<sup>(353)</sup>. The government also intends for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations; up to 25% (Code 3) in 2010, 44% (Code 4) in 2013 and zero carbon (Code 6) in 2016<sup>(354)</sup>.

**36.3.9** The Borough currently consumes an average of 159 litres of water per person per day, which is greater than the average for England and Wales (149 litres per person per day) but less than the London average (162 litres per person per day)<sup>(355)</sup>.

**36.3.10** The Royal Borough contains over 4,000 listed buildings and over 70% of the Borough has conservation area status. Re-using historic buildings may significantly reduce energy consumption as existing buildings represent the 'embodied' energy used to produce them; whereas demolishing a brick building wastes the embodied energy and uses up more energy in demolition and rebuilding. The embodied energy in the bricks of a typical Victorian terraced house would drive a car more than ten times around the world<sup>(356)</sup>.

**36.3.11** English Heritage acknowledge the importance of making reasonable alterations to the existing building stock to mitigate climate change and state that often the energy efficiency of the historic buildings can be increased in ways sympathetic to their historic character<sup>(357)</sup>.

**36.3.12** Planning applications for subterranean development in the Borough are increasing, with 64 in 2003, 89 in 2004, 85 in 2005, 110 in 2006, 192 in 2007 and 212 in 2008. This type of development produces a significant amount of greenhouse gases through the excavation and transportation of spoil, use of concrete, ventilation and lighting. It is right for the planning system to address this environmental impact. Given the nature of subterranean developments and the complexity of calculating and assessing CO<sub>2</sub> emissions and savings, as a proxy the Council will take a pragmatic approach<sup>and</sup>, using

**EcoHomes, the Code for Sustainable Homes (5) or BREEAM** to achieve energy savings across the whole of the original building. In most circumstances this will secure a substantial carbon saving, while will not penalising the owners of properties that already have a low carbon footprint.

**36.3.13** The ecological footprint in the Borough is 6.39 global hectares per capita, which is the 2<sup>nd</sup> highest in London (The London average is 5.48 and national average is 5.30). The primary contributors in the Borough are food (28%) and housing (21%)<sup>(358)</sup>. This, together with the greenhouse gases emitted during the transportation of food and manufacture of packaging, makes food production close to its consumption an important consideration for the Borough. There is opportunity, even in small developments, to use private garden space, green / living roofs and sheds to facilitate small scale on-site food production, and larger developments present different opportunities.

**36.3.14** The evidence on climate change shows that we need a policy to ensure that development mitigates against, and adapts to, climate change without unacceptable impacts on air quality. The Council also intends to take a leading role in identifying new and existing opportunities for decentralised heat and energy networks through heat and energy masterplanning.

## Policy CE 1

### Climate Change

The Council recognises the Government's targets to reduce national carbon dioxide emissions by 26% against 1990 levels by 2020 in order to meet a 60% reduction by 2050 and will require development to make a significant contribution towards this target.

To deliver this the Council will:

- a. require an assessment to demonstrate that all new buildings and extensions

353 Residential Evidence Base Report for Planning Policy CE1, 21 October 2009.

354 Building a Greener Future, CLG, July 2007.

355 Environment Agency, RBKC Fact Sheet, prepared as part of the Environment Agency's State of the Environment - London.

356 Heritage Lottery Fund. Written Evidence for Heritage White Paper, 19 January 2006. (<http://www.publications.parliament.uk/pa/cm200506/cmselect/cmcmds/912/912we59.htm>) <http://www.hlf.org.uk/future/factsandfigures.html>

357 Climate Change and the Historic Environment, English Heritage. January 2008 and draft Planning Policy Statement 15.

358 Environment Agency: RBKC Environmental summary factsheet, quoting REAP (Resources and Energy Analysis Programme) 2004.

defined as major development achieve the following Code for Sustainable Homes / BREEAM standards:

- i. **Residential Development:** Code for Sustainable Homes:
    - Up to 2012: Level Four;
    - 2013 to 2015: Level Five;
    - 2016 onwards: Level Six.
  - ii. **Non Residential Development:** Relevant BREEAM Assessment
    - Up to 2015: Excellent;
    - 2016 onwards: Outstanding;
- b. require an assessment to demonstrate that conversions and refurbishments defined as major development achieve the following relevant BREEAM standards:
- i. **Residential Development:** EcoHomes Very Good (at design and post construction) with 40% of credits achieved under the Energy, Water and Materials sections, or comparable when BREEAM for refurbishment is published;
  - ii. **Non Residential Development:**
    - Up to 2015: Very Good (with 40% of credits achieved under the Energy, Water and Materials sections);
    - 2016 onwards: Excellent (with 40% of credits achieved under the Energy, Water and Materials sections);
- c. require an assessment to demonstrate that the entire dwelling where subterranean extensions are proposed meets EcoHomes Very Good (at design and post construction) with 40% of the credits achieved under the Energy, Water and Materials sections, or comparable when BREEAM for refurbishment is published achieves Code for Sustainable Homes Level Four;
- d. require that carbon dioxide and other greenhouse gas emissions, including those from energy, heating and cooling, are reduced to meet the Code for

Sustainable Homes, EcoHomes and BREEAM standards in accordance with the following hierarchy:

- i. energy efficient building design, construction and materials, including the use of passive design, natural heating and natural ventilation;
  - ii. decentralised heating, cooling and energy supply, through Combined Cooling Heat and Power (CCHP) or similar, whilst ensuring that heat and energy production does not result in unacceptable levels of air pollution;
  - iii. on-site renewable and low-carbon energy sources;
- e. require the provision of a Combined Cooling, Heat and Power plant, or similar, which is of a suitable size to service the planned development and contribute as part of a district heat and energy network for:
- i. strategic site allocations at Kensal, Wornington Green, North Kensington Sports Centre and Earl's Court; and
  - ii. significant redevelopment and regeneration proposals at Notting Hill Gate and Latimer as set out in the places section of this document;
- f. require all CCHP plant or similar to connect to, or be able to connect to, other existing or planned CCHP plant or similar to form a district heat and energy network;
- g. require development to connect into any existing district heat and energy network, where the necessary service or utility infrastructure is accessible to that development;
- h. require development to incorporate measures that will contribute to on-site sustainable food production commensurate with the scale of development;
- i. require, in due course, development to further reduce carbon dioxide emissions and mitigate or adapt to climate change, especially from the existing building

stock, through financial contributions, planning conditions and extending or raising the Code for Sustainable Homes and BREEAM standards for other types of development.

## Flooding

**36.3.15** Winter rainfall will increase as a result of global warming, although summer rainfall will decrease. Sea levels will also rise<sup>(359)</sup>.

**36.3.16** In the medium to longer term it is likely that the height of flood defences along the River Thames will have to be raised. Setting buildings back from the river's edge will enable this to be done in a more cost-effective, aesthetically acceptable and more sustainable way<sup>(360)</sup>.

**36.3.17** A Strategic Flood Risk Assessment (SFRA) for the Royal Borough of Kensington and Chelsea was prepared jointly with the London Borough of Hammersmith and Fulham. The SFRA assessed the risk of flooding of different areas of the Borough and identified that there is no fluvial flood risk in the Borough. However, the Borough is affected by tidal flood risk, ranging from Flood Zone 1 with low probability of flooding to Flood Zone 3 with high probability of flooding. Very little of the Borough is located in Flood Zone 2 and 3, close to the Thames. The majority of the Borough is located within Flood Zone 1, with a 1 in 1,000 year risk of flooding. The threat of fluvial flooding is low, but sewer flooding occurred in the Holland and Norland wards in 1981 and 2007<sup>(361)</sup>.

To ensure that development is directed first to sites at the lowest probability of flooding, the Council has carried out the 'Sequential Test' on a range of sites<sup>(362)</sup>. Sites within Flood Risk Zones 2 and 3 that are not included within this appraisal will have to undertake a 'Sequential Test' in line with PPS25.

**36.3.18** Thames Water have identified a 17% increase in the amount of impermeable area in the Borough between 1971 and 2009, which increases the amount of rainfall discharging to the storm

water sewer. This, together with rainfall from Camden and Brent, may contribute to surface water and sewer flooding, as the Counters Creek sewer does not currently have the capacity to discharge storm water during extreme rainfall. Thames Water are currently looking at improving capacity in the Counters Creek storm water sewer in about 2020<sup>(363)</sup>. Moreover, this risk is increased by the use of impermeable surfaces as they decrease the capacity of the ground to drain water.

**36.3.19** Thames Water has been asked instructed by the Government<sup>(364)</sup> to develop and implement a scheme, the Thames Tideway Tunnel, which will reduce and limit pollution from the Beckton and Crossness sewerage system, and will have a significant impact on volume of discharges to the River Thames and River Lee the amount of untreated sewage that currently overflows directly to the river Thames after rainfall. The proposed Thames Tideway Tunnel will capture sewage discharges from existing Combined Sewage Overflows (CSOs) into a new tunnel and transfer the collected sewage for treatment. The importance and London-wide benefits of the Thames Tideway Tunnel are recognised by the Government and the Greater London Authority<sup>(365)</sup>. On this basis, the Council will ensure that the impacts of the works associated with the tunnel are carefully managed.

**36.3.20** The evidence on flooding shows that we need a policy to ensure that development considers potential flood risk from all sources and incorporates measures to mitigate this risk, especially the risk of surface water and sewer flooding.

## Policy CE 2

### Flooding

The Council will require development to adapt to fluvial flooding and mitigate the effects of, and adapt to, surface water and sewer flooding.

To deliver this the Council will:

359 <http://ukcp09.defra.gov.uk/content/view/16/6/index.html>.

360 London Plan Policy 4A.13.

361 RBKC Strategic Flood Risk Assessment. Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences.

362 <http://www.rbkc.gov.uk/pdf/70%20RBKC%20Sequential%20Test%202009.pdf>.

363 Thames Water, Counters Creek Study, 2009.

364 The Government needs to comply with the 1991EU Urban Waste Water Treatment Directive.

365 London Plan Policy 4A.18.

- a. resist vulnerable development, including self-contained basement dwellings, in Flood Risk Zone 3 as defined in the Strategic Flood Risk Assessment;
- b. require a site-specific Flood Risk Assessment, including an 'Exception Test' for all development in Flood Risk Zone 2 and 3 as defined in the Strategic Flood Risk Assessment, and for all sites greater than 1 hectare;
- c. where required undertake the 'Sequential Test' for planning applications within Flood Risk Zones 2 and 3;
- d. require development at risk from flooding in Flood Risk Zones 2 and 3 or sites greater than 1ha to incorporate suitable flood defence or flood mitigation measures in accordance with the recommendations of the site-specific Flood Risk Assessment;
- e. require sustainable urban drainage, or other measures, to reduce both the volume and the speed of water run-off to the drainage system ensuring that surface water run-off is managed as close to its source as possible in line with the hierarchy in the London Plan. In particular, major development must make a significant reduction in the current volume and speed of water run-off to the drainage system;
- f. resist impermeable surfaces in front gardens;
- g. require development adjacent to the Thames to be set back from the Thames flood defence to enable the sustainable and cost-effective upgrade of flood defences over the next 50 to 100 years;
- h. require works associated with the construction of the Thames Tideway Tunnel to:
  - i. preserve or enhance the character or appearance of the Cheyne, Royal Hospital and Thames Conservation areas;

- ii. preserve ~~the setting of~~ listed buildings ~~and their settings~~, and Parks and Gardens of Special Historic Interest (i.e. the Royal Hospital grounds);
- iii. not adversely impact on amenity;
- iv. not compromise the future of Cremorne Wharf which is a Safeguarded Wharf.

## Waste

**36.3.21** In 2007/08, the Council collected 92,206 tonnes (28,300,000 tonnes nationally) of municipal waste (including 62,176 tonnes of domestic waste), of which 78.3% was sent to landfill. 21.7% of this waste was recycled or composted, which is lower than the national average of ~~35.534.5%~~. These figures have improved in 2008/09 to 88,069 tonnes of municipal waste (including 59,533 tonnes of domestic waste), of which 76.3% was sent to landfill and 23.7% recycled or composted (~~national figures for 2008/09 will be updated once available~~) (~~versus a national average of 37.6%~~). The average of waste produced per household in 2007/08 was 349 kg in the Royal Borough, compared with a London average of 429 kg and an England average of 433 kg<sup>(366)</sup>. In a highly built up borough such as the Royal Borough, it is important that adequate refuse and recycling storage space is allocated in all developments to ease collection and keep the streets litter free.

**36.3.22** Major development in Kensal and Earl's Court will have an impact on the Borough's population, with an increase in the production of waste. It is important that waste management is taken into account in all development to handle waste arisings from the new uses.

**36.3.23** The Borough is very accessible by river and rail, which can provide opportunities for sustainable transportation of residual waste. Over two thirds of the Borough's municipal waste is transported from Wandsworth by barge to landfill. Until the Belvedere Energy from Waste plant is fully commissioned in 2011, the remaining waste is composted and recycled. Recyclable material is transported to different locations in the UK and abroad.

366 <http://www.audit-commission.gov.uk/SiteCollectionDocuments/Downloads/200708bvpidataquartiles190309.xls>.

**36.3.24** Considerable volumes of waste come from the construction process. Over the last two and a half years, almost 2,000 incidents of dumped builders waste were reported in the Borough. Ensuring this waste is managed responsibly is therefore important. Moreover, under the Site Waste Management Plans Regulations 2008, every construction project in England, valued at over £300,000, is required to create, monitor, update and complete a Site Waste Management Plan.

**36.3.25** The evidence on waste management shows that we need to examine new ways of dealing with waste in the Borough. Moreover, the Mayor of London requires that the Borough meets its waste apportionment figure which was set out in the London Plan<sup>(367)</sup>. On this basis a separate DPD will be produced which will set out how the Council will meet its waste apportionment figure and move towards a more sustainable way of dealing with the Borough's waste. Applications for waste management facilities will be assessed against Policy CE3 and relevant policies within the Environment Chapter of the Unitary Development Plan until the Waste DPD is formally adopted. The selection of sites for waste management and disposal will follow the criteria identified in the London Plan<sup>(368)</sup>.

### Policy CE 3

#### Waste

The Council will meet the waste apportionment figure as set out in the London Plan and will ensure that waste is managed in accordance with the waste hierarchy, which is to reduce, reuse or recycle waste as close as possible to where it is produced.

To deliver this the Council will:

- a. prepare a specific waste DPD to show how the waste apportionment figure of 309,000 tonnes per annum by 2020 required by the London Plan will be met. This will include:
  - i. identifying suitable sites for the purpose of managing the waste;

- ii. identifying which boroughs the Council will be working with and how much the pooled apportionment of those boroughs will be so that the apportionment figure can be met;
- iii. working in partnership with the GLA and neighbouring boroughs to meet the apportionment figure;
- iv. safeguarding the existing waste management sites along with Cremorne Wharf, maximising its use for waste management, water transport and cargo-handling purposes;

- b. require on-site waste **treatmentmanagement** facilities as part of development at Kensal and Earl's Court to handle waste arising from the new uses on the site (this could include **facilities such as** recycling facilities and anaerobic digestion);
- c. require provision of adequate refuse and recycling storage space which allows for ease of collection in all developments;
- d. require that development proposals make use of the rail and the waterway network for the transportation of construction waste and other waste;
- e. require applicants for major developments to prepare and implement Site Waste Management Plans for demolition and construction waste.

#### Biodiversity

**36.3.26** Biodiversity does not only enhance the beauty of our landscapes and wildlife, inspiring and enriching our lives, but provides us with many of the things that sustain our lives. Biodiversity provides food, timber and fuel, materials and fresh water. Biodiversity helps to regulate our climate, control floods, absorb CO<sub>2</sub> and purify water. It also contributes to a sense of place, providing a cultural heritage and opportunities for recreation, tranquillity and a healthy environment<sup>(369)</sup>.

367 London Plan Policy 4A.25.

368 London Plan Policy 4A.23.

369 Adapted information from Natural England -

[http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/why\\_is\\_biodiversity\\_important\\_/default.aspx](http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/why_is_biodiversity_important_/default.aspx).

**36.3.27** The biodiversity resource in the Borough is remarkably rich, with 24 Sites of Nature Conservation Importance (SNCIs) which include two open waterways (Grand Union Canal and The River Thames including Chelsea Creek) forming the Blue Ribbon Network and several linked sites forming Green Corridors.

**36.3.28** 51 protected species have been recorded within the Borough's SNCIs, with a further 7 protected species recorded within 100m (110 yards) of the designated sites.

**36.3.29** Bird species in the borough are generally stable, although there has been a decrease in Starlings and Song Thrush, and a marked decrease in Dunnock. However, numbers of Chaffinches, Greenfinches and Goldfinches have increased <sup>(370)</sup>.

**36.3.30** The Grand Union Canal is strategically important as a green corridor spanning the city and contains characteristic aquatic flora, fauna and breeding water birds. The River Thames, including Chelsea Creek, is also strategically important, but as a natural landscape feature and contains brackish and freshwater flora, wildfowl, waders, fish and invertebrates<sup>(371)</sup>. Green corridors link SNCIs to create a continuous biodiversity network, allowing animals and plants to move between sites and be found further into dense urban areas. These also form part of the boroughwide green infrastructure.

**36.3.31** The Council's Biodiversity Action Plan (BAP) was approved in November 2007. Among other things, BAPs set out the measures to protect and enhance the Borough's biodiversity resource by improving the quality of the local environment through practical management, habitat creation and protection of important wildlife sites. The implementation of the BAP is an important vehicle to improving the biodiversity of the Borough.

**Policy CE 4**

**Biodiversity**

The Council will protect the biodiversity in, and adjacent to, the Borough's Sites of Nature Conservation Importance and require opportunities to be taken to enhance and attract biodiversity.

To deliver this the Council will:

- a. protect Sites of Nature Conservation Importance and/or require the provision of significantly improved habitats to attract biodiversity in accordance with the national, regional and local Biodiversity Action Plans;
- b. protect the biodiversity value of Green Corridors and the Blue Ribbon Network and require that development proposals create opportunities to extend or link Green Corridors and the Blue Ribbon Network;
- c. require a site specific Ecological Impact Assessment for all major developments in or adjacent to Sites of Nature Conservation Importance, Green Corridors, open space and the Blue Ribbon Network;
- d. require other development proposals to create opportunities, where possible, for attracting biodiversity and habitat creation, having regard to the national, regional and local Biodiversity Action Plans.

**Air Quality**

**36.3.32** The entire Borough is designated as an Air Quality Management Area (AQMA) due to exceeding levels of nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>)<sup>(372)</sup>. The use of biomass to fuel CCHP increases NO<sub>x</sub> in most instances, especially as the technology has not yet advanced to produce clean emissions .

**36.3.33** The Borough currently emits an estimated 79.9 tonnes of NOx per km2 per annum, compared to an inner London borough average of 51.5 tonnes per km2 per annum. The Borough emits an estimated 3.2 tonnes of PM10 (particulate matter) per km2 per year, compared to an inner London borough average of 2.4 tonnes per km2

370 Giddens.G, R.B.K.C Borough Breeding Bird Survey 2006 Report.  
 371 Revision of Sites of Nature Conservation Importance, June 2009.  
 372 Local Air Quality Management Progress Report, April 2008.

per year<sup>(373)</sup>.

**36.3.34** The largest source of NO<sub>2</sub> is domestic gas burning while the largest source of PM<sub>10</sub> is road traffic exhaust emissions.

**36.3.35** The worst air quality is found along the main vehicle routes, with poor air quality found in the areas between these routes. Typical annual average concentrations of nitrogen dioxide at many roadside locations are twice the government's air quality objective level of 40 micrograms per cubic meter. Daily exceedences of the 24 hour fine particle (PM<sub>10</sub>) objective continue to occur at some roadside locations.

**36.3.36** Biomass, derived from biological materials such as plants and timber, is a renewable source of fuel for producing heat and power that delivers significant reductions of CO<sub>2</sub>. However, the combustion process currently emits a large amount of pollutants (PM<sub>10</sub>/PM<sub>2.5</sub>/NO<sub>x</sub>/SO<sub>2</sub>) which are undesirable in an Air Quality Management Area and Smoke Control Area and the technology does not yet exist to achieve acceptable emission levels.

**36.3.37** The evidence on air quality shows that we need to ensure that development proposals consider the potential impact on air quality. Any Air Quality Assessment must set out the potential impact of the development on local air quality. Given the ongoing exceedences of air pollutants throughout the Borough, opportunities need to be taken to improve air quality in accordance with the Council's Local Air Quality Management Plan.

## Policy CE 5

### Air Quality

The Council will carefully control the impact of development on air quality, including the consideration of pollution from vehicles, construction and the heating and cooling of buildings. The Council will require development to be carried out in a way that minimises the impact on air quality and mitigate exceedences of air pollutants.

To deliver this the Council will:

- a. require an air quality assessment for all major development;

- b. resist development proposals which would materially increase exceedences of local air pollutants and have an unacceptable impact on amenity, unless the development mitigates this impact through physical measures or financial contributions to implement proposals in the Council's Local Air Quality Management Plan;
- c. require that the Code for Sustainable Homes and BREEAM assessments obtains all credits available for reducing pollution and emissions, and improving air quality;
- d. resist biomass combustion unless its use will not have a detrimental impact on air quality.

### Noise and Vibration

**36.3.38** The dominant sources of noise in the Borough are road and rail traffic, construction (including DIY), noisy neighbours, pubs/clubs, pavement cafés/outdoor seating and noisy building services plant and equipment. Aircraft and helicopter noise is also a concern in parts of the Borough.

**36.3.39** Vibration in the Borough, apart from temporary construction work, is usually caused by surface trains, including night freight trains, and underground trains.

**36.3.40** Noise sensitive development includes residential, school and hospital uses.

**36.3.41** The Environmental Noise (England) Regulations 2006 and London Plan requires the consideration of protecting tranquil/quiet areas. At present, there are no such areas identified in the Borough, however the Council will work with the Department for Environment, Food and Rural Affairs to identify these in due course.

**36.3.42** Issues of noise and nuisance are considered on a site by site basis having regard to the proposal, site context and surrounding uses. Owing to the specialist nature of enforcing noise standards, the advice of the Council's Noise and Nuisance Officer will be sought on all applications where noise and vibration may be an issue.

373 Calculated using national figures from the London Atmospheric Emissions Inventory 2006 GLA (released April 2009)

**36.3.43** The evidence on noise and vibration shows that we need a policy to ensure that new development takes account of existing sources of noise and vibration and proposed noise and vibration generating development does not impact on existing amenity.

### Policy CE 6

#### Noise and Vibration

The Council will carefully control the impact of noise and vibration generating sources which affect amenity. The Council will require new noise and vibration sensitive developments to mitigate and protect occupiers against existing sources of noise and vibration.

To deliver this the Council will:

- a. require that noise and vibration sensitive development is located in the most appropriate location and protected against existing sources of noise and vibration, through careful design, layout and use of materials, to ensure adequate insulation from sound and vibration;
- b. resist developments which fail to meet local noise and vibration standards;
- c. resist all applications for noise and vibration generating development and plant that would have an unacceptable noise and vibration impact on surrounding amenity;
- d. require that development protects, respects and enhances the attributes of the special significance and tranquillity of tranquil quiet areas.

## 36.4 Corporate and Partner Actions

### Introduction

**36.4.1** Delivering the strategic objective of *Respecting Environmental Limits* will take more than the planning policies above. A range of activities undertaken across the Council and by our partner organisations will also deliver this objective.

This section sets out the main strategies and action plans that have been prepared and that will play a part in delivering this objective. It then sets out specific actions that will be undertaken to further the objective.

### Corporate or Partnership Strategies that will contribute to the delivery of the Strategic Objective

#### Climate Change Strategy 2008 – 2015

**36.4.2** The Council's Transport, Environment and Leisure Services has produced a seven year strategy which aims to make a difference on three levels: in the operation of the Council's own estate, in delivering services, and in stimulating behavioural change amongst businesses, residents and partner organisations in the community. This strategy does not come with a detailed long term action plan but it sets the direction of travel that the Council believes it should follow to achieve measurable change. It focuses on how the Council can mitigate global warming by reducing the emission of greenhouse gases (including carbon dioxide (CO<sub>2</sub>), water vapour, methane (CH<sub>4</sub>) and nitrous oxides (NO<sub>2</sub>)) and how the Council can help our residents to mitigate climate change and adapt to its impacts on our community.

#### Environmental Strategy 2006 – 2011

**36.4.3** The Environmental Strategy is a five-year strategy produced by the Council's Transport, Environment and Leisure Services and adopted in 2006. It sets out proposals to advance environmental sustainability both in the conduct of the Council's own business and as a community leader. It aims for the Council to take responsibility for its impact on the wider world focusing on the following areas: sustainable energy, waste and recycling, transport, pollution and environmental quality, development and construction, procurement and resource use, ecology and biodiversity.

#### Carbon Management Programme

**36.4.4** This Council is part of the Carbon Trust's Local Authority Carbon Management Programme. Through the programme the Council is committed to setting targets for carbon reduction and monitoring carbon emissions.

### Western Riverside Waste Authority Joint Municipal Waste Management Strategy 2006 - 2011

**36.4.5** This strategy was produced by the Western Riverside Waste Authority and its constituent councils (the London Boroughs of Hammersmith and Fulham, Lambeth, Wandsworth and the Royal Borough of Kensington and Chelsea). It covers the period 2006 to 2011 and establishes integrated waste management systems, which ensure that the Best Practicable Environmental Option is pursued for each particular waste stream. Although it covers the period 2006 to 2011, it is not intended to be a static document and it is expected to continually evolve through the process of feedback and review.

### Biodiversity Action Plan

**36.4.6** The Royal Borough's Local Biodiversity Action Plan is a strategy and set of objectives that has been produced in consultation with conservation experts, local organisations and individuals, and linked to the Mayor's Biodiversity Strategy for London. The key aims and objectives of the Biodiversity Action Plan are to a) audit and monitor the ecological status of habitats and species, b) raise awareness of the importance of biodiversity and protect and enhance the Borough's biodiversity resource.

### The National Air Quality Strategy 2007

**36.4.7** The Air Quality Strategy has been prepared by the Department for the Environment and Rural Affairs and sets out air quality objectives and policy options to improve air quality in the UK. The strategy provides long-term vision for improving air quality in the UK and offers options for further consideration to reduce the risk to health and the environment from air pollution.

### Air Quality Action Plan, 2009 - 2014

**36.4.8** The Royal Borough's renewed Air Quality Action Plan sets out how to meet local air pollution goals and objectives, such as encouraging people to change their behaviour and circumstances to use fuel more efficiently; better insulate buildings; promote cleaner and more economical road vehicles; and promote the use of less polluting modes of transport.

### Local Air Quality Management: Updating and Screening Assessment 2009

**36.4.9** The Royal Borough's Local Air Quality Management: Updating and Screening Assessment 2009, provides information on the review and assessment of air quality in the borough. This review includes monitoring data collected during 2008 on the key pollutants identified in the National Air Quality Strategy, which include carbon monoxide, benzene, 1,3-butadiene, lead, nitrogen dioxide (NO<sub>2</sub>), sulphur dioxide and particulate matter (PM<sub>10</sub>).

### The Mayor of London's Ambient Noise Strategy

**36.4.10** The Ambient Noise Strategy sets out a comprehensive agenda and policy aims to secure support for minimising noise and improving soundscape quality across the capital. The important issues considered include securing good, noise reducing surfaces on Transport for London's roads; securing a night aircraft ban across London; and reducing noise through better planning and design of new housing.

#### Corporate or Partnership Actions for Respecting Environmental Limits

1. The Council as a whole, and the Directorate of Transport, Environment and Leisure Services in particular, will implement the Council's Climate Change Strategy;
2. The Council as a whole, and the Directorate of Transport, Environment and Leisure Services in particular, will implement the Carbon Management Programme and Environmental Strategy;
3. The Directorate of Planning and Borough Development will review the policy requirements for the existing building stock, including consideration of extensions and refurbishments, in 2012, with a view to increasing the contributions to environmental sustainability;
4. The Directorate of Planning and Borough Development and the Directorate of Transport, Environment and Leisure Services will work with the Greater London Authority, London Development Agency and London Councils to take a leading role in identifying new and existing opportunities for decentralised

- heat and energy networks through heat and energy masterplanning;
5. The Directorate of Planning and Borough Development along with the Directorate of Transport, Environment and Leisure Services will explore the potential for partnerships for delivering decentralised energy networks through Energy Service Companies (ESCo) and/or Multiple Utility Service Companies (MUSCo);
  6. The Directorate of Planning and Borough Development will work with Thames Water to ensure that the timely implementation of the Thames Tideway Tunnel has a minimal impact on the Borough;
  7. The Directorate of Planning and Borough Development **along together** with the Directorate of Transport, Environment and Leisure Services will actively support Thames Water in **seeking regulatory funding for, and delivery of, the Counters Creek sewer flood alleviation scheme; reducing the delivery of short-term mitigation against sewer flooding and will continue to support the planning and development of a long-term solution to reduce** the risk of sewer flooding in the west of the Borough;
  8. The Directorate of Planning and Borough Development will lobby the Government for the policy and resources for the Environment Agency to require and consider site-specific FRAs;
  9. The Directorate of Planning and Borough Development along with the Directorate of Transport, Environment and Leisure Services will actively work with the Environment Agency and Thames Water to identify areas with critical drainage problems;
  10. The Directorate of Planning and Borough Development and the Directorate of Transport, Environment and Leisure Services will work with emergency planners, drainage and highways authorities, Thames Water and the Environment Agency to prepare and implement a Surface Water Management Plan;
  11. The Directorate of Transport, Environment and Leisure Services will work in partnership with constituent authorities within the Western Riverside Waste Authority to implement the agreed Joint Municipal Waste Management Strategy;
  12. The Directorate of Planning and Borough Development will work with neighbouring boroughs and the GLA to prepare a Waste Development Plan Document by 2011;
  13. The Directorate of Transport, Environment and Leisure Services and the Council as a whole will work to meet our Local Area Agreement targets for household recycling, of 33% by 2010/11, and improve performance year on year thereafter;
  14. The Directorate of Transport, Environment and Leisure Services will regularly review the sites of Strategic Nature Conservation Importance (SINC) as part of the implementation of the national, regional and local Biodiversity Action Plans;
  15. The Directorate of Transport, Environment and Leisure Services will work with the GLA **and the Port of London Authority (PLA)** to enhance the function of the Blue Ribbon Network, and particularly the use of the Thames for transport;
  16. The Directorate of Housing, Health and Adult Social Care will implement the Air Quality Action Plan objectives during the life of the Core Strategy;
  17. The Directorate of Transport, Environment and Leisure Services will work with partners to encourage greater use and provision for lower emission vehicles;
  18. The Directorate of Housing, Health and Adult Social Care will implement the Mayor's Ambient Noise Strategy and work with the GLA in their responsibility for preparing London Agglomeration Noise Action Plans and other strategic initiatives on regional noise mitigation;
  19. The Directorate of Housing, Health and Adult Social Care will explore the feasibility of preparing a Local Ambient Noise Strategy, incorporating resident surveys to identify priority noise issues in the Borough;
  20. The Directorate of Housing, Health and Adult Social Care will provide comments on various consultation documents, including the Heathrow Airport Action Plan.

# Chapter 37 Infrastructure

## 37.1 Introduction

**37.1.1** The Infrastructure Delivery Plan (IDP) is part of the evidence base informing the preparation of spatial policy in the Local Development Framework (LDF). The LDF will play an important role in delivering the vision set out in the Sustainable Community Strategy for Kensington and Chelsea. The purpose of the IDP is to provide an infrastructure assessment for the Borough. This includes working in partnership with physical, social and green infrastructure providers to establish what infrastructure provision there is in the Borough, and identifying any gaps or capacity issues within this existing provision.

**37.1.2** The IDP will be monitored both through its own on-going up-dating in line with good practice, and formally through the Annual Monitoring Report. Components of the IDP schedules that are key to a site allocation are clearly monitored through the relevant site allocation monitoring, with identified contingencies in place, where appropriate. These are set out in Chapters 38 (Monitoring) and 39 (Contingencies and Risks).

**37.1.3** The scope of facilities that have been investigated as part of the IDP includes the following: Transport; Utilities and Waste; Social Infrastructure; Environmental and Green Infrastructure; and Culture and Leisure. This is to ensure that the IDP embraces all matters necessary for the achievement of LDF policies, proposals and aspirations.

## 37.2 Infrastructure Schedule

**37.2.1** The Infrastructure Schedule sets out key infrastructure requirements within the Borough. The schedules follow best practice in explaining the where, what, why, who, and when of infrastructure requirements.

**Where** – its location.

**What** – name the piece of infrastructure.

**Why** – why it is needed, what leads to it being required, e.g. population increase.

**Lead delivery organisation/management organisation** - together these provide the 'who' information.

**Cost** – is a required component, where it is known. In some cases the cost is to be confirmed and will be updated on an on-going basis.

**When** – the time scale that the new infrastructure is required.

**Sources of funding** – this will assist to identify funding gaps that need to be addressed.

**Any dependencies** – critical things needed to deliver the infrastructure.

**37.2.2** The preparation of an integrated infrastructure plan is essential for local authorities and their partners to fulfil their place shaping role. The revised PPS12 identifies the Core Strategy as the means of 'orchestrating the necessary social, physical and green infrastructure required to ensure that sustainable communities are created'.

**37.2.3** To produce an effective infrastructure plan partner organisations need to actively engage in the process. Where a funding gap may exist, it may be possible to seek contributions from developers via s106 Planning Obligations to pay for the necessary costs associated with the development, including education; employment and training; community and health facilities; open space and play provision; public realm improvements; transport and town centre affordable retail. A proportion of each contribution will be ear-marked for each of these uses and must be spent on those uses.

**37.2.4** Table (i) provides a schedule of infrastructure by area or place. Table (ii) provides a schedule of infrastructure by provider, where it has not been entered into table (i).

**37.2.5** The IDP and the associated Infrastructure Schedule will be monitored, and regularly reviewed and updated as necessary. It is included here as a snapshot of time, but will be updated as future editions of this document are published.

Infrastructure Table (i) Infrastructure by Area

Where	What P = Physical S = Social G = Green	Why (see also Infrastructure Delivery Plan for further detail)	Specific requirements	Lead delivery organisation	Management organisation	Cost	When	Sources of funding	Any dependencies
<b>Kensal Gasworks</b>	Crossrail Station (P). Affordable Housing (S). Bridges over the canal and railway (P). Improved transport infrastructure including better bus links (P). Contribution to improved Little Wormwood Scrubs and cemetery (G). A CCHP and on-site waste management (G).	Additional infrastructure will be required to enable the development in line with Core Strategy, due to the amount of development possible in the area.	To be formulated as part of development proposals.	RBKC. Greater London Authority (GLA). Ballymore. Sainsbury's. National Grid. British Rail Board (Residuary). Crossrail Limited. Network Rail.	Various bodies incl. RBKC.	£20m	2011 onwards, completion 2017	Multiple. Developer contributions. Private finance. DfT, TfL.	Full development proceeding and development viability and agreement with Crossrail.
<b>Kensal Gasworks: National Grid requirements</b>	Replacement of gas holders with alternative pressure regulator (P).	To enable development to proceed on the gas holder site, and to release more development land on adjacent site.	Replacement of gasholders with alternative pressure regulator.	National Grid.	National Grid.	£12-£13M	TBC	National Grid. Land value.	Full development proceeding.

<b>Kensal Gasworks: Metropolitan Police Service (MPS) requirements</b>	The MPS have advised that significant population gain will create need for additional resources. Possible relocation of existing facilities (P, S).	MPS requirement to be closer to community and to respond within areas needed.	Specific requirements depend upon detail of the developments. The securing of premises within the development would be advantageous to MPS.	MPS.	MPS.	MPS.	Standard formula used by MPS will apply.	Within development plan time frame.	MPS. S106 contributions.	Nature of development.
<b>Kensal Gasworks: NHS K&amp;C requirements</b>	Additional GP premises may be required in area subject to population change (S).	There is potential significant population gain in the area which will result in a need for additional facilities.	Premises to be provided or secured. Additional to existing. Costs relate to provision: No. GPs and other health services and premises arrangements e.g. subsidised lease or freehold arrangement.	NHS K&C.	NHS K&C.	NHS K&C.	Variable items contained within emerging Estate Strategy.	Within development plan timeframe.	Developer contribution. NHS K&C.	Population numbers within development.
<b>Kensal Gasworks: Education needs</b>	Education places (new school) (S).	As for health requirements. Additional population requiring additional school places or school.	To be determined by level of development. May not be envisaged, but keep under review.	RBKC.	RBKC.	RBKC.	Subject to exact development.	In line with development plan timeframe.	S106 contributions.	
<b>Kensal Gasworks: Crossrail Station</b>	Crossrail Station (P).	To assist and facilitate the regeneration of	Core of station to serve Kensal site. Fit out of	Crossrail Ltd.	Crossrail Ltd.	Crossrail Ltd.	£20m	Keep under review.	TfL. DfT. S106 contributions.	Agreement with Crossrail Ltd.

<b>Kensal Area: Canal</b>	Canal environmental improvements. (G).	North Kensington, including improving transport accessibility.	station to be funded through other means.	RBKC.	British Waterways.	To be costed. Dependent on scale of development.	Delivery at time of development.	S106.	Development at the location proceeding.
<b>Wornington Green</b>	Affordable housing (S) Reinstatement of an improved Athlone Gardens and Venture Centre. Play space and play equipment. (S) Improvements to public transport. (P)	The current housing on the site fails to meet the Decent Homes Standards. Kensington Housing Trust have expressed a strong preference to redevelop the estate, using receipts from private housing	To be formulated as part of development proposals.	RBKC. Kensington Housing Trust, Homes and Communities Agency and potentially a private housing developer.	KHT.	Dependent on scale of development.	Start on-site planned for 2010/11.	Homes and Communities Agency, Kensington Housing Trust/Catalyst Housing Group, and potentially a private housing developer.	Stock option findings.



<b>Latimer Area: North Kensington Sports Centre requirement.</b>	Necessary social infrastructure contributions that arise from the development including dual use sports facilities that would be available for the local community and the proposed new Academy (S).	To allow local provision of leisure facilities, to meet the need of the local population and increase in population, and allow for dual use.	To be specified.	RBKC.	RBKC.	£8-10M	The first phase of development is expected within 5 years of the plan, 2010 – 2015.	RBKC, Building Schools for the Future, Private investment.	Development proceeding.
<b>Latimer area</b>	New academy serving north of the Borough (S).	To address the existing or projected under-supply of school places.	A new academy of the highest academic standard.	RBKC - Education.	RBKC - Corporate Property. RBKC - Planning & Development.	£8M	2011.	DfES.	
<b>Latimer</b>	Upgrading Hammersmith & City Line, including step-free access (P).	The part of the borough is less well-served by public transport. Upgrading infrastructure is necessary to improve access.	Frequency and stock upgrading. Details are with TfL.	TfL.	TfL.	£6M	2012.	TfL.	
<b>Latimer</b>	The provision of a CCHP network, or similar (G).	To deliver cooling, heat and power in an environmentally friendly way.		RBKC.	RBKC/ ESCo.	To be costed.	Within timeframe of development.	Private.	
<b>Latimer</b>	Improved pedestrian link, and tunnel between north of borough and WhiteCity (P, G).	To enhance pedestrian links in north of borough, to	Improved and extended bus services (295, 316) bus tunnel and pedestrian	TfL.	TfL.	To be costed.	2011.	TfL.	







<b>Bridge over Grand Union Canal, close to Trellick Tower</b>	Improve existing bridge; footbridge link connecting Harrow and Golborne Road (P).	To enable pedestrian ease of movement.	Improvements to existing bridge.	RBKC.	RBKC.	£0.5M	Developer contributions. TfL.	
<b>Westbourne Park Station</b>	Opening up rear entrance and step-free access (P).	To enhance safety and pedestrian flow, and regeneration of the wider Golborne and Trellick area.	Improvements to rear of station, and additional revenue costs associated with the opening.	TfL.	TfL.	£200k for works. Ongoing maintenance via commuted sum for management.	Developer contributions.	
<b>Lots Road/World's End Estate</b>	River path provision (P).	To improve pedestrian links and connectivity of the area, and help development of the area.	Footpath access and provision to be included within development.	RBKC.	RBKC.	Funded as part of development.	Developer contribution.	
<b>Lots Road and World's End</b>	Chelsea-Hackney Line improvements, West London Line/Chelsea-Hackney Interchange (P).	To overcome the poor PTAL score and to relieve congestion on District Line.	Improvements from Chelsea-hackney line, including interchange.	TfL.	TfL.		TfL. Developer Contribution.	2027.
<b>Along the Westway</b>	Lighting and public Art along the Westway, including hanging gardens (P, G).	To provide certain environmental enhancements in order to meet the vision improving the Westway.	Environmental enhancements.	RBKC.	RBKC. Highway Agency.	TBC.	Developer contributions.	When development contributions have been secured and accumulated.

<b>Westway: NHS K&amp;C Requirements</b>	Primary Care facilities at Maxilla School Site (S).	To allow for co-location of services.	Health facility integrated with school proposal.	NHS K&C.	NHS K&C.	£2.5m	As part of development.	NHS K&C.	Development proceeding.
<b>Westway Travellers' Site</b>	Improved access and additional pitches (S).	To ensure adequate provision which is a requirement for the Borough.	Additional pitches to be provided in line with need.	RBKC.		TBC.	In accordance with need.		
<b>Notting Hill Gate</b>	Enhanced pedestrian way finding to Portobello Market (P).	To provide good design and clear wayfinding, in order to allow for the improvement and redevelopment of the area.		RBKC.	RBKC.	TBC.			
<b>Notting Hill Gate</b>	The provision of a CCHP network, or similar (G).	To deliver cooling, heat and power in an environmentally friendly way.		RBKC.	RBKC/ ESCo.	To be costed.	Within timeframe of development.	Private.	
<b>Notting Hill Gate</b>	Relocation of Station entrances, and step-free access to station (P).	To improve pedestrian flow in the area and contribute towards the vision.	To be specified.	LUL, TfL.	TfL.	TBC.		Developer contributions.	Development proceeding.
<b>Notting Hill Gate</b>	Affordable shops (S).	To enhance Notting Hill Gate as a district shopping centre.	Provision of affordable shop units, through space or subsidy of existing.	RBKC.	RBKC.	Subsidy in region of £25k per shop unit.		Developer contribution (cross subsidisation through S106).	S106 SPD.

<b>Portobello/ Notting Hill</b>	Affordable shops. (S).	To maintain supply of types of units most suitable for smaller independent retailer, for which there is an identified need.	RBKC.	RBKC.	RBKC.	Subsidy in region of £25k per unit.	2011.	Developer contribution (cross subsidisation through S106).	S106 SPD. Core Strategy Policy.
<b>Portobello/ Notting Hill</b>	Pedestrian improvements and step-free access to Ladbroke Grove station (P).	To provide the improvements to pedestrian environment to ensure it remains attractive, vibrant and legible.	RBKC.	RBKC.	RBKC/ Private.	To be costed.	Part of major development.	Private.	
<b>Portobello Road(Market)</b>	Improvements to enliven the area, e.g. electricity points for traders, wayfinding to tube stations etc. (P).	To close the gap between Portobello Road and Golborne Road.	RBKC / Market Traders.	RBKC / Market Traders.	RBKC.	To be costed.	2010 onwards.		
<b>Knightsbridge</b>	Public realm improvements (P, G).	To allow rebalancing between north and south of the street, to encourage people to stay longer.	RBKC .	RBKC .	RBKC. Private.		2010.	Developer contribution (cross subsidisation through S106).	
<b>Knightsbridge</b>	Pedestrian crossing improvement (P)	There is no pedestrian crossing phase.	TfL.	TfL.	TfL.	To be costed.			





<b>Brompton Cross Chelsea</b>	Improved access to South Kensington tube (P).	The pedestrian route between Brompton Cross and underground station is not obvious, and improvements would allow better pedestrian flow.	pedestrian crossings on Kensington Church Street and the east end of the High Street.	RBKC.	TfL.		2009/10.	Developer contributions/private/ TfL.	
<b>Fulham Road West</b>	Improvements to shop fronts (P, G).	To improve appearance of the town centre.		Shop owners.	RBKC.		2010.	Private.	
<b>Fulham Road West</b>	New pedestrian and cycle links in Brompton Cemetery (P, G).	The ownership of cemetery will soon pass to Council, and better use of the space should be made.	Pedestrian and cycle improvements.	RBKC.		£200k.	2010.	TfL/ Developer contribution.	

Infrastructure Table (ii) Infrastructure by Provider

Delivery Organisation	Where/Why	Requirements	Type of Infrastructure:	When	Cost	Sources of Funding
<b>NHS Kensington &amp; Chelsea</b>	Borough wide. Infrastructure requirements will be identified and incorporated within Estate Strategy for provision of GP premises, practice-based commissioning, acute and non-acute healthcare, mental health care, and dental.	Requirements are population and health needs based. Needs are demonstrated to government and funding is agreed.  NHS K&C have standards of population and distance to GP or health premises to be included within Estate Strategy.  There is a move toward hub and spoke facilities – where hubs would cater for 10,000 to 20,000 population.	Social.	2009 onwards.	Dependent on Estate Strategy and level of provision.	Government grant funding mainly, plus some revenue funding from any lease or commercial lease.
	Kensal: contingency health related provision will be required if development proceeds.	Dependent on scale of development.	Social.	Within the time frame of development plan.	Dependent on scale of development. At least one premise required with additional health facilities sets cost of £1M to £2M.	NHS K&C. Developer contribution.

Delivery Organisation	Where/ Why	Requirements	Type of Infrastructure:	When	Cost	Sources of Funding
	<p>Earls Court: Abingdon Health centre may require expansion. Incorporation of health facility within any Tesco development if possible.</p> <p>Substantial new housing development along Warwick Road will require significant health provision.</p>	<p>Premises to be secured within developments where appropriate.</p>	<p>Social.</p>	<p>In advance of occupation of developments.</p>	<p>Depending on arrangements over ownership e.g subsidised lease arrangements can be entered into which have ongoing costs to NHS K&amp;C and/or developer contribution.</p>	<p>Developer contribution/ NHS K&amp;C.</p>
	<p>Notting Hill Gate: desire to secure premises or facility in an area where space has historically been difficult to obtain</p> <p>Newcombe House, or other redevelopment may be a possibility.</p>	<p>GP premises.</p>	<p>Social.</p>	<p>To align with occupancy, and additional requirements based on this.</p>		<p>Developer contribution/ NHS K&amp;C.</p>
	<p>Kings Road/ Sloane Square/ Fulham Road West: there is limited GP provision (with exception of hospital). Provision within Stanley or Hans Town Wards is required.</p>	<p>GP facility to allow provision in under-provided area.</p>	<p>Social.</p>			

Delivery Organisation	Where/ Why	Requirements	Type of Infrastructure:	When	Cost	Sources of Funding
<b>Police: Metropolitan Police Service (MPS)</b>	Kensal: <b>Safer Neighbourhood Base Neighbourhood Policing Facilities</b> . Currently 4 SN Teams based at Lancaster Grove. With Kensal development could spread these and additional capacity required.	Additional SNT premises.	Social.	To enable development to be effectively policed.	Standard costings based on numbers within team. Minimum team size is 6, in RBKC SNTs are often 12 members.	MPS. Developer contribution.
	Worlington Green or Latimer Area: Possible doubling of population would require additional capacity. Current provision is leasehold and could be secured through additional premises. Note: either here or Latimer, not both.	Additional or combining SNT premises.	Social.		As above, costing is dependent on size.	
	Latimer: see above, Worlington Green requirements. Unlikely to require both.		Social.			
	Borough-wide: Possible introduction of custody suites for dedicated custody resource within borough.		Social.			
	North of Borough: known improvements to communications required. Certain non-coverage of radio.	Additional cells to allow radio coverage.	Social.	Within 2009.	Funded within MPS budget. Sites required.	MPS.
<b>RBKC Adult Education</b>	Adult and community learning borough wide, from a range of premises and locations.	Future requirements are based on targets at delivering training to adults within the community.	Social.	Ongoing.		LSC.

Delivery Organisation	Where/ Why	Requirements	Type of Infrastructure:	When	Cost	Sources of Funding
<b>RBKC – Education (Schools 5-16 and 16-19)</b>	Borough wide coverage of schools (primary, secondary and nursery, plus specialist schools and 16-19 provision).	<p>It is expected to be possible to meet these requirements from existing locations, but explore possibility of collocation.</p> <p>An additional 240 children requires one additional primary school.</p> <p>Secondary school requirement identified in north of Borough, through new academy.</p>	Social.	To meet projected demand arising from known population changes, e.g secondary school (academy) in north of borough by 2011.	£3M (Primary) £20M (Secondary).	DCSF. BSF. Primary Capital Programme.
<b>RBKC – Community Learning (5-13 and extended schools)</b>	Borough wide requirements for access to play, child care and extended use of schools.	Additional facilities are itemised as borough wide. For example improved or extended access to existing provision at Flashpoint Venture Centre, and out-of borough Little Wormwood Scrubs. These requirements are based largely on analysis of population requirements and need. Therefore, where new population arises, new facilities or extended facilities are required.	Social.			Some s106 contributions. Play Pathfinder status. Extended schools capital.

Delivery Organisation	Where/Why	Requirements	Type of Infrastructure:	When	Cost	Sources of Funding
<b>RBKC – Early Years (0-4)</b>	Children Centres are based across the borough sometimes within schools. Future infrastructure requirements are based on need, and arising or changing population.	Continued provision of Children's Centres, and expansion where required due to population.	Social.	2010 onwards.	Dependent on numbers.	DCSF. Children's Centres monies . Some private and/or voluntary monies.
<b>RBKC – Parks</b>	Borough wide. Parks Strategy includes information on enhancements on a rolling programme.	Requirement for open space, or enhancements to existing open space to adhere to various standards: Park Standards within Park Strategy and the ParkScape requirements.	Green.	Parkscape requirements.		Annual updates of 3 year programme from capital. Some S106 monies. Some play Pathfinder monies.
<b>RBKC - Culture</b>	Borough wide provision: arts, libraries, museums	Stem from Cultural Strategy.	Social.	Ongoing.	According to need and provision.	Various: Heritage Lottery Fund, LDA, GLA, Arts Council, NHHG.
<b>RBKC – Leisure/ Sports</b>	Borough wide provision: sports centres, and adult sport development.	To adhere to Sport England requirements and to provide balanced services and activities.	Social/ Green.	Ongoing.	£3.6M costs for planned maintenance of sports centres for 2007-2011.	Capital programme. Some s106 funding.
<b>RBKC – Environmental Health (Air</b>	Borough wide: the whole borough is designated as an Air Quality Action Area.	Some infrastructure requirements to meet aims of AQAP. For example, monitoring stations.	Green.	2010 onwards.	EH to provide.	Capital Strategy Programme.

Delivery Organisation	Where/ Why	Requirements	Type of Infrastructure:	When	Cost	Sources of Funding
<b>Quality/ Contaminated Land)</b>						
<b>National Grid</b>	Replacement gas holders at Kensal site required to enable development and increase capacity.	See Kensal table (i) Alternative technology to allow the site once decontaminated to be released for development.	Physical.	See Kensal in table (i).	£12-£13M	Private.
<b>RBKC – TELS Climate Change Strategy</b>	Borough wide: Infrastructure may be required to assist in meeting government climate change targets.	Set down in national indicators and legislation for targets on emissions and carbon reduction.	Green.	2009.		Capital Strategy Programme. Other ad hoc bids.
<b>Thames Water</b>	Counters Creek: sewer upgrading to relieve existing and overcome localised surface flooding problems.	Upgrading of Counter's Creek which provides storm and waste water drainage from north London through RBKC.	Physical.	2010.	£300M (whole life costing) £32M for works planning and development.	TWU.
<b>Thames Water</b>	Thames Tunnel: The Thames Tunnel will capture the flows of storm sewage from 34 sewer overflow points along the River Thames.	The tunnel will run approximately 32 kilometres (20 miles) through the heart of London, and up to 75 metres beneath the River Thames, broadly following the path of the river.	Physical.	2011 Planning application. Construction 2012 to 2020.	£2.2Bn	Private.

Delivery Organisation	Where/ Why	Requirements	Type of Infrastructure:	When	Cost	Sources of Funding
		Its precise route, including the starting point in the west of the city, has still to be determined, but will end at Beckton Sewage Treatment Works.				
<b>RBKC - Housing</b>	Borough wide mainly within RBKC estate: infrastructure to support Housing Stock Options.	Aligned to Housing Stock Options and Housing Strategy.	Social.	2014-2020.	Costs to be identified.	Housing revenue Account. Homes & Community Agency.. Sales and subsidy of capital receipts.
<b>EDF/ National Grid</b>	Electricity Tunnel One of four National Grid deep tunnels. The work is vital to meet increasing demand in the capital. Additional cables can be installed in the tunnels if required in the future. A four-metre diameter tunnel, 12.4km in length, will be bored at a depth ranging from 20 to 60m below ground through the borough from Kensal.	See Table (i) The work is vital to meet increasing demand in the capital. Additional cables can be installed in the tunnels if required in the future Planned for construction between 2009 and 2016 and these will house 400kv cables to secure electricity supplies to London. One of the four planned tunnels will be built between Wimbledon and Kensal Green.	Physical.	2010-2016.	£127M (total project value = £600M).	Private.

# Chapter 38 Monitoring

## 38.1 Introduction

**38.1.1** Under the Planning and Compulsory Purchase Act 2004 every local planning authority has a responsibility for reporting on an annual basis the extent to which policies set out in local development plans are being achieved. This is undertaken by having clear arrangements for monitoring and reporting results. Without these it would be impossible to determine whether the policy is achieving what it set out to do.

**38.1.2** A list of performance indicators are listed under each of the 'Strategic Themes'. This information is collected as part of the preparation of the Annual Monitoring Report and will also supply information into annual monitoring systems set up by the GLA, TfL and the LDA. Where it would appear through monitoring that targets are not being met it may be necessary to review the policies within the Core Strategy to establish whether they need to be amended in order to secure delivery of the spatial vision. The need to review policies will be identified in the Annual Monitoring Report.

**38.1.3** The statements of policy within this monitoring chapter of the plan may be abbreviated versions of the identically numbered policies in the main text. In all instances reference should be made to the earlier chapters in the main text for the definitive version.

## 38.2 Section 106 Implementation and Infrastructure Monitoring

**38.2.1** Planning obligations (s106 agreements) may be tied to specific infrastructure schemes where they are necessary to overcome a planning objection to a development or pooled where planning obligations are sought from a number of smaller developments, towards the provision of a

scheme, for example from the Council's Community Strategy, Capital Programme. It is important that developers entering into planning obligations know where, when and how their money will be spent.

**38.2.2** A database is maintained, and incorporates a range of information in relation to planning obligations and unilateral undertakings including details of the development site, relevant dates for receipt of funds, the purpose of the obligation and level of funding. Contributions and interest accrued will be allocated to the implementation of projects in the vicinity of the site in a way that accords with the guidance in Circular 05/2005 "Planning Obligations".

**38.2.3** The Planning and Borough Development Directorate takes a strategic lead on the overall receipt monitoring and programme management of financial contributions, working with other parts of the Council and, through them, with external partner agencies to implement spend. Non financial planning obligations will also be monitored via the s106 database.

**38.2.4** Infrastructure delivery will be monitored through a number of methods. The entire Infrastructure Delivery Plan (IDP), which is a separated document used as evidence for the Core Strategy, is regularly reviewed with stakeholders and infrastructure providers through the Council's strategic partnership - the Kensington & Chelsea Partnership. Formally, updating will be reported annually in the AMR.

**38.2.5** Strategic sites' infrastructure is specified within the schedules contained in this chapter, and provision is therefore monitored against progress on strategic sites. Provision of other infrastructure requirements that are listed in the Infrastructure Schedules, will be monitored annually against the indicator above.

**38.2.6** Chapter 39 sets out the contingencies and risks, and provides a contingency for certain developments or events not occurring.

Policy	Target	Monitoring Indicator(s)	Frequency	Source	Collected (Directorate)
<b>C1: Infrastructure Delivery and Planning Obligations</b>					
C1	To ensure delivery of necessary infrastructure	Value of development contributions received by type.	Annual	Acolaid	Planning and Borough Development

	provision to support development.	Analysis of in-kind and total received, by type of contribution and development.  Infrastructure provision as identified within IDP.			
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### 38.3 Core Policies

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>Policy CP 1: Quanta of Development</b>				
<b>CP1 (1)</b>	350 additional new homes a year to be provided.	The number of new homes given planning permission.	Annual	Acolaid development control administration system.
<b>CP1 (2)</b>	69,200m <sup>2</sup> of office floorspace.	The m <sup>2</sup> of office floorspace given planning permission.	Annual	Acolaid development control administration system.
<b>CP1 (3)</b>	26,150m <sup>2</sup> of comparison retail floorspace to be provided by 2015 in the south of the Borough.	The m <sup>2</sup> of comparison floorspace given planning permission.	Annual	Acolaid development control administration system.
<b>CP1 (4)</b>	The number of infrastructure facilities provided which are listed in the infrastructure plan.	The amount of S106 contributions gained towards infrastructure provisions set out in the infrastructure plan.	Annual	Acolaid development control administration system.
<b>Policy CP 2: Places</b>				
The Council will protect, promote and enhance the local distinctiveness of the Places of the Borough, and improve their character and quality and the way they function.	The target for each Place is set out with the Monitoring section of each relevant Place chapter (Chapters 5 to 18).	The monitoring indicators relevant for each Place are dependent of the nature of each Place. They are set out within the Monitoring section of each Place chapter (Chapters 5-18).	Dependent on the nature of the individual indicator used.	Dependent on the nature of the individual indicator used.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>Policy CP 3: North Kensington</b>				
The Council will ensure opportunities for change in North Kensington deliver the widest possible regeneration benefits commensurate with the scale of the development.	The target is an amalgamation of the specific targets for the five Places which lie within the North Kensington Regeneration Area, namely Kensal, Golborne and Trellick, Portobello/ Notting Hill, Westway, and Latimer (Chapters 5 to 9).	The monitoring indicators relevant for each of the five Places which lie within North Kensington Regeneration Area are dependent of the nature of the each Place. They are set out within the Monitoring section of each of the relevant Places (Chapters 5 to 9).	Dependent on the nature of the individual indicator used.	Dependent on the nature of the individual indicator uses.

## 38.4 Monitoring Places

**38.4.1** For Places we have taken the view that we should monitor the implementation of each Place Vision rather than the relevant Place shaping policy (Policies CP 4 -17). To that end, each Place has a section under Delivery which sets out how we will monitor the success of the Place Vision.

## 38.5 Monitoring Strategic Sites

### 38.5.1 Kensal Gasworks

<b>Policy CA1: Kensal Gasworks</b>				
Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>CA1(a)</b>	Deliver 2,500 new dwellings by 2023.	The number of new dwellings in the Kensal Gasworks Strategic Site.	Annual	Information extracted from planning application information.
<b>CA1(a)</b>	Deliver 10,000m <sup>2</sup> of office floorspace by 2023.	The amount of new office floorspace in the Kensal Gasworks Strategic Site.	Annual	Information extracted from planning application information
<b>CA1(a)</b>	Deliver at least 2,000m <sup>2</sup> of non-residential and social and community floorspace by 2023.	The amount of new non-residential floorspace in the Kensal Gasworks Strategic Site.	Annual	Information extracted from planning application information.

<b>CA1(b)</b>	Deliver a bigger Sainsbury's store.	The amount of new retail floorspace within the Sainsbury's unit.	Annual	Information extracted from planning application information.
<b>CA1(c)</b>	Crossrail station opened and operational by 2017.	Is a Crossrail Station open and operational in the Kensal Gasworks Strategic Site?	Annual	Information extracted from planning application information and information from Crossrail Limited.
<b>CA1(d)</b>	A CCHP or similar is operational on the Kensal Gasworks Strategic Site by 2023.	Has <del>Kensal delivered</del> a CCHP plant or similar to form part of a district heat and energy network?	Annual	Information extracted from planning application information.
<b>CA1(e)</b>	On-site treatment facilities as part of the Kensal Gasworks development.	Have on-site waste treatment facilities been delivered as part of the redevelopment at Kensal.	Annual	Information extracted from planning application information.
<b>CA1(f)</b>	100% of applications refused.	Percentage of planning permissions refused which are not in compliance with Policy CE1.	Annual	Information extracted from planning application information.
<b>CA1(g)</b>	Improve access to the canal.	The number of additional waterside walk, cycle ways and new access points created through development.	Annual	Acolaid development control administration system.
<b>CA1(g)</b>	New east-west road into Hammersmith and Fulham.	The number of new roads adopted by the Council in the Kensal Strategic Site.	Annual	Information extracted from Transportation Department datasets and RBKC Street Naming and Numbering.
<b>CA1(g)</b>	Ensure that public transport services, and access to them, are improved.	NI 175: Access to services and facilities by public transport, walking and cycling.	Annual	National Indicator: RBKC Performance Report.
<b>CA1(g)</b>	100% of new streets aid permeability and connect to the	Changes in the Space Syntax map.	Reviewed every 5 years	Planning and Borough Development data.

	surrounding street network.			
<b>CA1(g)</b>	New linkages over the canal and railway.	Number of new bridges or crossings that been established?	Annual	Information extracted from planning application information.
<b>CA1(h)</b>	86% satisfaction with parks and open spaces in Kensal and surrounding major open spaces.	L5108: Satisfaction with parks and open spaces.	Annual	Local Indicator: RBKC Performance Report.
<b>CA1(i)</b>	No loss of community floorspace as currently provided by Canalside House and the Boathouse Centre.	Amount of floorspace in community use in Canalside House and the Boathouse Centre.	Annual	Information extracted from planning application information.
<b>CA1(j)</b>	The use of the area west of the gas holders for London-wide infrastructure needs.	Has the National Grid successfully delivered pan-London infrastructure requirements on site?	Annual	Information extracted from planning application information and National Grid.
<b>CA1(k)</b>	No applications granted which restrict access to the Ladbrooke Grove Memorial.	Amount of applications granted which restrict access to the Memorial.	Annual	Information extracted from planning application information.

### 38.5.2 Wornington Green

<b>Policy CA2: Wornington Green</b>				
<b>Policy</b>	<b>Target</b>	<b>Monitoring Indicator(s)</b>	<b>Frequency</b>	<b>Source</b>
<b>CA2(a)</b>	Minimum of 538.	Have sufficient affordable dwelling units been provided?	Annual	Planning application information.
<b>CA2(b)</b>	Minimum of 150.	Have sufficient market dwelling units been provided to help fund the development?	Annual	Planning application information.
<b>CA2(c)</b>	Minimum of 9,186m <sup>2</sup> .	Has the replacement Athlone Gardens been provided?	Annual	Planning application information.

<b>CA2(d)</b>	The refurbishment or relocation of the Venture Centre, providing the same facilities as currently provided.	Has the Venture Centre been refurbished or relocated, providing the same facilities as currently provided?	Annual	Planning application information.
<b>CA2(e)</b>	Approximately 2,000m <sup>2</sup> of <u>Class A uses (as defined by Town and Country Planning (Use Classes) Order 1987) A1 and A5 uses, with as long as</u> no one unit is over 400m <sup>2</sup> and <del>these</del> animate the street frontage, extend the retail offer along Portobello Road and help reconnect the link from Portobello Road to Ladbrooke Grove.	The extent of A1 to A5 uses proposed?	Annual	Planning application information.
<b>CA2(f)</b>	The provision of a CCHP to form part of a district heat and energy network.	Has a CCHP been provided?	Annual	Planning application information
<b>CA2(g)</b>	The re-provision of the storage units on Munro Mews?	Have the storage units on Munro Mews been re-provided?	Annual	Planning application information.
<b>CA2(h)</b>	Has each tenant who wants to remain on the estate been guaranteed a new home?	Is the community integrated and each tenant's housing need been taken into account?	Annual	Planning application information.
<b>CA2(i)</b>	The submission of a phasing scheme.	Has a phasing scheme been submitted?	Annual	Planning application information.
<b>CA2(j)</b>	Minimum 4,953m <sup>2</sup> publicly accessible open space provided during the construction.	Has a publicly accessible open space been provided during the construction?	Annual	Planning application information.
<b>CA2(k)</b>	The connection of Portobello Road and Wornington Road to Ladbrooke Grove.	Does the development connect Portobello Road and Wornington Road to Ladbrooke Grove and re-establish the traditional street pattern in the area?	Annual	Planning application information.
<b>CA2(l to z)</b>	S106 financial contributions as set out in CA2(m to aa), the	Have sufficient s106 financial contributions been received?	Annual	Planning application information.

	Wornington Green SPD and the s106 SPD.			
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### 38.5.3 Land Adjoining Trellick Tower

Policy CA3: Trellick Tower				
Policy	Target	Monitoring Indicator(s)	Frequency	Source
CA3(a)	The provision of sufficient residential development to enable regeneration aims and restoration of Trellick Tower.	Has new residential development occurred, with supporting infrastructure?	Annual	Acolaid development control administration system.
CA3(b)	The delivery of improvements to social and community facilities, and to housing in the area.	Have improvements to social and community facilities, and housing been made?	Annual	Acolaid development control administration system.
CA3(c)	The completed restoration of Trellick Tower.	Has Trellick Tower been restored?	Annual	English Heritage.
CA3(d)	Delivery of new social and community uses.	Have new social and community uses been provided as part of redevelopment?	Annual	Acolaid development control administration system.
CA3(e)	The provision of other contributions as identified in the Planning Obligations and the Site Specific Supplementary Planning Documents.	Have other contributions relevant to the site been secured?	Annual	Acolaid development control administration system.

### 38.5.4 North Kensington Sports Centre

Policy CA4: North Kensington Sports Centre				
Policy	Target	Monitoring Indicator(s)	Frequency	Source

<b>CA4(a)</b>	The provision of a new academy with its own sports facilities.	Has a new academy, with its own sports facilities, been provided?	Annual	Planning application information.
<b>CA4(b)</b>	The provision of a refurbished or relocated sports centre, offering equivalent facilities.	Has the existing sports centre been refurbished or relocated on site, offering equivalent facilities?	Annual	Planning application information.
<b>CA4(c)</b>	The provision of sufficient open space.	Has open space been provided on site in form of external sports pitches?	Annual	Planning application information.
<b>CA4(d)</b>	The provision of a CCHP plant to form part of the district heat network.	Has a CCHP plant been provided to form part of the district heat network?	Annual	Planning application information.
<b>CA4(e)</b>	<del>None set.</del>	<del>Has residential development been necessary to enable the development?</del>	<del>Annual</del>	<del>Planning application information.</del>
<b>CA4(f)</b>	Design of the external sports facilities to contribute to the visual amenity of the surrounding properties.	Does the external sports facilities contribute to the visual amenity of the surrounding properties?	Annual	Planning application information.
<b>CA4(g)</b>	<del>Delivery of a new road linking Grenfell Road and Latimer Road? Improve the legibility and permeability of the wider area</del>	<del>Has the legibility and permeability of the wider area been improved through the provision of a new road between Grenfell Road and Latimer Road? Has a new road linking Greenfell Road and Silchester Road/Lancaster Road been created?</del>	Annual	Planning application information.
<b>CA4(h to i)</b>	S106 financial contributions for public transport infrastructure and others in accordance with the s106 SPD.	Have sufficient s106 financial contributions been received?	Annual	Planning application information.

### 38.5.5 The Former Commonwealth Institute

Policy CA5: The Former Commonwealth Institute				
Policy	Target	Monitoring Indicator(s)	Frequency	Source

<b>CA5(a)</b>	9,300 m <sup>2</sup> of exhibition or assembly and leisure floorspace within the tent building.	The amount of floorspace for exhibition or assembly and leisure proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA5(b)</b>	Re-use of the Commonwealth Institute as a high trips generating public institutional use.	The proposed use for the Commonwealth Institute building as part of planning application for the redevelopment of the wider site.	Annual	Acolaid development control administration system.
<b>CA5(c)</b>	Preserve the 'tent' building for future generations.	<del>The proposed use for the 'tent building' as part of planning application for the redevelopment of the site.</del> <u>Is the proposed use of the Commonwealth Institute 'tent building' one which will secure its continued use and provide regeneration benefits for Kensington High Street?</u>	Annual	Acolaid development control administration system.
<b>CA5(d)</b>	Include the creation of an active public space on High Street Kensington frontage.	<del>The proposed public space as part of planning application for the redevelopment of the site.</del> <u>Has open space been provided on the site along the Kensington High Street frontage?</u>	Annual	Acolaid development control administration system.
<b>CA5(e)</b>	The development should positively relate the 'tent' to Kensington High Street, whilst integrating with and enhancing the parkland setting.	<del>The proposed use of the 'tent' as part of planning application for the redevelopment of the site.</del> <u>Is the proposed use of the Commonwealth Institute 'tent building' one which will secure its continued use and provide regeneration benefits for Kensington High Street?</u>	Annual	Acolaid development control administration system.
<b>CA5(f)</b>	Provide other contributions identified in the Planning Obligations SPD and site specific SPD.	The proposed contributions as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.

### 38.5.6 Warwick Road

Policy CA6: Warwick Road				
Policy	Target	Monitoring Indicator(s)	Frequency	Source
CA6(a)	Provide <del>1,700</del> <u>1,550</u> dwellings.	The amount of housing proposed as part of planning application for the sites.	Annual	Acolaid development control administration system.
CA6(a i)	Provide 500 dwellings on the Charles House site.	The amount of housing proposed as part of planning application for the site.	Annual	Acolaid development control administration system.
CA6(a ii)	Provide 250 dwellings on the Former Territorial Army site.	The amount of housing proposed as part of planning application for the site.	Annual	Acolaid development control administration system.
CA6(a iii)	Provide 150 dwellings on the Empress Telephone Exchange site.	The amount of housing proposed as part of planning application for the site.	Annual	Acolaid development control administration system.
CA6(a iv)	Provide <del>450</del> <u>300</u> dwellings on the Homebase site.	The amount of housing proposed as part of planning application for the site.	Annual	Acolaid development control administration system.
CA6(a v)	Provide 350 dwellings on the 100 West Cromwell Road site.	The amount of housing proposed as part of planning application for the site.	Annual	Acolaid development control administration system.
CA6(b)	Provide a primary school on the northern four sites.	<del>The proposed uses as part of planning application for the sites.</del> <u>Has a primary school been provided on the northern four sites?</u>	Annual	Acolaid development control administration system.
CA6(c)	Provide on-site public open space, including outdoor play space on the northern four sites.	<del>The proposed public open space as part of planning application for the sites.</del> <u>Has public open space been provided on the sites?</u>	Annual	Acolaid development control administration system.
CA6(d)	Provide leisure, social and community uses (Class D1), provision of	<del>The proposed</del> <u>Have</u> leisure, social and community uses (Class D1), <u>provision</u>	Annual	Acolaid development control

	car parking and open amenity space on the 100 West Cromwell Rad site.	<u>of-together with</u> car parking and open amenity space <u>as part of planning application for been provided on the site?</u>		administration system.
<b>CA6(e)</b>	Provide non-residential uses.	<u>The proposed</u> Have non-residential uses <u>as part of planning application for been created on</u> the site?	Annual	Acolaid development control administration system.
<b>CA6(f)</b>	The four northern sites to be developed to a single masterplan.	<u>Has</u> the masterplan <u>proposed been prepared</u> as part of planning application for the sites.?	Annual	Acolaid development control administration system.
<b>CA6(g)</b>	Provide affordable housing.	<u>Has</u> the proposed affordable housing <u>been provided</u> as part of planning application for the sites?	Annual	Acolaid development control administration system.
<b>CA6(h)</b>	Provide social and community facilities.	<u>Have</u> the proposed social and community facilities <u>been provided</u> as part of planning application for the sites?	Annual	Acolaid development control administration system.
<b>CA6(i)</b>	Provide a community sports hall.	<u>Has</u> the proposed community and sports hall <u>been provided</u> as part of planning application for the redevelopment of the sites?	Annual	Acolaid development control administration system.
<b>CA6(j)</b>	Provide health facilities.	<u>Have</u> the proposed health facilities <u>been provided</u> as part of planning application for the sites?	Annual	Acolaid development control administration system.
<b>CA6(k)</b>	Provide crèche and education facilities.	<u>Have</u> the proposed crèche and education facilities <u>been provided</u> as part of planning application for the sites?	Annual	Acolaid development control administration system.
<b>CA6(l)</b>	Provide landscape improvements to the West Cromwell Road.	<u>Have</u> the proposed landscape improvements <u>been delivered</u> as part of planning application for the 100 West Cromwell Road site?	Annual	Acolaid development control administration system.

<b>CA6(m)</b>	Provide streetscape improvements to Warwick Road.	<u>Have</u> the proposed streetscape improvements <u>been provided</u> as part of planning application for the sites?	Annual	Acolaid development control administration system.
<b>CA6(n)</b>	Provide pedestrian and cycle improvements.	<u>Have</u> the proposed pedestrian and cycle improvements <u>been provided</u> as part of planning application for the sites?	Annual	Acolaid development control administration system.
<b>CA6(o)</b>	Provide floorspace for Safer Neighbourhoods unit.	<u>Has</u> the proposed floorspace for Safer Neighbourhoods unit <u>been provided</u> as part of planning application for the sites?	Annual	Acolaid development control administration system.
<b>CA6(p)</b>	Provide a contribution to facilitate the unravelling of the Earl's Court One-Way system.	<u>Has</u> the financial contribution <u>been</u> received to facilitate the unravelling of the Earl's Court One-Way system?	Annual	Acolaid development control administration system.
<b>CA6(q)</b>	Provide other contributions identified in the Planning Obligations SPD and site specific SPDs.	<u>Have</u> the proposed contributions <u>been</u> received as part of planning application for the redevelopment of the sites.	Annual	Acolaid development control administration system.

### 38.5.7 Earl's Court

Policy CA7: Earl's Court				
Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>CA7(a)</b>	Provide 500 dwellings.	The amount of housing proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(b)</b>	Provide 10,000m <sup>2</sup> (108,000 ft <sup>2</sup> ) of office floor space.	The amount of floor space proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(c)</b>	<u>Provide small-scale retail to serve day-to-day needs.</u>	<u>The amount of small-scale retail to serve day-to-day needs.</u>	<u>Annual</u>	<u>Acolaid development control administration system.</u>

<b>CA7(d)</b>	Provide a cultural facility in Earl's Court.	The new use of the Exhibition Centre, <u>of at least national significance</u> , proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(e)</b>	<u>Provision of a balanced mix of uses, including hotel, leisure and social and community uses.</u>	<u>Provision of other non-residential uses required to deliver a sustainable and balanced mixed use development</u>	<u>Annual</u>	<u>Acolaid development control administration system</u>
<b>CA7(e)-(f)</b>	Provide on-site waste management facilities.	The waste facilities proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(f)(g)</b>	Provide low or carbon neutral developments and a Combined Cooling, Heating and Power (CCHP) plant or similar.	The proposed development and district heat and energy source as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(g)(h)</b>	Provide a new urban quarter well linked with its surroundings.	The proposed development and how it links with its surroundings as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(h)(i)</b>	Provide a design of the on-site road pattern and connections which improve the traffic situation.	The design of the on-site road pattern and connections proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(i)(j)</b>	<u>A new open square fronting onto Warwick Road, with active frontages</u> -	<u>Provision of an open urban square, fronting onto Warwick Road, with land uses that provide positive</u>	<u>Annual</u>	<u>Acolaid development control administration system.</u>
<b>CA7(j)(k)</b>	Provide community and health facilities.	Community and health facilities proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(k)(l)</b>	Provide new public open space including	Open space and measures to create biodiversity	Annual	Acolaid development

	opportunities to create biodiversity.	proposed as part of planning application for the redevelopment of the site.		control administration system.
<b>CA7(h)(m)</b>	<b>Target:</b> Secure highway contributions including measures to facilitate the <del>returnunravelling</del> of the Earl's Court <del>One-Wway system</del> to <del>two-way working</del> .	The <del>return-unravelling</del> of the one-way system to <del>two-way working</del> and highways improvements proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(m)(n)</b>	Improve tube, <del>bus</del> and rail access.	Improvements to tube, <del>bus</del> and rail access proposed part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(n)(o)</b>	Improve pedestrian links from <del>and through</del> the site and surrounding area to public transport facilities, <del>and improved north/south cycle links</del> .	Improvements to pedestrian <del>and north/south cycle</del> links proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(o)(p)</b>	Provide affordable housing.	The number and type of housing proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(p)(q)</b>	Provide education facilities.	The education facilities proposed as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.
<b>CA7(q)(r)</b>	Provide other contributions identified in the Planning Obligations SPD and site specific SPD.	The proposed contributions as part of planning application for the redevelopment of the site.	Annual	Acolaid development control administration system.

## 38.6 Monitoring Strategic Objectives Policies

Policy	Target	Monitoring Indicator	Frequency	Source
<b>Policy CK1: Social and Community Uses</b>				

Policy	Target	Monitoring Indicator	Frequency	Source
(a)	Full occupation of new Academy in North Kensington by 2018.	Provision of a new Academy school in North Kensington and enrolment and pupil registration of the Academy.	Annual	Information extracted from planning application information and school admissions data.
(b)	Current percentage of access to facilities as detailed in the Walkable Neighbourhoods evidence base report is not diminished and expanded upon where appropriate.	Percentage of social and community facilities increases or decreases.	Annual	Information extracted from planning application information and GIS datasets.
(c)	No overall loss of facilities across the Borough.	Changes of use from social and community uses to other uses if results in a decrease.	Annual	Information extracted from planning application information.
(c)	Increase the existing land bank of social and community uses.	Changes of use to social and community use from other uses if results in an increase.	Annual	Information extracted from planning application information.
<b>CK2: Local Shopping Facilities</b>				
CK2	Protect local shopping facilities and individual shops through the provision of new facilities in areas of deficiency to ensure that 77% or more of the Borough is within 5 minutes (400m) walk of these facilities, and improved.	Number of local convenience retail units created and to ensure that 77% of the Borough or more is within a 400m walk of facilities.	Annual	Information extracted from shopfront survey.
CK2	Protect local shopping facilities and individual shops through the provision of new facilities in areas of deficiency to ensure that 77% or more of the Borough is within 5 minutes (400m) walk of these facilities, and improved.	Number and location of new local convenience retail units and any decrease in the number of convenience units to ensure that 77% of the Borough or more is within a 400m walk of facilities.	Annual	Information extracted from shopfront survey.
<b>CK3: Walkable Neighbourhoods and Neighbourhood Facilities</b>				

Policy	Target	Monitoring Indicator	Frequency	Source
CK3	Improve upon existing percentages as detailed in the Walkable Neighbourhoods evidence base report.	Percentage of the area of the Borough which is deficient in social and community uses as defined in Keeping Life Local.	Annual	Information extracted from planning application information and GIS datasets.
CK3	Seek increase in provision of both local authority and non-local authority educational establishments.	Number of educational establishments.	Annual	Information extracted from planning application information.
CK3	To ensure public transport services and access to them is improved, particularly in areas where services are currently less good and to ensure that new development is located in areas where public transport accessibility is good.	Access to services and facilities by public transport, walking and cycling.	Annual	National Indicator 175.
CK3	85% of the Borough's area within an 800 metre walk of GP surgery.	Percentage of the area of the Borough within an 800 metre walk of a GP Surgery.	Annual	Information extracted from GIS data sets.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>Policy CF1 - Location of new shop uses</b>				
CF1(a)	100% located within town centres.	Location of new shop floorspace.	Annual	Information extracted from approved planning applications that have been built.
CF1(b)	100% located within existing higher order town centres or identified adjoining sites.	Location of new retail development with a floor area of 400m <sup>2</sup> (4,300 ft <sup>2</sup> ) (gross external) or more.	Annual	Information extracted from approved planning applications that have been built.
CF1(c)	New shops of less than 400m <sup>2</sup> (4,300 ft <sup>2</sup> ) provided in all in areas	Progress with development of new shops of less than	Annual	Information extracted from planning applications /

	of retail deficiency as shown on the plan within Chapter 30 ( <i>Keeping Life Local</i> ) by 2028.	400m <sup>2</sup> (4,300 ft <sup>2</sup> ) in areas of retail deficiency - number of new units created.		approved applications that have been built.
<b>CF1(d)</b>	Latimer:  Production of a planning framework and masterplan (Area Action Plan) by 2012  Kensal (Supplementary Planning Document):  Phase 1 complete by 2017  Phase 2 by 2023.	Progress in the establishment of new centres in Latimer and Kensal.	Annual	Information extracted from planning applications / approved that have been built.
<b>CF1(e)</b>	100% meet the criteria set out in policy section (e).	Any approved applications which do not comply with policy CF1 parts (a) to (d).	Annual	Information extracted from approved planning applications that have been built.
<b>Policy CF2 - Retail Development in Town Centres</b>				
<b>CF2(a)</b>	100% reflecting the position of the centre in the retail hierarchy and assisting in the implementation of the vision for that centre (as set out in chapters 4-18).	Scale and nature of approved development.	Annual	Information extracted from approved planning applications that have been built.
<b>CF2(b)</b>	b) (i) 100% of approved development having a range of unit sizes  b) (ii) No amalgamation of units permitted	(i) Range of shop unit sizes  (ii) Amalgamation of units	Annual	Information extracted from approved planning applications that have been built.
<b>CF2(c)</b>	100% of applications that are of 1,000m <sup>2</sup> or more, where s106 agreement for the provision of affordable	Provision of affordable shops	Annual	Information extracted from approved planning applications that have been built.

	shops was sought, providing affordable shops.			
<b>Policy CF3 - Diversity of uses within town centres</b>				
<b>CF3(a)</b>	<p>(i) 100% of approved applications (including appealed decisions) meeting the criteria</p> <p>(ii) 100% of approved applications (including appealed decisions) meeting the criteria</p> <p>(iii) 100% of approved applications (including appealed decisions) meeting the criteria.</p>	<p>Number of shops and shop uses within primary retail frontages of:</p> <p>(i) Knightsbridge, King's Road (East and West), Fulham Road, Brompton Cross, South Kensington and Kensington High Street unless the change is to another town centre use and where 80% of the ground-floor units in the relevant street frontage will remain in an A1 (shop) use and the non shop use is not adjacent to another non-A1 use</p> <p>(ii) Notting Hill Gate as above but not permitting change of use to an estate agent, bureaux de change (A2) or hot food takeaway (A4)</p> <p>(iii) Portobello Special District Centre – all shop uses protected.</p>	Annual	Information extracted from applications for change of use that have been implemented.
<b>CF3(b)</b>	<p>(i) 100% of approved applications (including appealed decisions) meeting the criteria</p> <p>(ii) 100% of approved applications (including appealed decisions) meeting the criteria.</p>	<p>Number of shops and shop uses at ground floor level within the secondary frontages of:</p> <p>(i) Knightsbridge, King's Road (East and West), Fulham Road, Brompton Cross, South Kensington, Westbourne Grove, and Kensington High Street unless the change is to another town centre use and</p>	Annual	Information extracted from applications for change of use that have been implemented.

		<p>where 66% of the ground-floor units in the relevant street frontage will remain in an A1 (shop) use and there are no more than 3 non-A1 uses in a row.</p> <p>(ii) Notting Hill Gate as above but not permitting change of use to an estate agent, bureaux de change (A2) or hot food takeaway (A5).</p>		
<b>CF3(c)</b>	100% of applications refused (including appealed decisions) where the criteria are not met.	Number of applications refused for loss of retail uses above or below ground floor level within town centres where the applicant could not successfully demonstrate that their loss will not adversely affect the essential shopping character and function of the centre.	Annual	Information extracted from applications for change of use that have been implemented.
<b>CF3(d)</b>	100% of applications refused (including appealed decisions) where the criteria are not met.	Number of applications refused for loss of retail uses within neighbourhood centres, where the proposal was not for a change to a social or community use, and where 66% of the relevant street frontage remains in A1 use.	Annual	Information extracted from applications for change of use that have been implemented.
<b>Policy CF4 - Street Markets</b>				
<b>CF4(a)</b>	No loss of street markets in the Borough.	Number of all the Borough's street markets.	Annual	The number of markets being managed through the Markets Office.
<b>CF4(b)</b>	New or expanded markets meeting the criteria.	Number of new or expansion of existing street markets where this fits with the broader retail strategy and strategic objectives for	Annual	The number of markets being managed through the Markets Office.

		the town centres they would be located in or adjacent to.		
<b>CF4(c)</b>	No loss of storage lockups for street traders.	Number of existing storage lockups for street traders, or their equivalent re-provision.	Annual	Information extracted from applications for change of use that have been implemented.
<b>Policy CF5 - Location of business uses</b>				
<b>Offices</b>				
<b>CF5(a)</b>	(i) 100% of applications refused (including appealed decisions) where the criteria are not met.  (ii) 100% of applications refused (including appealed decisions) where the criteria are not met.	Number of applications refused consisting of loss of very small and small offices, medium sized offices within Employment Zones, Higher Order Town Centres and other accessible areas and primarily commercial mews, large offices in Higher Order Town Centres and other accessible except where:  (i) the office is in an employment zone and being replaced by a light industrial user, workshop or other use which directly supports the character and function of the zone  (ii) the office is within a town centre and is being replaced by a shop or shop floorspace.	Annual	Information extracted from applications for change of use that have been implemented.
<b>CF5(b)</b>	A net increase in the number of very small offices (100m <sup>2</sup> or less) in the Borough.	Number of applications granted and implemented for very small offices permitted anywhere in the	Annual	Information extracted from planning applications that have been implemented.

		Borough save from ground floor level of town centres.		
<b>CF5(c)</b>	A net increase in the number of small, medium and large offices, located in line with the criteria detailed in the policy.	Number of applications granted and implemented for small offices anywhere in the Borough; medium offices in town centres, in other accessible areas, in Employment Zones and in commercial mews; large offices in higher order centres and other accessible areas; except where the proposal results in shared communal residential / business access, the net loss of any residential units or floorspace, or harms the retail function of a centre.	Annual	Information extracted from planning applications that have been implemented.
<b>CF5(d)</b>	A net increase in the number of business centres meeting the policy criteria.	Number of applications granted and implemented for for business centres at upper floor levels of higher order town centres, within accessible areas and within Employment Zones.	Annual	Information extracted from planning applications that have been implemented.
<b>CF5(e)</b>	Each development over 100m <sup>2</sup> to have a range of unit sizes.	Number of applications granted and implemented which include provision of new business floorspace over 100m <sup>2</sup> to be flexible, capable of accommodating a range of unit sizes.	Annual	Information extracted from planning applications that have been implemented.
<b>Light industrial</b>				

<b>CF5(f)</b>	No loss of light industrial floorspace.	Net loss of light industrial floorspace applied for through out the Borough.	Annual	Information extracted from planning applications that have been implemented
<b>CF5(g)</b>	100% of approved applications (including appealed decisions) meeting the criteria.	Percentage of proposed new light industrial floorspace located within Employment Zones, predominantly commercial mews and other areas where amenity is not harmed.	Annual	Information extracted from planning applications that have been implemented.
<b>CF5(h)</b>	An increase in the number of premises of a size suitable for the creative and cultural businesses. (Very small, small and medium units).	Percentage of applications for light industrial floorspace granted and implemented which included a mix of unit sizes suitable for the creative and cultural businesses, as appropriate.	Annual	Information extracted from planning applications that have been implemented.
<b>Employment zones</b>				
<b>CF5(i)</b>	No net loss in the number of light industrial uses, workshops, small and medium offices and business centres in Employment Zones.	Light industrial, workshops, small and medium offices and business centre floorspace by employment zone.	Every five years.	Employment Land and Premises Study.
<b>CF5(j)</b>	No net loss of business floorspace in Employment Zones unless the criteria is met.	Business floorspace or floorspace of uses which directly support the function and character of the zone.	Every five years.	Employment Land and Premises Study.
<b>CF5(k)</b>	No large scale office development in Employment Zones.	Applications granted for new large scale offices within Employment Zones.	Annual	Information extracted from planning applications that have been implemented.

<b>CF5(l)</b>	No residential development in Employment Zones.	Applications granted for residential uses including student housing or any form of living accommodation within the Employment Zones.	Annual	Information extracted from planning applications that have been implemented.
<b>CF5(m)</b>	A net increase in the number of small businesses and workshops in Employment Zones	Applications granted within Employment Zones which include small businesses and workshop premise.	Annual	Information extracted from planning applications that have been implemented.
<b>Policy CF6 - Creative and Cultural Businesses</b>				
<b>CF6</b>	An increase in the number of premises of a size suitable for the creative and cultural businesses. (Very small, small and medium units).	Promote and protect the work-spaces needed to support the creative and cultural industries across the borough.	Annual	Information extracted from planning applications that have been implemented.
<b>Policy CF7 - Arts and Culture Uses</b>				
<b>CF7(a)</b>	No loss of arts and cultural uses in the Borough.	Applications granted for net loss of arts and cultural uses.	Annual	Information extracted from planning applications that have been implemented.
<b>CF7(b)</b>	Arts and cultural development that generates large numbers of visitors in locations with a PTAL of 4 or more unless criteria met.	Applications granted for larger scale new arts and cultural uses or expansion of these uses in areas that have a PTAL of 4 or above, unless this will be achieved during the lifetime of the plan.	Annual	Information extracted from planning applications that have been implemented.
<b>CF7(c)</b>	Any enabling development approved for the provision of arts or cultural uses.	Applications granted for enabling development on land or buildings where the current or last use was arts and cultural uses in order to provide alternative arts and cultural uses on site	Annual	Information extracted from planning applications that have been implemented.

		or improve arts and cultural uses elsewhere in the Borough.		
<b>Policy CF8 - Hotels</b>				
<b>CF8(a)</b>	No loss of hotels or bedspaces unless in Earl's Court ward.	Applications granted for loss of hotels or hotel bedspaces by ward.	Annual	Information extracted from planning applications that have been implemented
<b>CF8(b)</b>	No new hotels located outside, or immediately adjacent to the Borough's higher order town centres.	Applications granted for new hotels by area.	Annual	Information extracted from planning applications that have been implemented.
<b>CF8(c)</b>	An increase in the quality and / or quantity of the facilities of existing hotels in the Borough.	An assessment of hotel quality.	Five year	RBKC Hotel Survey.
<b>CF9 South Kensington Strategic Cultural Area</b>				
CF9	An increase in visitors to principal cultural uses in the South Kensington Strategic Cultural Area.	Number of visitors to main arts and cultural uses in the South Kensington Strategic Cultural Area.	Annual	Visit London Annual Visitor Survey.

<b>Policy</b>	<b>Target</b>	<b>Monitoring Indicator(s)</b>	<b>Frequency</b>	<b>Source</b>
<b>Policy CT1 - Improving alternatives to car use</b>				
<b>CT1(a)</b>	To locate high trip generating development in areas of the Borough where public transport accessibility is good and where there is sufficient capacity.	PTAL at sites of high trip generating development granted PP.	Annual	Department of Planning and Borough Development.
<b>CT1(b) &amp; (c)</b>	Ensure that development will not	Proportion of residential	Annual	Department of Planning and

Policy	Target	Monitoring Indicator(s)	Frequency	Source
	result in any material increase in traffic congestion or on-street parking pressure and that all new additional residential development be permit-free.	permissions granted with permit-free.		Borough Development.
<b>CT1(c), (d) &amp; (e)</b>	Ensure that car parking provided in new residential development to be at or below the adopted car parking standards; ensure that parking in non-residential development is for essential need only.	Level of car parking provided in new residential and commercial development.	Annual	Department of Planning and Borough Development.
<b>CT1(f)</b>	Secure improvements to the walking and cycling environment and cycle parking, showering and changing facilities in new development.	Access to services and facilities by public transport, walking and cycling (NI175).	Annual	Department of Transportation and Highways.
<b>CT1(g)</b>	Ensure that new development incorporates measures to improve road safety, and in particular the safety of pedestrians, cyclists and motorcyclists.	Use of policy and achievement of its aims.	Annual	AMR.
<b>CT1(h)</b>	Secure Travel Plans for larger scale development.	Number of Travel Plans secured (LI5106a and LI5106b for School Travel Plans).	Annual	Department of Transportation and Highways.
<b>CT1(i)</b>	Ensure that public transport services, and access to them, are improved. North-south bus links and areas that currently have lower levels of accessibility will be our priorities.	Access to services and facilities by public transport, walking and cycling (NI175).	Annual	Department of Transportation and Highways.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
CT1(j)	Ensure that step-free access is delivered at all underground and rail stations by 2028.	Number of stations with step-free access.	Annual	Department of Transportation and Highways.
CT1(k)	Resist new public car parks.	Use of policy and achievement of its aims.	Annual	AMR
CT1(l)	ensure that where new on-street parking is created as a result of regeneration schemes it is managed so that parking demand is controlled and the need for off-street parking is minimised.	Level of car parking provided in new development.	Annual	Department of Planning and Borough Development.
CT1(m)	Ensure that new development adjacent to the River Thames or Grand Union Canal improves public transport and freight on the water and walking and cycling alongside it.	Use of policy and achievement of its aims.	Annual	AMR.
CT1(n)	Improve the streets within the Earl's Court One-Way System.	Improvements to ECOWS secured from high trip generating development in the area.	Annual	Department of Planning and Borough Development.
CT1(o)	Protect existing footways and footpaths.	Use of policy and achievement of its aims.	Annual	AMR
<b>Policy CT2 - New and enhanced rail infrastructure</b>				
CT2(a)	Establish a Crossrail Station at Kensal.	The provision of a Crossrail station at Kensal.	Annual	Crossrail
CT2(b)	The creation of a new station on the West London Line at North Pole Road.	The provision of a new station at North Pole Road.	Annual	TfL
CT2(c)	Protect the safeguarded route for the Chelsea-Hackney Line.	Safeguarded route protected, including for new station on King's Road.	Annual	TfL

Policy	Target	Monitoring Indicator(s)	Frequency	Source
CT2(d)	Promote a station further west, potentially at Imperial Wharf, as part of the Chelsea-Hackney Line.	The agreement to provide a station on the C-HL at Imperial Wharf.	Annual	TfL
CT2(e)	Improvements to the accessibility of West Brompton Station, measures to increase the capacity of the West London Line and improvements to its interchange with the underground network.	Improvements to West London Line, including at West Brompton and improved interchange.	Annual	TfL

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>CR1 - Street Network</b>				
CR1(a)	To establish traditional street patterns within regeneration and large scale development schemes which are permitted within the plan period.	The number of new roads adopted by the Council.  NI 5: Overall/general satisfaction with local area.	Annual	RBKC Street Naming and Numbering  National Indicator: RBKC Performance Report.
CR1(b)	To improve connectivity within the Borough.	Changes in the Space Syntax map.	Reviewed every 5 years	Planning and Borough Development
CR1(c)	To improve accessibility of the street network within the Borough.	The number of street improvement schemes completed.	Annual	Statistical analysis of Local Implementation Plan.
CR1(d)	That 100% of all new streets are built to adoptable standards.	The number of new streets adopted and the number of new streets yet to be adopted.	Annual	RBKC Street Naming and Numbering
CR1(e)	That no new gated development are created within the plan period.	The number of applications approved for gated development.	Annual	Acolaid development control administration system.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
CR1(f)	That there are no reductions in the number of existing rights of way within the plan period.	The number of all rights of way in the Borough.	Annual	Statistical analysis of existing and new rights of way.
<b>Policy CR2 - Three-Dimensional Street Form</b>				
CR2(a)	To establish traditional high quality street character and street form in all new or proposed streets within the plan period.	The number of new roads adopted by the Council.	Annual	Statistical analysis of road adoption records.
CR2(b)	To establish traditional high quality street character and street form in all new or proposed streets within the plan period.	<del>The number of new roads adopted by the Council.</del> <u>Building height and street width.</u>	Annual	Statistical analysis of road adoption records.
CR2(c)	To establish traditional high quality street character and street form as a result of new development within the plan period.	The percentage of appeals where CR2(c) was a reason for refusal.	Annual	Acolaid development control administration system.
CR2(d)	To establish active street frontages and natural surveillance on all streets.	The percentage of appeals where CR2(d) was a reason for refusal.	Annual	Acolaid development control administration system.
CR2(e)	To establish well defined open spaces within the Borough.	The percentage of permissions incorporating open space where CR2(e) was the reason for refusal.	Annual	Acolaid development control administration system.
<b>Policy CR3 - Street and Outdoor Life</b>				
CR3(a) & (b)	To provide successful and safe street markets throughout the plan period.	The number of new market stalls and number of vacant market stalls.	Annual	RBKC Street Trading statistics.
CR3(c)	To provide pedestrian friendly outdoor environments within the Borough.	The number of street improvement schemes carried out.	Annual	Statistical analysis of Local Implementation Plan.

<b>Policy</b>	<b>Target</b>	<b>Monitoring Indicator(s)</b>	<b>Frequency</b>	<b>Source</b>
<b>CR3(d)</b>	To provide opportunities for outdoor life in the Borough within the plan period.	The number of pavement cafés given planning permission.	Annual	Acolaid development control administration system.
<b>CR3(e) &amp; (f)</b>	To provide successful and well managed special events in the Borough.	The number of special events given planning permission.	Annual	Acolaid development control administration system.
<b>Policy CR4 - Streetscape</b>				
<b>CR4(a)</b>	To establish 80% of the Borough's paving to be Yorkstone or other special surfacing materials, to ensure high standards of environmental cleanliness and to continue to remove non-essential street furniture by 2028.	The linear percentage of the streets in the Borough paved in Yorkstone.  Percentage of appeals where CR4 was a reason for refusal.  NI195a (Improved street and environmental cleanliness: levels of litter).  NI195b (Improved street and environmental cleanliness: levels of detritus)  NI195c (Improved street and environmental cleanliness: levels of graffiti).	Annual	Acolaid development control administration system.
<b>CR4(b), (c) &amp; (d)</b>	To provide pedestrian and attractive friendly streets within the Borough.	The number of street improvement schemes carried out.	The number of street improvement schemes carried out.	Annual
<b>CR4(e) &amp; (f)</b>	To maintain appearance of the streetscene through resisting all inappropriate advertisement.	The number of appeals where CR4(e) or (f) was the reason for refusal.	Annual	Acolaid development control administration system.
<b>CR4(g)</b>	To maintain high quality streetscapes and front gardens.	The percentage of applications for crossovers and forecourts that were refused stating CR4(g) as the reason for refusal.	Annual	Acolaid development control administration system.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
CR4(h)	To increase amount of public art in the Borough over the plan period.	The number of new public art features created through development.	Annual	Acolaid development control administration system.
<b>Policy CR5 - Parks, Gardens, Open Spaces and Waterways</b>				
CR5(a), (b) & (d)	To improve the quality of the Borough's parks, gardens, open spaces and waterways within the plan period.	The amount of completed new public open space created.  L 5114: Number of parks with an adopted Management Plan.	Annual	Acolaid development control administration system.  Local Indicator, RBKC Performance Report
CR5(c)	To protect the Borough's existing high quality garden squares.	The percentage of appeals wheres CR5(c) was sited as the reason for refusal.	Annual	Acolaid development control administration system.
CR5(e)	To deliver on site external play space.	The percentage of appeals wheres CR5(e) was sited as the reason for refusal.	Annual	Acolaid development control administration system.
CR5(f)	To improve biodiversity and wildlife habitat within the Borough.	Improvements in biodiversity in the Borough.	Annual	Core Output indicator 8.
CR5(g)	To improve the quality of open space in the Borough.	Amount of eligible open spaces managed to Green Flag awards standard	Annual	The number of Green Flag Awards held by the Council.
CR5(h)	To improve access to all waterways within the Borough.	The number of additional waterside walk, cycle ways and new access points created through development.	Annual	Acolaid development control administration system.
<b>Policy CR6 - Trees and landscape</b>				
CR6(a) (b), (c) & (h)	To maintain the high level of trees in the Borough.	The number of additional Tree Preservation Orders approved.  Percentage of appeals where CR6(a), (b) or (h) was a reason for refusal.	Annual	Acolaid development control administration system.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>CR6(d), (e) &amp; (f)</b>	To improve the townscape character through high quality landscaping.	Percentage of appeals where CR6(d), (e) & (f) was a reason for refusal.	Annual	Statistical analysis of the Arboricultural records.
<b>CR6(g)</b>	To increase the number of street trees by 200 trees by 2028.	The number of street trees planted annually.	Annual	Statistical analysis of the Arboricultural records.
<b>Policy CR7 - Servicing</b>				
<b>CR7(a), (b) &amp; (c)</b>	To only establish visually unobtrusive servicing facilities.	The number of planning applications for uses greater than 1,000 m <sup>2</sup> with on-site servicing.  Percentage of appeals where CR7 was a reason for refusal.	Annual	Acolaid development control administration system.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>Policy CL1 - Context and Character</b>				
<b>CL1(a), (b) &amp; (f)</b>	All development will be designed to respect context and character of the Royal Borough within the plan period.	Percentage of appeals dismissed where CL1(a), (b) & (f) was the reasons for refusal.	Annual	Acolaid development control administration system.
<b>CL1(c)</b>	All development optimises development.	Percentage of appeals dismissed where CL1(c) was the reasons for refusal.	Annual	Acolaid development control administration system.
<b>CL1(d)</b>	To improve the Borough's riverside and canalside environments.	The number of developments approved which include waterside improvements.	Annual	Acolaid development control administration system.
<b>CL1(e)</b>	To maintain the strategic and local vistas views and gaps.	Percentage of appeals dismissed where CL1(e) was the reasons for refusal.	Annual	Acolaid development control administration system.
<b>Policy CL2 - New Buildings and Extensions</b>				

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>CL2(a) &amp; (b)</b>	All new buildings and extensions will have quality architectural and urban design.	<p>The number of design awards granted.</p> <p>Building for Life Assessments. Core Output Indicator H6.</p> <p>Percentage of appeals where CL2(a) or (b) was the reasons for refusal.</p> <p>The number of developments that used architectural competitions to design the proposal.</p>	Annual	<p>Royal Borough of Kensington and Chelsea and RIBA design awards.</p> <p>Core Output indicators.</p>
<b>CL2(c)</b>	Encourage the redevelopment of eyesores.	The number of applications approved siting CL2(d) as a reason for approval.	Annual	Acolaid development control administration system.
<b>CL2(d), (e) &amp; (f)</b>	All extensions and modifications will respect the architectural style and character of the building.	Percentage of appeals where CL2(d), (e) & (f) was the reasons for refusal.	Annual	Acolaid development control administration system.
<b>CL2(g)</b>	All subterranean developments will provide positive additions to the Borough's building stock.	Percentage of appeals where CL2(g) was the reasons for refusal.	Annual	Acolaid development control administration system.
<b>CL2(h)-(k)</b>	All new buildings and extensions heights will have a positive impact on the Borough's skyline.	Percentage of appeals where CL2(h)-(k) was the reasons for refusal.	Annual	Acolaid development control administration system.
<b>CL2(l)</b>	That 100% of application for tall buildings are full planning applications.	The number of full and outline applications for tall buildings.	Annual	Acolaid development control administration system.
<b>CL2(m) &amp; (n)</b>	All new and alterations to shopfronts will have a positive impact on the streetscene.	Percentage of appeals where CL2(m) & (n) was the reasons for refusal.	Annual	Acolaid development control administration system.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>Policy CL3 - Historic Environment</b>				
<b>CL3(a)</b>	That 100% of all applications made within Conservation Areas are full planning applications.  To preserve or enhance the character and appearance of the Borough's historic throughout the plan period.	The percentage of full planning applications within Conservation Areas.  The number of conservation areas with Proposal Statements less than 5 years old.  The percentage of developments granted planning permission within conservation areas.	Annual	Acolaid development control administration system.
<b>CL3(b) &amp; (c)</b>	To preserve or enhance the character and appearance of the Borough's historic throughout the plan period.	Percentage of appeals where CL3(b) & (c) was the reasons for refusal.	Annual	Statistical analysis Acolaid development control administration system.
<b>Policy CL4 - Historic Assets</b>				
<b>CL4(a)</b>	The Borough's historic assets will be preserved or enhanced throughout the plan period.	The number of listed buildings in the Borough.	Annual	English Heritage listed buildings register.
<b>CL4(b)</b>	The Borough's historic assets will be preserved or enhanced throughout the plan period.	The number of buildings on the 'Buildings at Risk' register.	Annual	English Heritage buildings at risk register.
<b>CL4(c) &amp; (d)</b>	Preserve special architectural features of listed buildings.	Percentage of appeals where CL4(c) & (d) was the reasons for refusal.	Annual	Acolaid development control administration system.
<b>CL4(e), (f) &amp; (g)</b>	Preserve or enhance the listed buildings within the Borough.	Percentage of appeals for the change of use of listed building where CL4(e), (f) & (g) was the reason for refusal.	Annual	Acolaid development control administration system.
<b>CL4(h) &amp; (i)</b>	The Borough's archaeological assets will be preserved throughout the plan period.	Percentage of appeals for the change of use of listed building where CL4(h) & (i) was the reason for refusal.	Annual	Acolaid development control administration system.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>Policy CL5 - Amenity</b>				
<b>CL5(a), (b), (c) &amp; (d)</b>	To ensure that residential amenity is protected and that new housing developments include external amenity space (private open space, communal open space, balconies and roof gardens).	Percentage of permissions where CL5 was a reason for refusal.	Annual	Acolaid development control administration system.
<b>Policy CL6 - Smallscale Alterations and Additions</b>				
<b>CL6(a) &amp; (b)</b>	To ensure that all alterations and additions maintain the existing quality and character of the Borough's buildings.	Percentage of appeals where CL6 was a reason for refusal.	Annual	Acolaid development control administration system.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>CH1: Housing Targets</b>				
CH1 (a)	To deliver the required provision of housing.	Housing trajectory (Core Output Indicator H1).  Plan period and housing targets (Core Output Indicator H1).  Net additional dwellings (previous years, current year, future years) (Core Output Indicator H2 a-c).	Annual	London Development Database and analysis of likely future housing developments.
CH1 (b)	To deliver the required level of affordable housing.	Gross affordable housing completions (Core Output Indicator H5).	Annual	London Development Database.
CH1 (c)	To deliver the required level of affordable housing.	Net affordable housing completions - including % of intermediate housing as a % of the overall completions and as a % of overall stock (the latter via the census).	Annual	London Development Database.

<b>CH2: Housing Diversity</b>				
CH2 (a)	To deliver the required housing completion rate.	Housing completions by tenure by ward.	Annual	Housing completions survey.
CH2 (b)	All new developments to be to Lifetime home standards and 10% to full wheelchair accessibility standards.	Number of lifetime homes completed.	Annual	London Development Database.
CH2 (c)	To meet needs through delivery of extra care housing.	Number of new sheltered housing and extra care homes.	Annual	London Development Database.
CH2 (d)	Prevention of further loss of HMOs.	Number of S106 agreements requiring studio retention in perpetuity.	Annual	Acolaid.
CH2 (e)	No loss of hostels except for to affordable housing.	Net loss of residential hostel bed spaces.	Annual	London Development Database.
CH2 (f)	No schemes where there is a loss of 5 or more residential units.	Total residential losses in excess of 5 residential units.	Annual	London Development Database.
CH2 (g)	Prevention of further loss of housing stock through amalgamation.	Number of S106 agreements including restriction on further amalgamation clause.	Annual	Acolaid.
CH2 (h)	Provision of outdoor amenity space in housing schemes.	Number of incidence of use of policy criterion as reason for refusal.	Annual	Acolaid.
CH2 (i)	Securing of maximum reasonable amount of affordable housing.	Net and gross affordable housing completions - including % of intermediate housing as a % of the overall completions and as a % of overall stock (the latter via the census).	Annual	London Development Database.
CH2 (j)	Securing of commuted sums for affordable housing for schemes between 800 and 1200m <sup>2</sup> .	Committed sum payments towards affordable housing fund secured from developments between 800m <sup>2</sup> and 1200m <sup>2</sup> .	Annual	Acolaid.
CH2 (k)	Securing of maximum reasonable amount of affordable housing.	Net and gross affordable housing completions - including % of intermediate housing as a % of the overall	Annual	London Development Database.

		completions and as a % of overall stock (the latter via the census).		
CH2 (l)	Securing off-site affordable housing in wards other than those listed.	Percentage of off-site provision of affordable housing provided within the named wards.	Annual	London Development Database.
CH2 (m)	All off-site affordable housing to be secured through a linked s106 agreement.	Number of S106 agreements linking development sites to provide off-site affordable housing concurrently.	Annual	Acolaid.
CH2 (n)	All affordable housing to be integrated within developments.	Degree of integration of both tenure and appearance.	Annual	London Development Database and photos from Summer Starts and Completions Survey.
CH2 (o)	Securing equal amenity provision for all affordable housing.	Equivalence of different aspects of amenity across tenures.	Annual	Site Visits.
CH2 (p)	Receipt of viability assessment for all schemes where less than 50% affordable housing is proposed.	Number of viability assessments submitted alongside affordable housing scheme applications.	Annual	Acolaid.
CH2 (q)	Require the appropriate split between social rented and intermediate housing provision.	Net and gross affordable housing completions by ward - including % of intermediate housing as a % of the overall completions and as a % of overall stock (the latter via the census).	Annual	London Development Database.
CH2 (r)	All provision to be at 'usefully affordable' point.	Cost to occupier of shared ownership affordable housing and whether it is around the mid-point between the cost of social rented housing and the cost of entry level market housing.	Annual	Social rented housing costs (Housing Dept.)  Market housing costs (Planning Dept.).
CH2 (s)	All pitches at the site to be protected.	Net additional gypsy and traveller pitches (Core Output Indicator H4).	Annual	London Development Database.
<b>CH3: Protection of Residential Uses</b>				

CH3 (a)	Protection of all market residential use and floorspace except for the reasons within Policy CH3.	Percentage of qualifying development refused where this policy is quoted as a reason for refusal.	Annual	Acolaid.
CH3 (b)	Protection of all affordable housing floorspace and units.	Percentage of qualifying development refused where this policy is quoted as a reason for refusal.	Annual	Acolaid.
CH3 (c)	Permitted new residential floorspace in all cases except for those set out in Policy CH3.	Percentage of qualifying development refused where this policy is quoted as a reason for refusal.	Annual	Acolaid.
<b>CH4: Estate Renewal</b>				
CH4 (a and e)	Provision of the maximum reasonable amount of affordable housing.	Net and gross affordable housing completions within estate renewal schemes - including % of intermediate housing as a % of the overall completions and as a % of overall stock (the latter via the census).	Annual	London Development Database.
CH4 (b and e)	All existing tenants provided with a new home.	Percentage of existing tenants provided with new home as part of any estate renewal.	Annual	Housing register.
CH4 (c and e)	Reprovision of housing to be provided according to housing needs.	Net and gross affordable housing completions within estate renewal schemes - including % of intermediate housing as a % of the overall completions and as a % of overall stock (the latter via the census).	Annual	London Development Database.
CH4 (d and e)	Funding secured and assessed, supported by an assessment of what is financially viable.	Percentage of estate renewal scheme applications supported by financial appraisal	Annual	Acolaid.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>CE1 - Climate Change</b>				

Policy	Target	Monitoring Indicator(s)	Frequency	Source
<b>CE1 (a to i)</b>	26% reduction in carbon dioxide emissions against 1990 levels by 2020; 60% reduction in carbon dioxide emissions against 1990 levels by 2050 (Climate Change Act 2008).	Borough wide carbon dioxide emissions.	Annual	Defra / AEA Technology Plc Environmental Statistics.
<b>CE1 (a to i)</b>	7.7% reduction in carbon dioxide emissions per capita per annum (Performance Report 2009).	Carbon dioxide reduction per capita in local authority area.	Annual	National Indicator 186.
<b>CE1 (a to d)</b>	20% increase in energy generation from renewable sources (London Plan Policy 4A.7).	Energy generation from renewable sources in kWh/per year including a record of type, location and output.	Annual	Core Output Indicator E3 and Information extracted from planning application.
<b>CE1 (a, b and c)</b>	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
<b>CE1 (d)</b>	0 appeals allowed	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
<b>CE1 (e)</b>	CCHP, or similar, proposed at all the strategic site allocations, Notting Hill Gate and Latimer.	Have the strategic site allocations and development at Notting Hill Gate and Latimer delivered a CCHP plant or similar to form part of a district heat and energy network? Include details of the location and available capacity of the system.	Annual	Information extracted from planning application information.
<b>CE1 (f)</b>	100% of all proposed CCHP or similar.	Percentage of proposed CCHP plant or similar which connects to or is able to connect to existing or planned CCHP plant or similar.	Annual	Information extracted from planning application information.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
CE (g)	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
CE (h)	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
CE (i)	None set.	What progress has been made to explore opportunities to further reduce carbon dioxide emissions and mitigate or adapt to climate change?	Annual	Interview with Planning Policy Manager.
<b>Policy CE2 - Flooding</b>				
CE2 (a and f)	0 planning applications should be granted.	Number of planning permissions granted contrary to Environment Agency advice.	Annual	<u>Core Output Indicator E1 / Core Output Indicator 7.</u>
CE2 (b)	100% where required.	Number of Flood Risk Assessments (FRAs) and Exception Tests submitted with qualifying planning applications.	Annual	Information extracted from planning application information.
<u>CE2 (c)</u>	<u>100% where required.</u>	<u>Number of Sequential Test undertaken for planning applications within Flood Risk Zones 2 and 3.</u>	<u>Annual</u>	<u>Information extracted from planning application information.</u>
CE2 <del>(e)</del> (d)	100% where required.	Percentage of qualifying planning applications which propose flood defences or flood mitigation measures.	Annual	Information extracted from planning application information.
CE2 <del>(d)</del> (e)	100% where required.	Percentage of qualifying planning applications which propose sustainable urban drainage or similar.	Annual	Information extracted from planning application information.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
CE2 <del>(e)</del> (f)	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
CE2 <del>(f)</del> (g)	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
CE2 <del>(g)</del> (h)	Minimise the impact of the works on the character and appearance of the area and amenity.	Impact of the works associated to the Thames Tideway Tunnel to the area.	Upon receipt of planning application.	Information extracted from planning application information.
<b>Policy CE3 - Waste</b>				
CE (a to e)	1% reduction from previous year (481kg/household in 2008/09).	Residential household waste per household.	Annual	National Indicator 191.
CE (a to e)	28.20% (Performance Report 2009).	Percentage of household waste sent for reuse, recycling and composting.	Annual	National Indicator 192.
CE3 (a)	Adoption in 2010 / 2012.	Progress in preparation of the Waste DPD.	Annual	Local Development Scheme review.
CE3 (b)	On-site <del>treatment waste management</del> facilities at Kensal and Earl's Court.	Have on-site waste <del>treatmentmanagement</del> facilities been delivered as part of the redevelopment at Kensal and Earl's Court.	Annual	Information extracted from planning application information.
CE3 (c)	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
CE3 (d)	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
CE3 (e)	100% where required.	Percentage of qualifying development where a Site Waste Management Plan for demolition and construction waste has been submitted.	Annual	Information extracted from planning application information.
<b>Policy CE4 - Biodiversity</b>				
<b>CE4 (a to d)</b>	50% of local sites (Performance Report 2009).	Proportion of local sites where positive conservation management has been or is being implemented.	Annual	National Indicator 197.
<b>CE4 (a, b and d)</b>	Increase in species throughout the borough.	Change in designated areas and populations of biodiversity (in numbers of species).	Annual	Core Output Indicator 8 information from Greenspace Information for Greater London (GiGL).
<b>CE4 (c)</b>	100% of all qualifying development.	Percentage of qualifying development where an Ecological Impact Assessment has been submitted.	Annual	Information extracted from planning application information.
<b>Policy CE5 - Air Quality</b>				
<b>CE5 (a to d)</b>	To reduce borough-wide emissions of NO <sub>x</sub>	Mean nitrogen dioxide (NO <sub>x</sub> in micrograms s/n) emissions at identified sites within Borough.	Annual	National Indicator 194 from the Annual Air Quality Monitoring Progress Reports.
<b>CE5 (a to d)</b>	To reduce borough-wide emissions of very small particles.	Emissions of very small particles (PM <sub>10</sub> and PM <sub>2.5</sub> in micrograms/m <sup>3</sup> ) at identified sites within Borough, including the number of daily	Annual	National Indicator 194 from the Annual Air Quality Monitoring Progress Reports.

Policy	Target	Monitoring Indicator(s)	Frequency	Source
		exceedences per year.		
<b>CE5 (a)</b>	100% of all qualifying development.	Percentage of qualifying development where an air quality assessment has been submitted.	Annual	Information extracted from planning application information.
<b>CE5 (b)</b>	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
<b>CE5 (d)</b>	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
<b>Policy CE6 - Noise and Vibration</b>				
<b>CE6 (a to d)</b>	These should be kept to a minimum.	Number of noise and nuisance complaints where planning permission has been granted, including the location and potential noise source.	Annual	Local Indicator 4151 using HHACS data.
<b>CE6 (a to d)</b>	0 appeals allowed.	Number of planning refusals, where this policy is a reason for refusal, allowed on appeal.	Annual	Information extracted from planning application information.
<b>CE6 (d)</b>	None set.	Number of tranquil quiet areas designated and reasons for designation?	Annual	Interview with Senior Noise and Nuisance Officer.

# Chapter 39

## Contingencies and Risks

### 39.1 Contingencies and Risks

**39.1.1** PPS12 requires Councils to show what alternative strategies have been prepared to handle any uncertainty about the delivery of the Core Strategy and what would trigger the need for alternatives.

#### Housing Provision

**39.1.2** PPS3 states that local authorities should “*identify different delivery options, in the event that housing delivery does not occur at the rate expected*” (para 62). It adds that, as part of an implementation strategy, local authorities should identify possible risks and constraints to delivery and develop strategies to address any risks. The Council has tested its future housing growth assumptions exhaustively. However, in the event of any unusual circumstances, the Council has formulated contingency plans for three scenarios.

**39.1.3** Monitoring will provide the basis on which the contingency plans within the Core Strategy would be triggered, and where necessary undertake an early review of the relevant part of the Core Strategy monitoring identifies.

**39.1.4** Scenario 1 – There is a significant (more than 20%) shortfall in the actual delivery against the cumulative total. The Council will identify the reason for the shortfall and address any delivery constraint initially through considering amending policies on receipt of evidence and analysis, and encouraging land assembly. If this constraint cannot be overcome, the Council will return to the potential sites identified in the GLA SHLAA and Housing Capacity Study for assessment, and seek to identify further sites which would be suitable, available and achievable in light of changed circumstances.

**39.1.5** Scenario 2 – There is a shortfall against the expected provision in a site or allocation. The Council will identify the reasons for this shortfall e.g. a delivery constraint or a false assumption made in the assessment. The Council will encourage land assembly, and consider amending policies on receipt of evidence and analysis, for example relaxing restrictions on office conversions to residential, if this is deemed appropriate from an employment perspective as well as a housing

perspective. If the shortfall is significant, and will impact on delivery against cumulative total as in Scenario 1, the Council will seek to identify further sites, again from the SHLAA, which would be suitable.

**39.1.6** Scenario 3 – Failure to deliver the level of anticipated development. The Council will seek to identify the reasons for the non-delivery and seek to eliminate any constraint, for example by identifying specific sites and encouraging land assembly. Amending policies, as in Scenarios 1 and 2 will be considered, if deemed appropriate, in addition to the Scenario 1 option of identifying further sites. If this is not possible, the Council will review the spatial distribution of future housing sites and may need to give housing greater emphasis relative to other uses and the anticipated growth in the broad location will be encouraged in other parts of the Borough.

#### Infrastructure

**39.1.7** Consultation with internal and external agencies responsible for delivering infrastructure has been undertaken throughout the compilation of the IDP. This will continue, and the IDP will be retained as a ‘live document’, with opportunities to update additional infrastructure requirements as they become known.

**39.1.8** The infrastructure schedule (see Chapter 37), which identifies key infrastructure projects required to support the delivery of the Core Strategy, will be maintained by the Council. In preparing the IDP, the investment and operational plans and strategies of the relevant infrastructure providers have been consulted. These therefore recognise the resources required to support infrastructure delivery, and consideration has been given to providing a realistic assessment of requirements. Through working with partners, in particular with regular input from the KCP, the risk that infrastructure will not be forthcoming can be mitigated, or addressed at an early stage.

**39.1.9** However, the Council recognises that there is a risk that infrastructure may not be provided. Contingency plans are in place where required, as set out in the following schedules. The only major infrastructure item which is considered to affect the quantum of development envisaged on the strategic sites is the non-delivery of a Crossrail station at Kensal. All other quanta of development are not anticipated to be affected by infrastructure not coming forward when envisaged. Monitoring of infrastructure provision and of the

IDP will ensure that the infrastructure items are both required and necessary, and based on the best available information. Where existing or planned infrastructure provision is not adequate to meet the needs generated by a proposal, the Council will secure provision by the use of planning obligations (see Policy C1). Where there remain capacity problems, or delivery of infrastructure cannot be overcome through securing appropriate planning obligations, the Council will require the developer to fund improvements prior to the development's occupation (or other relevant trigger).

**39.1.10** Although there may be circumstances that the Council cannot foresee that may influence the Core Strategy policies, the assessment below demonstrates that each policy has been assessed in terms of the potential known risks and offers contingencies where appropriate.

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
<b>STRATEGIC SITES</b>													
1	Kensal: Cross Rail Station and significant volumes of development on all four of the Kensal sites	a) Regeneration linked to significant improvements in accessibility may be reduced	Yes	Risk (i) Crossrail unable to deliver a station at Kensal, either as a turn back or as a full station	High	High	Yes	Plan B: Improve local accessibility through bus-based improvements and off site rail improvements, and maintain relatively high development densities	North Kensington Area Action Plan Issues and Options draft February 2008	This would allow the strategy - of using the Kensal sites as a catalyst to regenerate the wider north Kensington area to continue, al be it with the site at a slightly reduced density	n/a	The development potential would be less without a Crossrail Station, and the accessibility of the area as a whole may not be transformed by a rail station, but would still be improved by bus-based improvements	Less development will result in less opportunity to fund works such as connecting links over the railway. It could disuade the Gas Site from coming forward as development value may not outweigh development costs. <u>Therefore development would be based on the 7.1ha of the Sainsbury's and Ballymore sites. With the existing supermarket likely to expand irrespective of a Crossrail station, the developable land will be around 6.1ha allowing for an estimated maximum of 1030 dwellings and minimal office floorspace (due to the area failing to reach PTAL4).</u> <u>Should National Grid retain the gasholders, the HSE Consultation Zone would</u>

SECTION 2D: MONITORING, RISKS AND CONTINGENCIES

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
								<p>Plan C: Accept the 'status quo' and not deliver any significant volume of development</p> <p>Plan B: Reduced development on the sites as a whole. In addition, development on the adjacent site would need to take into account the HSE buffer zone which limits residential dwellings</p>	<p>North Kensington Area Action Plan Issues and Options draft February 2008</p> <p>North Kensington Area Action Plan Issues and Options draft February 2008</p>	n/a	This has been rejected as it would fail to deliver the underpinning strategy	n/a	<p>further limit development by a further 150 dwellings (approximately).</p> <p>n/a</p>
		<p>a) The scale of development may be reduced if not all four sites are available</p> <p>b) The scale of development may be reduced if not all four sites are available</p>	Yes	<p>Risk (i) Gas works is retained as part of the gas infrastructure beyond 2016 and does not come forward for development, reducing development capacity and also impacting on the potential of adjacent site because of the safety cordon requirements</p>	Medium	High	Yes			This would allow the strategy - of using the Kensal sites as a catalyst to regenerate the wider north Kensington area to continue, al be it with the site at a slightly reduced density	n/a	<p>The development potential would be less and thus the regeneration effect upon the area as a whole will be reduced</p>	<p>Less development will result in less opportunity to fund works such as connecting links over the railway. <u>Therefore development would be based on the 7.1ha of the Sainsbury's and Ballymore sites. With the existing supermarket likely to expand irrespective of a Crossrail station, the developable land will be around 6.1ha allowing for an estimated maximum of 1030 dwellings and minimal office floorspace (due to the area failing to reach PTAL4).</u></p>

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
													Should National Grid retain the gasholders, the HSE Consultation Zone would further limit development by a further 150 dwellings (approximately).
								Plan C: increase development on remaining sites to compensate	This option was not explicitly explored as it is not a realistic option	n/a	It is unrealistic to suggest that, taking the safety zone into account, the remaining sites would achieve this objective	n/a	n/a
				Risk (ii) North Pole Depot end) and National Grid Sites are not released for redevelopment	High	High	Yes	Plan B: Reduced development on the sites as a whole. In addition, the potential of bridge links across the railway, and running a bus-link along the southern side of the railway to connect to Hammersmith and Fulham would be removed	North Kensington Area Action Plan Issues and Options draft February 2008	This would allow the strategy - of using the Kensal sites as a catalyst to regenerate the wider north Kensington area to continue, al be it with the site at a slightly reduced density and less effective connections	n/a	The development potential would be less and thus the regeneration effect upon the area as a whole will be reduced	Significant transport downside due to no access over railway may significantly limit potential of the sites north of the railway line. Development would be based exclusively on the Sainsbury's and Ballymore sites. Developable land will be around 6.1ha allowing for an estimated maximum of 1030 dwellings.

SECTION 2D: MONITORING, RISKS AND CONTINGENCIES

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
2	Worlington Green Estate renewal including the building of additional private homes for sale alongside the replacement social rented dwellings	a) The existing community will miss out on new homes and the opportunity to increase the Borough's housing stock will be missed	Yes	Risk (i) Funding is not forthcoming from the HCA  Risk (iii) Landowners choose to develop land separately and not in partnership	Low	Med	No	Plan C: increase development on remaining sites to compensate	This option was not explicitly explored as it is not a realistic option	n/a	It is unrealistic to suggest that, taking the safety zone into account, the remaining sites would achieve this objective	n/a	n/a
				Risk (i) Funding is not forthcoming from the HCA	Low	High	Yes	Plan B. The project is delayed until alternative funding sources can be found  Plan C. Further private housing is needed to fund any 'gap' which has serious implications in terms of the quality of the resultant redevelopment scheme	This was not explicitly considered as a separate option	This is the only alternative available that keeps the strategy for the project in tact	n/a	Benefits of redevelopment would be delayed	Other funding sources will have to be found elsewhere or the site will be delayed until another funding stream becomes available
								Plan D. The development fails to go ahead, and	This was considered as part of the process of preparing an SPD for the site, including the examining the case for redevelopment through the OSC process	n/a	This has been rejected as it would fail to deliver the underpinning strategy	n/a	n/a
									This was considered as part of the process of preparing an SPD for the site, including the examining the case for redevelopment through the OSC process	n/a	This has been rejected as it would fail to deliver	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
3	Land adjacent to Trellick Tower: redevelopment of vacant site to facilitate improvements to Trellick Tower	a) The maintenance of the adjacent Grade II* listed Trellick Tower will continue to run into disrepair and the full regeneration benefits will not be realised for this area	Yes	Risk (i) That the site doesn't generate enough additional revenue to keep up with the escalating maintenance costs of Trellick Tower	Medium	Medium	No	existing homes are retrofitted to decent homes	n/a	n/a	n/a	n/a	n/a
4	North Kensington Sports Centre: redevelopment for a new academy and refurbishment or replacement of the existing sports centre.	a) Continued poorer academic achievement with children being educated in neighbouring boroughs	Yes	Risk (i) That the funding for the academy is not available	Medium	High	Yes	Plan B: delay implementation until alternative funding sources can be found  Plan C: Not provide a school	This was not explicitly considered as a separate option	This is the only alternative available that keeps the strategy for the project in tact	n/a	Benefits of redevelopment would be delayed	Delivery would be delayed
				Risk (ii) That an academy on the available site cannot be achieved without compromising	Negligible	High	Yes	Potential layouts on the site for a school have been tested demonstrating	North Kensington Area Action Plan Issues and Options draft February 2008	n/a	This has been rejected as it would fail to deliver the underpinning strategy	n/a	n/a

SECTION 2D: MONITORING, RISKS AND CONTINGENCIES

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
				wider regeneration objectives				that the risk to the wider regeneration is negligible, so no Plan B developed despite a 'high' impact score					
5	The Former Commonwealth Institute	a) The west end of Kensington High Street may not attract large numbers of visitors to the new cultural attraction. Parts of the vision for Kensington High Street will be difficult to achieve	Yes	Risk (i) A scheme which delivers the refurbishment and re-use of the Commonwealth Institute "tent building" cannot be agreed	Med	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
6	Warwick Road sites	a) Reduction in housing provision, and the possibility the Borough may not meet its housing targets	Yes	Risk (i) Primarily the recession	High	High	Yes	There are no Plan Bs that the Council can implement that would counter the international recession. We would have to accept that the development may be delayed	n/a	n/a	n/a	n/a	n/a
7	Earl's Court Exhibition Centre: mixed use redevelopment including an exhibition or convention use	a) The Earl's Court <del>cultural/exhibition</del> 'brand' is lost if no exhibition centre or convention use is included in the redevelopment.	Yes	Risk (i) The exhibition or convention uses require too high a cross-subsidy from the development, forcing up development volumes to unacceptable levels	Negligible	High	Yes	<del>Whitfit is the ambition of the Council to retain the possibility of an international convention or exhibition centre in Earl's Court. However, these facilities may be provided within the Kensington Olympia site.</del>	n/a	n/a	n/a	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
								and therefore a cultural facility of at least national significance would address the Council's ambition to retain the cultural brand; centre may prove more difficult to achieve, it is clear that the current Earl's Court owners have every intention of building on the Earl's Court brand. Therefore no Plan B is required as the 'high' impact score	n/a	n/a	n/a	n/a	n/a
		b) The Earl's Court <del>One-way</del> system does not receive sufficient investment to be returned to two-way working or sufficient support from TfL and thus remains in place	Yes	The comprehensive development including the decking over of rail tracks is so expensive that there is insufficient funding or support from TfL to return deliver the unravelling of the one-way system to two-way working.	Medium	Medium	No	n/a	n/a	n/a	n/a	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
8	Lots Road Power Station	a) Reduction in housing provision, and the possibility the Borough may not meet its housing targets	Yes	Risk (i) Primarily the recession  Risk (ii) The different sites are not developed comprehensively but come forward in a piecemeal manner	Low	Med	No	The risks have been assessed as low as pre-enabling works have begun and a formal start on site is expected shortly	n/a	n/a	n/a	n/a	n/a
<b>DEVELOPMENT MANAGEMENT POLICIES</b>													
<b>Keeping Life Local</b>													
9	Social and Community Uses (Policy CK1)	a) Lower residential quality of life	Yes	Risk (i) Loss of social and community uses to residential	Medium	Medium	No	n/a	n/a	n/a	n/a	n/a	n/a
10	Local Shopping Facilities (Policy CK2)	a) Lower residential quality of life	Yes	Risk (i) Closure of existing shopping facilities due to the recession thus increasing areas of deficiency	Low	Medium	No	n/a	n/a	n/a	n/a	n/a	n/a
11	Walkable Neighbourhoods (Policy CK3)	a) Lower residential quality of life	Yes	Risk (i) Changing of strategy by education and PCT which means they need to consolidate facilities	Low	Medium	No	n/a	n/a	n/a	n/a	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
Fostering Vitality													
12	Location of new shop uses (Policy CF1)	a) The viability and diversity of the Borough's town centres as highly accessible areas which contain the mix of uses need by residents and visitors to the Borough may decline. The vision to create a borough that contains a diverse mix of uses will be difficult to achieve if our town centres are not the driver for this.  The Latimer and Kensal areas will not benefit from new centres which will serve the day-to-day needs of residents, with residents having to make do with existing provision in the area. These centres will only be required if the redevelopment of the areas occur	Yes	Risk (i) Policies unsuccessful in implementing the town centre first approach to new town centres.  Large scale residential development in the Latimer and Kensal areas does not occur.	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
13	Retail Development with town centres (Policy CF2)	a) The town centres maintaining their distinct characters and functions will be difficult to achieve. The vision to create a borough that contains a diverse mix of uses will be difficult to achieve if our town centres are not the driver for this	Yes	Risk (i) Centres therefore decline relatively to our competitors	Low	Medium	No	n/a	n/a	n/a	n/a	n/a	n/a
14	Diversity of uses within town centres (Policy CF3)	a) The retail expenditure that cannot be accommodated within existing centres, or by the	Yes	Risk (i) We are unable to accommodate the additional	High	Mid	Yes	Although a Plan B is desirable, there are no other options to	n/a	n/a	n/a	n/a	n/a

SECTION 2D: MONITORING, RISKS AND CONTINGENCIES

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
		expansion of the existing centres, will "leak" to neighbouring borough's where it will not contribute to the borough's economy. This could result in the Boroughs town centres not being as large or as "successful" as they could be if all the "need" could be accommodated within them (be this by expansion or greater intensification)		retail floorspace "needed" within the borough because there are not enough suitable sites available				allow existing centres to grow because of built environment constraints and therefore a Plan B is not required					
15	Street Markets (Policy CF4)	a) The character of the Borough's town centres which contain street markets will not be as vibrant and diverse.	Yes	Risk (i) There is no longer adequate demand from the stall holders to maintain the Borough's markets.	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
16	Location of Business Uses (Policy CF5)	a) Large scale offices will not be concentrated in town centres and other areas well served by public transport. This will harm the Council's ambition to minimise traffic generation as well as the Council's ambitions to maintain a diverse mix of lower value uses within the employment zones	Yes	Risk (i) Permission is granted for large offices in the employment zones and other areas which are not well served by public transport	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
17	Creative and Cultural Businesses (Policy CF6)	a) Low value land uses such as light industrial uses and small offices will be unable to compete with higher land value uses within the Employment Zones.	Yes	Risk (i) The gradual ingress of higher value land uses into the Employment Zones, causing the erosion of	Medium	Med	No	n/a	n/a	n/a	n/a	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
		Diversity of uses within the Employment Zones contributes to the drivers of uses sought by the Council, and articulated in the Fostering Vitality vision.		their function due to raising land values and remaining areas for low value business uses.									
18	Arts and Culture uses (Policy CF7)	a) The Borough sees its gradual degradation from an area which contributes to London as a world city and which makes the borough such an interesting place to live.	Yes	Risk (i) Arts and cultural uses are gradually replaced by higher value uses such as retail.	Negligible	High	Yes	With the work the Borough is undertaking on Exhibition Road, the risk of it occurring is negligible, so no Plan B has been prepared, even though the impact would be considerable.	n/a	n/a	n/a	n/a	n/a
19	Hotels (Policy CF8)	a) The Borough will see a decline in its hotel stock, and will therefore be able to play less of a contribution to London's role as a world city.	Yes	Risk (i) Loss of hotels to higher value residential accommodation.	Medium	Low	No	n/a	n/a	n/a	n/a	n/a	n/a
20	South Kensington Strategic Cultural Area (Policy CF9)	None	Yes	None	Low.	Low	No	n/a	n/a	n/a	n/a	n/a	n/a

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<b>Better Travel Choices</b>													
21	Improving alternatives to car use (Policy CT1)	a) Lower reduction in car use.	Yes	Risk (i) Lack of public funding of alternatives; developers insisting for value reasons on including parking.	med	low	No	n/a	n/a	n/a	n/a	n/a	n/a
22	New Rail Infrastructure (Policy CT2)	a) Fail to achieve higher levels of accessibility and related regeneration	Yes	Risk (i) Crossrail unable to deliver a station at Kensal, either as a turn back or as a fill station.	High	High	Yes	See Kensal Plan B	North Kensington Area Action Plan Issues and Options draft February 2008	This would allow the strategy of using the Kensal sites as a catalyst to regenerate the wider north Kensington area to continue, albeit with the site at a slightly reduced density.	n/a	The development potential of the Kensal site would be less without a Crossrail Station, and the accessibility of the area as a whole may not be transformed by a rail station, but would still be improved by bus-based improvements.	Less development at Kensal will result in less opportunity to fund works such as connecting links over the railway. It could dissuade the Gas Site from coming forward as development value may not outweigh development costs.
<b>An Engaging Public Realm</b>													
23	Street Network (Policy CR1)	a) Fragmented and disjointed street network would remain in the borough.	Yes	Risk (i) That developments proposals for larger scale development may not come forward due to the recession.	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
24	Three Dimensional Street Form (Policy CR2)	a) New development will jar against the historic built fabric.	Yes	Risk (i) That developments proposals will be of lesser quality due to the recession,	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
				however, the Council can refuse such developments.									
25	Street and Outdoor Life (Policy CR3)	a) The level of street life will be less if this policy does not happen. Therefore this policy may impact on 'Fostering Vitality'.	Yes	Risk (i) That opportunities to create 'places' do not arise due to the recession.	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
26	Streetscape (Policy CR4)	a) We would fail to maintain the present very high streetscape standards	Yes	Risk (i) Developers refuse to contribute	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
27	Parks, Gardens, Open Spaces and Waterways (Policy CR5)	a) There would be a degradation in the quality of the waterway, parks, gardens and open space.	Yes	Risk (i) That proposals for development may not come forward due to the recession.	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
28	Trees and Landscape (Policy CR6)	a) Likelihood of a greater loss of trees in the borough.	Yes	Risk (i) Very little	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
29	Servicing (Policy CR6)	a) Likelihood of unsatisfactory servicing impacting negatively on busy town centre environments undermining their quality	Yes	Risk (i) Site constraints	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
Renewing the Legacy													
30	Context and Character (Policy CL1)	a) Development proposals fail to achieve high standards of design.	Yes	Risk (i) That in appeals the Planning Inspectorate do not support the exceptional standards we are seeking	Med	Medium	No	n/a	n/a	n/a	n/a	n/a	n/a
31	New Buildings, Extensions and Modifications to Existing Buildings (Policy CL2)	a) Development proposals fail to achieve high standards of design.	Yes	Risk (i) That in appeals the Planning Inspectorate do not support the exceptional standards we are seeking	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
33	Historic Environment (Policy CL3)	a) The identity of the Borough is undermined because of a failure to protect its historic fabric.	Yes	Risk (i) That in appeals the Planning Inspectorate do not support the exceptional standards we are seeking	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
32	Historic Assets (Policy CL4)	a) The identity of the Borough is undermined because of a failure to protect its historic fabric.	Yes	Risk (i) That in appeals the Planning Inspectorate do not support the exceptional standards we are seeking	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
33	Amenity (CL5)	a) The high quality residential life of the Borough is undermined because of a failure to protect amenity.	Yes	Risk (i) That in appeals the Planning Inspectorate do not support the exceptional standards we are seeking	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
34	Smallscale Alterations and Additions (Policy CL6)	a) Small scale incremental changes leading to a degradation of the Borough's character	Yes	Risk (i) That in appealing the Inspectorate do not support the exceptional standards we are seeking	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
<b>Diversity of Housing</b>													
35	Housing Targets (Policy CH1)	a) Much needed housing in the borough will not be provided	Yes	Risk (i) Recession.	High	Med	Yes	There are no Plan Bs that the borough can implement that would counteract international recession. We have to accept that development may be delayed.	n/a	n/a	n/a	n/a	n/a
36	Housing Diversity (Policy CH2)	a) Housing in the borough will not be further diversified	Yes	Risk (i) Failure to achieve good affordable housing through viability assessments especially as part of the recession  Risk (ii) Failure to provide for an appropriate mix of sizes of dwellings	Med	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
37	Residential Amenity (Policy CH3)	a) Reduction in Quality of Life for new and existing residents	Yes	Risk (i) Increasing need for external living as part of climate change	High	Med	No	Policy as drafted provides sufficient controls	n/a	n/a	n/a	n/a	n/a

SECTION 2D: MONITORING, RISKS AND CONTINGENCIES

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
38	Estate Renewal (Policy CH4)	a) Regeneration of North Kensington	Yes	Risk (i) Recession and the failure to find alternative sources of funding.  Risk (ii) Public opposition	High  Med	High  Med	Yes  No	Plan B: Delay  Plan C: Refurbishment	This was not explicitly considered as a separate option.  Interim Issues and Options	This is the only alternative available that keeps the strategy for the project in tact  n/a	n/a  This has been rejected as it would fail to deliver the underpinning strategy	Benefits of redevelopment would be delayed  n/a	Delivery would be delayed  n/a
<b>Respecting Environmental Limits</b>													
39	Climate Change (Policy CE1)	a) Although RBKC's individual contribution is small, taken with others, the importance of meeting national carbon targets to mitigate climate change is essential	Yes	Risk (i) Failure of Building Regs to be amended to require higher standards of CO <sub>2</sub> reduction and lower use of water.  Risk (ii) Viability assessments, especially during the recession, show the policy is not feasible.	Med  Med	Med  Med	No  No	n/a  n/a	n/a  n/a	n/a  n/a	n/a  n/a	n/a  n/a	n/a  n/a
40	Flooding (Policy CE2)	a) Development takes place in a way that is not flood adapted	Yes	Risk (i) That in appeals the Planning Inspectorate and Environment Agency do not	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a

1. No:	2. Policy	3. Dependency: if this policy is not implemented, what may not happen on the ground as a result?	4. Central to the delivery of the strategy vision?	5. Risk(s): what can get in the way of implementing the policy?	6. Likelihood of risk occurring? (Low, Med, High)	7. Impact on the strategy if risk occurs? (Low, Med, High)	8. Plan B Required? (Yes / No)	9. Potential Alternatives	10. Source from which other options are drawn	11. Reason for selecting Plan B	12. Reason for rejecting other options	13. Implications of Plan B on dependencies	14. Delivery Implications
				support this policy									
		a) Development takes place that does not reduce water runoff levels	Yes	Risk (ii) That in appeals the Planning Inspectorate and Environment Agency do not support this policy	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
41	Waste (Policy CE3)	a) Insufficient provision for waste management	Yes	Risk (i) Failure to find appropriate sites outside of the borough.	High	High	Yes	The risks with achieving a site specific solution are such that waste will be dealt with in a separate DPD, not in the Core Strategy.	n/a	n/a	n/a	n/a	n/a
42	Biodiversity (Policy CE4)	a) Existing biodiversity is not protected efficiently and/or opportunities to attract biodiversity are lost.	Yes	Risk (i) Insufficient knowledge among both developers and planners to deliver the policy - regarded as a low priority.	Med	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
43	Air Quality (Policy CE5)	a) Continued increase in poor air quality	Yes	Risk (i) That in appeals the Planning Inspectorate do not support this policy	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a
44	Noise (Policy CE6)	a) Degraded residential quality of life	Yes	Risk (i) That in appeals the Planning Inspectorate do not support this policy	Low	Med	No	n/a	n/a	n/a	n/a	n/a	n/a



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# Chapter 40 Housing Trajectory and Supporting Information

## 40.1 Appendix 1 - Housing Trajectory

**40.1.1** The Council's housing target is 1,400 net additional units (350 units per annum) to be provided from 2007/8 until the London Plan is replaced. This is estimated to be in 2010/2011. From 2011/2012 the Council is planning to make provision for a minimum of 600 net additional dwellings per year. The housing target has varied over the trajectory period as shown by the green 'target' line in the trajectory graph.

**40.1.2** The orange requirement line on the graph 'Housing Trajectory to ~~2025/26~~ ~~2027/28~~' shows the outstanding annual requirement for dwellings when judged against the target. This is based on a calculation of the number of dwellings needed at any point in time in order to meet the targets set over the whole period of the chart and is based on anticipated future developments. The target, in turn, affects the path of the orange line shown on this graph below. A lower target means that the overall dwelling requirement is met earlier. In this case the shortfall in completions over the recent past from 2004 to 2007 has ensured that the annual requirement being the outstanding need for more dwellings in each year remains positive until ~~2023/24~~ ~~2026/27~~ almost at the end of the trajectory period. The orange line remains above the year axis for longer becoming negative and dipping below the line only when the cumulative target for the period has been met. This shows that the target should be met by ~~2023/24~~ ~~2026/27~~.

**40.1.3** The figures shown for the number of future dwelling completions allow for anticipated fallout when planning permissions either lapse or are superseded. In addition, the chart reflects a distribution of development taking place over a few years following the start of construction as well as a lapse rate of about a quarter. These proportions are based on patterns elsewhere within inner London. The construction progress over time also varies with the size of the development with the large developments taking longer.

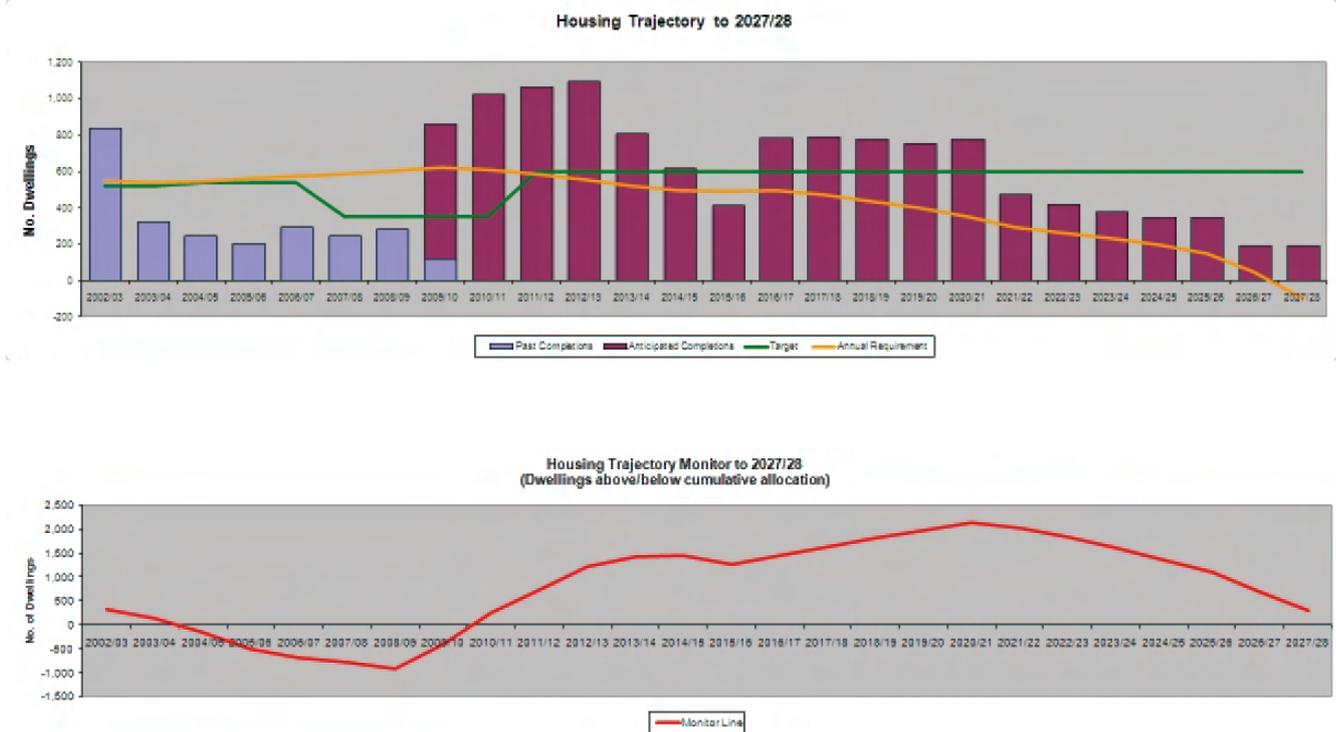
**40.1.4** The separate 'Housing Trajectory Monitor to ~~2025/26~~ ~~2027/28~~' graph comprises a single line which shows anticipated dwelling performance

against target. It represents a comparison between the cumulative total of dwellings completed since the beginning of the plan period and the equivalent cumulative target over the same period. The effect of the early deficit shows clearly in the mid section of the graph only rising at the end of the period when more development is anticipated. The first half of the graph is affected by the early years resulting from the higher target level followed by a period of catch-up allowed by the lower target level. This is then followed by a slower rise as the anticipated housing supply from the available sites declines.

Table Royal Borough of Kensington and Chelsea - Borough Housing Trajectory Data to 2027-28

	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Completions	0	0	0	0	128	118	118	0	0	0	0	0	0	0	0											
Past vacancies returning to use																										
Projected vacancies returning to use	0	0	0	0	0	0	0	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
Vacancies returned to use	0	0	0	0	128	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
Past Minor Windfall Dwellings	0	0	0	0	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected Minor Windfall dwellings	0	0	0	0	0	0	0	130	130	130	130	130	130	130	130	130	130	130	65	65	65	65	65	65	65	65
Minor Windfall Dwellings	0	0	0	0	0	0	67	130	130	130	130	130	130	130	130	130	130	65	65	65	65	65	65	65	65	65
Past completions - non-selfcontained	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projections - non-selfcontained	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-selfcontained dwellings	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Past completions - conventional dwellings	837	324	245	203	168	127	97	123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projections - conventional dwellings	0	0	0	0	0	0	0	490	776	816	846	561	370	166	534	541	531	573	594	289	236	194	163	163	10	10
Conventional dwellings	837	324	245	203	168	127	97	613	776	816	846	561	370	166	534	541	531	573	594	289	236	194	163	163	10	10
All past completions	837	324	245	203	296	245	282	123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All projections	0	0	0	0	0	0	0	738	1024	1064	1094	809	618	414	782	789	779	756	777	472	419	377	346	346	193	193
Total Completions	837	324	245	203	361	245	215	861	1024	1064	1094	809	618	414	782	789	779	756	777	472	419	377	346	346	193	193
Cumulative Completions	837	1161	1406	1609	1970	2215	2430	3291	4315	5380	6473	7282	7900	8314	9096	9885	10664	11420	12197	12668	13088	13465	13811	14157	14350	14543





## 40.2 Appendix 2 - Further Evidence

### Affordable Housing Target

**40.2.1** Through the London Housing Strategy, the Council has a target to deliver 90 affordable homes per annum until the new London Plan is published (c. 2011/2012) and 2,000 affordable homes (200 units per annum) from 2011/2012 until 2021/2022 from all sources, to be provided in the borough.

**40.2.2** The affordable housing figure of 200 units per annum was calculated primarily by considering the estimated affordable housing from the site allocations. A number of the schemes shown in the table below have planning permission and therefore assuming these development proposals are implemented, the level of affordable housing to be delivered is known. However, for other sites, estimates have been made broadly based on a 50% target (i.e. Kensal and Homebase). The 50% target, in part, reflects the high level of need for affordable housing in the borough as evidenced within the SHMA. The 50% target is therefore

needs-driven. Where a qualifying scheme proposes less than this target, the dynamic viability approach will ensure that the maximum reasonable proportion of affordable housing is secured.

**40.2.3** However, Past trends have indicated a typical overall delivery rate of 25-33% and therefore a target of 200 units out of the proposed 600 (33%) is considered appropriate because it is at the top end of this range. The latter also takes into account the fact that the 600 unit annual housing target (6,000 units over a ten year period) also includes small as well as larger housing schemes, and a proportion of the former will not be required to generate affordable housing. The Borough has relatively few 'major' housing applications. Previous trends have indicated that around 84% of new homes come from schemes with ten or more units (i.e. where affordable housing would be required). Eighty four per cent of the overall affordable housing figure of ~~2169~~~~2119~~ is ~~1822~~~~1780~~, which is ~~35%~~~~30%~~ of the overall housing total shown above. The target is therefore set close to this percentage, because this is considered to be a realistic target figure.

**40.2.4** The following table shows the site allocations in the Core Strategy:

Strategic Site	Total Estimated Housing Provision	Affordable Housing Provision (planning permission amount or estimate)
Kensal	2500	1250 (estimate)
Wornington	<del>150</del> 380 (new units from private sale)	0 (re-provision of existing 538 social rented units)
Land Adjacent to Trellick Tower	60	Uncertain due to the relationship of this site to the refurbishment of Trellick tower, which is largely social rented housing.
North Kensington Sports Centre	No housing is allocated on this site. Some housing may be possible depending on the design of this site.	Unknown.
The former Commonwealth Institute	None/negligible	None/negligible
Warwick Road (separate sites listed below)		
- Charles House	530	63
- Former TA	255	81
- Telephone Exchange	158	59
- Homebase	<del>400</del> 300	<del>200</del> 150 (estimate)
- 100 West Cromwell Rd	350	100 (estimate)
Lots Road	420	166
Earl's Court	500	250
TOTAL	<del>5323</del> 5453	<del>2169</del> 2119

### Affordable Housing Threshold and Percentage

**40.2.5** The Council requires the provision of affordable housing to be calculated on the basis of floorspace. Habitable rooms are not suitable because of the frequent differences between the tenures in the size of habitable rooms or number of habitable rooms, and the number of dwellings is equally problematic because of the variable size of dwellings in the private sector.

**40.2.6** In calculating the floor area equivalent to the affordable housing threshold, the UDP floorspace standards have been applied to the Council's preferred mix for nine market homes i.e. the number of homes that can be built without

triggering affordable housing. This calculation has produced a threshold of 800m<sup>2</sup> (8,600ft<sup>2</sup>), but as explained below a commuted sum will be sought between 800-1,200m<sup>2</sup> (8,600-12,900ft<sup>2</sup>), and affordable units will be sought only where more than 1,200m<sup>2</sup> (12,900ft<sup>2</sup>) of residential floorspace is proposed.

**40.2.7** The Affordable Housing Threshold Calculation is as follows:

*Using Parker Morris minimum floorspace standards for residential developments:*

**40.2.8** The housing policies require that a mix of dwellings of different sizes are provided in housing schemes. Whilst the Strategic Housing Market Assessment identifies a particular demand for family sized units, with three or more bedrooms, in both the market and affordable housing sectors, the mix set out below is considered to be a mix which will be more typical of delivery because of the need to take account of site characteristics. The mix set out below, includes nine units with roughly half of the dwellings being smaller units and half larger units. This mix of 9 units would result in the following:

- 60% one and two bedroom units (5.4 units);
- 40% three and four bedroom units (3.6units);
- for small units(1 and 2 bed), round down the 5.4 'average' to 5 units, and calculate all 5 at the 2-bed floor area of 57m<sup>2</sup> (560ft<sup>2</sup>) (the minimum net internal floor area for a home with 3 habitable rooms);
- for large units (3 and 4 bed), round up the 3.6 'average' to 4 units, and calculate all 4 at the 4-bed floor area of 98m<sup>2</sup> (1,050ft<sup>2</sup>) (the most generous minimum net internal floor area for a home with 6 habitable rooms).

**40.2.9** So that gives a floor area of:

$$5 \times 57 = 285$$

$$4 \times 98 = 392$$

$$\text{Total} = 677\text{m}^2 (7,290\text{ft}^2)$$

**40.2.10** However, as this is net internal, it is also necessary to take account of the space required for circulation, common areas and structures. It may not be possible to physically fit this on a site with the 677m<sup>2</sup> (7290ft<sup>2</sup>) of net internal floorspace. Thus, for policy purposes, a gross external figure is more useful.

**40.2.11** Again, erring on the side of caution, within the borough given the number of existing buildings to be retained, allowing for a 15% gross: net ratio, 15% of 677 = 101.55m<sup>2</sup> (1,090ft<sup>2</sup>). The calculation would be as follows: 677 + 101.55 = 778.55m<sup>2</sup> (8,370ft<sup>2</sup>). For administrative convenience, this is rounded up to 800m<sup>2</sup> gross external floorspace. Working out the affordable housing on site / commuted sum: The threshold for appropriate on-site provision is one house, thus a commuted payment will be sought where the floor area produces less than one house. The largest possible net internal floorspace for an affordable

dwelling is 140m<sup>2</sup> (5 bedroom), using the Housing Corporation Total Cost Indicator Tables for affordable housing space standards<sup>(374)</sup>.

**40.2.12** In order to have enough floorspace to generate this whole house on 1:1 ratio on floor area over 800 sq.m, 280m<sup>2</sup> (3,000ft<sup>2</sup>) would be required. As the threshold is expressed in gross external floor area, adding 15% to 280m<sup>2</sup> to translate this to gross external floorspace which produces a figure of 322m<sup>2</sup>(280+42) (3,470ft<sup>2</sup>). This is rounded up to 400m<sup>2</sup> (4300ft<sup>2</sup>) for convenience.

**40.2.13** Thus if between 800 – 1,200m<sup>2</sup> (8,600-12,900ft<sup>2</sup>) of residential floorspace is proposed a commuted sum should be provided, whereas if 1,200m<sup>2</sup> (12,900ft<sup>2</sup>) or more of residential floorspace is proposed affordable housing should be provided on-site.

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## Chapter 41 Policy Replacement Schedule

~~41.0.1 This schedule sets out the current UDP Policies and identifies if the policy is replaced by the Core Strategy, and if so what policy number it is. The purpose of this table is to show how the UDP Policies and Core Strategy Policies relate to each other. This schedule sets out the current UDP Policies and identifies if there is a relevant policy in the Core Strategy. The specific criteria within each policy have also been identified where appropriate. The Core Strategy Policies are not the same as the UDP Policies that they replace; rather they cover the same topic or issue.~~

	Policy Description	Current Status of UDP policy:  Expired (not saved by SoS) or Saved policy	Is existing policy to be superseded by the Core Strategy?	Core Strategy Policy
<b>STRATEGIC POLICIES</b>				
ST 1	Protect and enhance of the Borough's residential character	Saved policy	Yes	<del>Maintaining a balance between the protecting the Borough's residential character and supporting a mix of shops, businesses and social and community uses, and the like, will form part of the vision central to the Core Strategy. This is articulated by CV2 and CV3</del> <u>Policy CV1</u>
ST 2	Increase residential provision	Expired policy		
ST 3	Seek continued economic growth	Expired policy		
ST 4	Seek a safe, efficient and green transport system	Expired policy		
ST 5	Locate tourist related development close to public transport	Saved policy	Yes	<del>Policy CT1 seeks to direct new major trip generating uses to town centres and other accessible areas:</del>  <del>Policy CF8 permits new hotels in certain higher order town centres, and other highly accessible areas:</del>

ST 6	Encourage sizeable activities to locate in Central RBKC	Expired policy		
ST 7	Promote sustainable development by reducing the need to travel	Saved policy	Yes	The location of major trip generating uses in areas well served by public transport forms part of the CF11, CF14, CF17 Policies CF5, CF7 and CT1.
ST 8	Promote sustainable development by enhancing environmental quality	Expired policy		
ST 9	Ensure development preserves and enhances the residential character of the Royal Borough	Saved policy	Yes	The core strategy brings in an approach to foster non-residential uses in the Borough. This policy is replaced by CV3 Policy CV1
ST 10	Protect Listed Buildings and preserve Conservation Areas	Saved policy	Yes	The Council's approach to listed buildings and conservation areas will be covered by Policies CL3 and CL4 'Historic Environments' within the <i>Renewing the Legacy</i> chapter of the core strategy.
ST 11	Promote high environmental and architectural design standards	Saved policy	Yes	High environmental standards <del>is</del> are required through <i>Respecting Environmental Limits</i> in the core strategy, including CE1 policies CE1, CE2, CE3, CE4, CE5 and CE6.  High architectural standards <del>is</del> are required through Policy <del>CL4</del> CL2
ST 12	Protect London's skyline and Strategic views	Expired policy		
ST 13	Protect the River Thames and its setting	Expired policy		
ST 14	Ensure people with special mobility needs have equality of access	Expired policy		

ST 15	Protect Ancient Monuments and Sites of Archaeological Interest	Expired policy		
ST 16	Ensure contribution of RBKC to Greater London dwelling stock	Expired policy	Yes	Policy CH1 ( <del>in broad terms</del> ):
ST 17	Seek to maximise residential capacity in the Borough	Expired policy	Yes	Policy CH1.
ST 18	Encourage an adequate and continuous supply of land for new housing	Expired policy	Yes	Policy CH1.
ST 19	Seek an increase in amount and range of sizes of dwellings	Expired policy	Yes	Policy CH2.
ST 20	Support diverse economy whilst protecting from inappropriate development	Expired policy		
ST 21	Encourage large developments to locate close to public transport	Expired policy		
ST 22	Retain a range of business premises whilst prioritising small businesses	Saved policy	Yes	<p><del>CF14 (a) and (b) protect small and medium sized offices across the Borough.</del></p> <p><del>CF14 (a) and (b) permit new small and medium sized businesses across the Borough, and large offices in higher order centres. This is confirmed by CF5 which seeks to consolidate large offices in areas of high transport accessibility.</del></p> <p><u>Policy CF5, which also includes very small offices.</u></p>
ST 23	Support the reduction of road traffic movement in the metropolitan area	Expired policy		
ST 24	Support measures to reduce air and noise pollution from motor vehicles	Expired policy		

ST 25	Promote walking and improve the pedestrian environment	Saved policy	Yes	<del>The promotion of walking and cycling is central to Policies CT1 in Better Travel Choices and CK2 and CK3 of Keeping Life Local which seek to provide local facilities within a walkable distance so as to promote walking and cycling.</del>
ST 26	Promote cycling and provide comprehensively for cyclists	Saved policy	Yes	<del>The promotion of walking and cycling is central to Policies CT1 in Better Travel Choices and CK2 and CK3 of Keeping Life Local which seek to provide local facilities within a walkable distance so as to promote walking and cycling.</del>
ST 27	Support and encourage the improvement of the public transport network	Expired policy		
ST 28	Encourage the use of rail for passenger and freight movement	Expired policy		
ST 29	Support the development of new rail links around London	Saved policy	Yes	Policy CT2 <del>supports a new and enhanced rail infrastructure.</del>
ST 30	Support local bus services and measures to improve service quality	Expired policy		
ST 31	Support the use of the River Thames for passenger and freight movement	Expired policy		
ST 32	Achieve targets set for reduction in road accidents through safety schemes	Expired policy		
ST 33	Support maintenance of a Strategic London Road Network	Expired policy		
ST 34	Implement programmes of comprehensive traffic management	Expired policy		
ST 35	Support control of night-time and weekend lorry movement	Saved policy	No	<del>See the <i>Better Travel Choices</i> chapter</del>

ST 36	Monitor demand in the controlled parking zone	Saved policy	No	<i>See the <a href="#">Better Travel Choices</a> chapter</i>
ST 37	Oppose <del>and any</del> increased capacity at Heathrow Airport	Saved policy	No	<i>See the <a href="#">Better Travel Choices</a> chapter</i>
ST 38	Enhance the vitality and viability of Principal and Local Shopping Centres	Saved policy	Yes	<i>Policies CF1, CF2 and CF3 are concerned with the enhancing the vitality and viability of all the Borough's centres. The core strategy recognises that diversity of uses (whilst maintaining core retail areas) is central to achieving this aim.</i>
ST 39	Ensure large new retail development is concentrated in Principal Centres	Saved policy	Yes	<i>Policy CF1 directs large scale retail developments to the Borough's higher order centres town centres. CF1 also reiterates the need for new retail development to meet (including the sequential test as set out in PPS6) and Policy CF2 requires the scale and nature of development within a town centre to be appropriate for the centre that it is proposed.</i>

ST 40	Promote retail development in Local Shopping Centres	Saved policy	Yes	<i>Policy CK2 of <a href="#">Keeping Life Local</a> protects and encourages an improved local retail offer, especially where a deficiency has been established.  Policy CF3 protects shops in <a href="#">Neighbourhood Centres</a>  and CF1 permits new retail units of less than 400sqm in areas of retail deficiency</i>
ST 41	Improve the attractiveness and competitiveness of the shopping centres	Saved policy	Yes	<i>Policies CF1, CF2 and CF3 are concerned with the enhancing the vitality and viability of all the borough's centres.</i>
ST 42	Ensure continued enhancement of Principal Shopping Centres	Expired policy		

ST 43	Ensure that the needs of residents and workers are met by retail	Saved policy	Yes	<del>This is central to the <i>Keeping-Life Local</i> chapter of the Core Strategy. Policy CK2 in particular identifies the need to meet the local shopping needs in areas of deficiency and CK3 seeks to increase access of residents to a range of neighbourhood facilities. This facilities will include local need shopping</del>
ST 44	Protect and encourage accessible social and community facilities	Saved policy	Yes	<del>This policy is superseded by Policy CK1 which protects and encourages new social and community uses in the Borough.</del>
ST 45	Restrict new hotel development to acceptable locations	Saved policy	Yes	<del>Policy CF8 is concerned with those areas which are considered appropriate for hotels.</del>
ST 46	Ensure continued contribution of sports, leisure and recreation provision	Saved policy	Yes	<del>Sports, leisure and recreation uses are protected by Policy CK1</del>  <del>Policy CF3 considers new non-shop town-centre uses within the borough's town centres.</del>
ST 47	Maintain and increase the provision and quality of open space	Saved policy	Yes	<del>Open Space provision forms part of a strategic Policy CR5 in the <i>Public Realm</i> chapter of the Core Strategy.</del>
ST 48	Encourage provision of continuous Thames path, improve access to river	Saved policy	Yes	<del>Policy CR5 'Parks, gardens, open spaces and waterways' within the <i>An Engaging Public Realm</i> section the Core Strategy covers this issue.</del>
ST 49	Consider nature conservation and protection in all proposals	Expired policy		
ST 50	Have regard to air quality and land contamination	Expired policy		
ST 51	Seek land for provision of public utilities	Expired policy		
ST 52	Support the 'Proximity Principal'	Expired policy		
<b>CONSERVATION AND DESIGN</b>				

CD1	Protect and enhance views and vistas along the riverside	Saved policy	<del>Yes</del> <u>No</u>	The protection of views forms part of Policy CL1 (e) ' <del>Context and Character</del> ' within the <del>Renewing the Legacy</del> section of the Core Strategy
CD2	Object to developments that affect views of the Chelsea riverside	Saved policy	<del>Yes</del> <u>No</u>	The protection of views forms part of Policy CL1 (e) ' <del>Context and Character</del> ' within the <del>Renewing the Legacy</del> section of the Core Strategy
CD3	Resist development that results in the loss of Cremorne Wharf	Expired policy		
CD4	Resist permanently moored vessels on the river	Saved policy	No	<del>There are no policies within the core strategy which deal with the mooring of boats on the Thames as this issue is not considered strategically important to the overall vision of the Borough.</del>
CD5	Protect and enhance Saved residential moorings at Battersea Reach	Saved policy	No	<del>There are no policies within the core strategy which deal with the mooring of boats on the Thames as this issue is not considered strategically important to the overall vision of the Borough.</del>
CD6	Require a riverside development to preserve and enhance the waterfront	Saved policy	Yes	Waterside views are covered by Policy CL1 (d) ' <del>Context and Character</del> ' within the <del>Renewing the Legacy</del> section of the Core Strategy.
CD7	Ensure provision of a riverside walk within appropriate developments	Saved policy	Yes	<del>Policy GR5 'Parks, gardens, open spaces and waterways' within the An Engaging Public Realm section the Core Strategy covers this issue.</del>  <u>Policy CR5 (h) requires opportunities to improve public access to riversides</u>
CD8	Protect important views and vistas around the Royal Hospital	Saved policy	No	<del>This policy is not considered within the core strategy.</del>
CD9	Protect the open spaces around the Royal Hospital from development	Saved policy	No	<del>This policy is not considered within the core strategy.</del>

CD10	Protect views around the South Kensington Museums Area	Saved policy	No	<del>This policy is not considered within the core strategy and should remain until a potential SPD is prepared.</del>  <u>See South Kensington in the Spatial Strategy</u>
CD11	Preserve and enhance character of South Kensington Museums Area	Saved policy	No	<del>This policy is not considered within the core strategy and should remain until a potential SPD is prepared.</del>  <u>See South Kensington in the Spatial Strategy</u>
CD12	Resist development on metropolitan open land	Saved policy	Yes	<del>Policy CR5 (a) and (b) 'Parks, gardens, open spaces and waterways' within the An Engaging Public Realm section the Core Strategy covers this issue.</del>
CD13	Restrict building height around Kensington Gardens and Hyde Park	Saved policy	No	<del>This policy is not considered within the core strategy.</del>  <u>See the forthcoming Tall Buildings SPD</u>
CD14	Ensure new buildings do not impose themselves on Kensington Palace	Saved policy	No	<del>This policy is not considered within the core strategy.</del>  <u>See the forthcoming Tall Buildings SPD</u>
CD15	Resist proposals encroaching or affecting the setting of Holland Park	Saved policy	No	<del>This policy is not considered within the core strategy.</del>  <u>See the Commonwealth Institute SPD</u>
CD16	Promote public access to Kensal Green and Brompton Cemeteries	Saved policy	No	<del>This policy is not considered within the core strategy.</del>  <u>See Kensal and Earl's Court in the Spatial Strategy</u>
CD17	Protect the long-distance view from King Henry's Mound to St. Pauls	Saved policy	No	<u>Policy CL1 (e)</u>  -

D18	Resist development that would adversely affect the setting of the canal	Saved policy	Yes	The protection of views forms part of Policy CL1 <del>(d)</del> ' <i>Context and Character</i> ' within the <i>Renewing the Legacy</i> section of the Core Strategy
CD19	Encourage use of the canal for freight and recreational passengers	Expired policy		
CD20	Encourage canal side development relating to water-based activities	Expired policy		
CD21	Encourage improved access to the canal side	Saved policy	Yes	Policy CR5 <del>(h)</del> ' <i>Parks, gardens, open spaces and waterways</i> ' within the ' <i>An Engaging Public Realm</i> ' section the Core Strategy and Policy CL1 <del>(d)</del> ' <i>Context and Character</i> ' within the <i>Renewing the Legacy</i> section covers this issue.
CD22	Permit residential moorings on the Grand Union Canal STC	Expired policy		
CD23	Protect, enhance and resist loss of public and private open space	Saved policy	Yes	Policy CR5 ' <i>Parks, gardens, open spaces and waterways</i> ' within the ' <i>An Engaging Public Realm</i> ' section the Core Strategy covers this issue.
CD24	Resist development in, on, over or under garden squares	Saved policy	Yes	Policy CR5 <del>(d)</del> ' <i>Parks, gardens, open spaces and waterways</i> ' within the ' <i>An Engaging Public Realm</i> ' section the Core Strategy covers this issue.
CD25	Protect Parks and Gardens of Specific Historic Interest	Saved policy	Yes	Policy CR5 <del>(b)</del> ' <i>Parks, gardens, open spaces and waterways</i> ' within the ' <i>An Engaging Public Realm</i> ' section the Core Strategy covers this issue.
CD26	Encourage improvement of land/buildings which are in poor condition	Saved policy	No	This policy is not considered within the core strategy.  <u>Note the use of S215 Notices</u>
CD27	Ensure that all development is to a high standard of design	Saved policy	Yes	This policy is dealt with in Policy CL2 and CL1 ' <i>New Buildings, Extensions and Modifications to Existing Buildings</i> ' within the <i>Renewing the Legacy</i> section of the Core Strategy

CD28	Require development to be integrated into its surroundings	Saved policy	Yes	<del>This policy is dealt with Policy CL1 'Context and character' within the Renewing the Legacy section of the Core Strategy.</del>  <u>Policy CR2</u>
CD29	Encourage energy efficiency of buildings	Expired policy		
CD30	Require infill development to maintain character of its surroundings	Expired policy		
CD31	Resist development of backland sites STC	Saved policy	No	<del>This policy is not considered within the core strategy.</del>
CD32	Resist subterranean developments STC	Saved policy	Yes	<del>This policy is dealt with in Policy CL2(g)'New Buildings, Extensions and Modifications to Existing Buildings' within the Renewing the Legacy section of the Core Strategy.</del>
CD33	Resist development which reduces daylight in adjoining buildings	Saved policy	Yes	<del>Policy CL5 (a)'Amenity' in the Renewing the Legacy section of the Core Strategy covers this issue.</del>
CD34	Require developments to ensure good light conditions	Saved policy	<del>No</del> <u>Yes</u>	<del>This is considered in CH3. <u>Policy CL5 (a)</u></del>
CD35	Ensure sufficient visual privacy of residents and the working population	Saved policy	Yes	<del>Policy CL5 (b)'Amenity' in the Renewing the Legacy section of the Core Strategy covers this issue.</del>
CD36	Resist developments with a harmful increase in the sense of enclosure	Saved policy	Yes	<del>Policy CL5 (c)'Amenity' in the Renewing the Legacy section of the Core Strategy covers this issue.</del>
CD37	Resist developments significantly higher than neighbouring buildings	Expired policy		
CD38	Ensure proposals for open space are designed to high standards	Saved policy	Yes	<del>Policy CR5(g)within the core strategy.</del>
CD39	Require developers to account for safety and security	Saved policy	Yes	<del>This policy is dealt with in Policy CL2 (a) (vii) 'New Buildings, Extensions and Modifications to</del>

				<del>Existing Buildings' within the Renewing the Legacy section of the Core Strategy.</del>
CD40	Resist proposals <u>where the noise generated would cause material disturbance to neighbours</u>	Saved policy	Yes	<del>Core Strategy</del> Policy CE6
CD41	Ensure developments include adequate protection from external noise	Saved policy	Yes	<del>Core Strategy</del> Policy CE6
CD42	Require all non-domestic developments are accessible to <u>disabled people with special mobility needs</u>	Saved policy	Yes	<del>The "functional" test in the tactical policy for new high quality buildings considers access within Policy CL2 of 'Renewing the Legacy' chapter (a) (vi)</del>  <u>Also see the forthcoming Design and Access SPD.</u>
CD43	Have regard to standards set out in Planning Standards Chapter	Expired policy		
CD44	Resist additional storeys and roof level alterations	Saved policy	No	<del>Policy CL2 (f) addresses this but detail to be kept until the roofscape SPD is in place.</del>  <u>See forthcoming Roofscape SPD</u>
CD45	Permit additional storeys and roof level alterations	Saved policy	No	<del>Policy CL2 (f) addresses this but detail to be kept until the roofscape SPD is in place.</del>  <u>See forthcoming Roofscape SPD</u>
CD46	Resist the introduction of roof level terraces	Saved policy	<del>Yes</del> <u>No</u>	<del>This policy covered by Policy CL2 and UDP policy GD44.</del>
CD47	To resist proposals for extensions	Saved policy	No	<del>This policy is not considered within the core strategy. CL2 addresses this but detail to remain until the roofscape SPD is in place.</del> <u>Policy CL2</u>
CD48	To resist proposals for conservatories	Saved policy	No	<del>This policy is not considered within the core strategy.</del> <u>Policy CL2</u>

CD49	To resist side extensions to buildings	Saved policy	No	<del>This policy is not considered within the core strategy. Policy CL2 addresses this but detail to remain until the roofscape SPD is in place. <a href="#">Policy CL2</a></del>
CD50	Permit alterations only where external appearance would not be harmed	Saved policy	Yes	<del>This is dealt with Policy CL6 'Smallscale alterations and additions' within the <i>Renewing the Legacy</i> section of the core strategy.</del>
CD51	Resist unsympathetic small-scale developments	Saved policy	Yes	<del>This is dealt with Policy CL6 'Smallscale alterations and additions' within the <i>Renewing the Legacy</i> section of the core strategy.</del>
CD52	Resist the installation of plant and equipment	Saved policy	Yes	<del>This policy is not considered within the core strategy, although the impacts of plant and equipment Noise are considered in <i>Respecting Environmental Limits</i>. This is covered by Policies GH2, CE6, CL6 and CL5.</del>
CD53	Permit satellite dishes and antennas	Saved policy	<del>No</del> <u>Yes</u>	<del>This policy is not considered within the core strategy. <a href="#">Policy CL6</a></del>
CD54	Resist off-street car parking in forecourts and gardens	Saved policy	<del>No</del> <u>Yes</u>	<del>This is included in CT1, but the detail of the policy is to be retained. <a href="#">Policy CR4 (g)</a></del>
CD55	Ensure character of mews properties is preserved and enhanced	Saved policy	<del>Yes</del> <u>No</u>	<del>This is covered by Policies CL1 and CL 2 within the '<i>renewing the legacy</i>' chapter of the Core Strategy provide a strategic overview</del>
CD56	Resist loss of and inappropriate alterations/extensions to artists' studios	Saved policy	<del>Yes</del> <u>No</u>	<del>This is covered by FV policies and Policies CL1 and CL2 and <a href="#">CF7</a> but note that artists studios cannot be protected unless sui generis provide a strategic overview</del>
CD57	Preserve and enhance appearance of Conservation Areas (CAs)	Saved policy	Yes	<del>The Core Strategy Policy relating to Policy <del>CL4</del> <a href="#">CL3</a> Historic Assets in the <i>Renewing the Legacy</i> section will replace this UDP policy repeats National guidance</del>
CD58	Encourage improvement of the environment of CAs	Saved policy	Yes	<del>The Core Strategy Policy relating to Policy <del>CL4</del> <a href="#">CL3</a> Historic Assets in the <i>Renewing the Legacy</i> section will replace this UDP policy.</del>

CD59	Seek implementation of specific proposals agreed in CAPS	Saved policy	Yes	<del>This is covered by Policy CL4 and CL3 of <i>Renewing the Legacy</i> chapter of the Core Strategy.</del>
CD60	Resist partial or full demolition of buildings in CAs	Saved policy	Yes	<del>This is dealt with in the Historic Environment Policy <u>CL4-CL3</u> within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>
CD61	Ensure developments in CAs preserve and enhance character	Saved policy	Yes	<del>This is dealt with in the Historic Environment Policy <u>CL4-CL3</u> within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>
CD62	Ensure all development in CAs is to a high standard	Saved policy	Yes	<del>This is dealt with in the Historic Environment Policy <u>CL4-CL2 and CL3</u> within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>
CD63	Consider the effect of proposals on views in CAPS	Saved policy	<del>Yes</del> <u>No</u>	<del>This is dealt with in the Context and Character Policy CL1 within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>
CD64	Require full planning applications in CAs	Saved policy	Yes	<del>This is dealt with in the Historic Environment Policy <u>CL4-CL3 (a)</u> within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>
CD65	Resist demolition of listed buildings in whole or in part	Saved policy	Yes	<del>This is dealt with by Policy <u>CL3-CL4 (a)</u> Historic Environments within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>
CD66	Resist proposals to alter listed buildings	Saved policy	Yes	<del>This is dealt with by Policy <u>CL3-CL4 (b)</u> Historic Environments within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>
CD67	Encourage use of listed buildings for their original purpose	Saved policy	Yes	<del>This is dealt with by Policy <u>CL3-CL4 (e)</u> Historic Environments within the <i>Renewing the Legacy</i> section of the Core Strategy and is covered by PPG15.</del>
CD68	Resist change of use of listed buildings that would harm its character	Saved policy	Yes	<del>This is dealt with by Policy <u>CL4(e)</u> Historic Assets policy within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>
CD69	Resist development that would adversely affect a listed buildings setting	Saved policy	Yes	<del>This is dealt with by Policy <u>CL4</u> Historic Assets policy within the <i>Renewing the Legacy</i> section of the Core Strategy.</del>

CD70	Encourage retention of shop fronts of quality	Saved policy	Yes	<del>This is covered by</del> Policy CL2 within the <del>Renewing the Legacy</del> section of the <del>Core Strategy</del> .  <u>See the forthcoming Shopfront Design Guide SPD</u>
CD71	Seek all new shop fronts respect the buildings original structure	Saved policy	Yes	<del>This is covered by</del> Policy CL2 (n) and (o) within the <del>Renewing the Legacy</del> section of the <del>Core Strategy</del> .  <u>See the forthcoming Shopfront Design Guide SPD</u>
CD72	Require suitable shop signage on combined shopping units	Saved policy	No	<del>This policy is not considered within the core strategy. It is likely to form part of a subsequent SPD. It is partially covered by</del> Policy CL 2 but the detailed policy should remain until it is replaced by a Shopfronts SPD.  <u>See the forthcoming Shopfront Design Guide SPD</u>
CD73	Resist open shop fronts	Saved policy	No	<del>This policy is not considered within the core strategy. It is likely to form part of a subsequent SPD. It is partially covered by</del> Policy CL 2 but the detailed policy should remain until it is replaced by a Shopfronts SPD.  <u>See the forthcoming Shopfront Design Guide SPD</u>
CD74	Resist shop fronts resulting in removal of separate access to residential	Saved policy	No	<del>This policy is not considered within the core strategy. It is likely to form part of a subsequent SPD.</del> Policy CL2 (o) (v)  <u>See the forthcoming Shopfront Design Guide SPD</u>
CD75	Require where appropriate that mobility needs are met by shop fronts	Expired policy		
CD76	Resist advertisements	Saved policy	Yes	<del>This is dealt with by</del> Policy CR4 Streetscape policy within the <del>An Engaging Public Realm</del> section of the <del>Core Strategy</del> .

CD77	Permit awnings and blinds that are in character with the building	Saved policy	No	<del>This policy is not considered within the core strategy. Policy CL2 (o) (iii)</del>
CD78	Permit flagpoles unless their siting would harm the areas character	Saved policy	No	<del>This policy is not considered within the core strategy.</del>
CD79	Resist the erection of permanent hoardings	Saved policy	Yes	<del>This is dealt with by Policy CR4 Streetscape policy within the An Engaging Public Realm section of the Core Strategy.</del>
CD80	Resist developments that would result in damage or loss of trees	Saved policy	Yes	<del>This policy is covered by Policy CR6 Trees and Landscaping tactical policy within the An Engaging Public Realm section of the Core Strategy.</del>
CD81	Encourage the planting of trees in new developments	Saved policy	Yes	<del>This policy is covered by Policy CR6 Trees and Landscaping tactical policy within the An Engaging Public Realm section of the Core Strategy.</del>
CD82	Resist tree loss unless they are dead/dying or a public danger	Saved policy	Yes	<del>This policy is covered by Policy CR6 Trees and Landscaping tactical policy within the An Engaging Public Realm section of the Core Strategy.</del>
CD83	Require an appropriate replacement for any tree that is felled	Saved policy	Yes	<del>Policy CR6 Trees and Landscaping tactical policy within the An Engaging Public Realm section of the Core Strategy considers the Council's approach to trees.</del>
CD84	Ensure adequate protection of trees during the course of construction	Saved policy	Yes	<del>Policy CR6 Trees and Landscaping tactical policy within the An Engaging Public Realm section of the Core Strategy considers the Council's approach to trees.</del>
CD85	Encourage protection of Sites of Archaeological Interest (SAI)	Saved policy	Yes	<del>This is covered by Policy CL4(h) of Renewing the Legacy chapter.</del>
CD86	Requirement of various actions if application is situated on an SAI	Saved policy	Yes	<del>This is covered by Policy CL4(h) of Renewing the Legacy chapter.</del>
CD87	Encourage co-operations between various parties with regard to SAIs	Expired policy		

CD88	Preserve and enhance all scheduled ancient monuments and SAIs	Saved policy	Yes	<del>This is dealt with</del> Policy CL4 Historic Assets policy of the <i>Renewing the Legacy</i> section of the core strategy.
CD89	Retain religious buildings of architectural or townscape merit	Saved policy	No	<del>This policy is not considered within the core strategy.</del>
CD90	Prepare planning briefs and guidelines for important development sites	Expired policy		
CD91	Identify sites that would benefit from environmental improvement schemes	Expired policy		
CD92	Negotiate planning obligations to achieve conservation and development	Saved policy	Yes	<del>This will be replaced by concerning the infrastructure requirements for new developments within the Borough.</del> Policy C1
CD93	Discourage excess street furniture	Saved policy	Yes	<del>The Core Strategy</del> Policy CR4 Streetscape within the <i>An Engaging Public Realm</i> will replace this UDP policy.
CD94	Encourage good quality street furniture	Saved policy	Yes	<del>The Core Strategy</del> Policy CR4 Streetscape within the <i>An Engaging Public Realm</i> will replace this UDP policy.
CD95	Seek the preservation of historic street furniture	Saved policy	Yes	<del>The Core Strategy</del> Policy CR4 Streetscape within the <i>An Engaging Public Realm</i> will replace this UDP policy.
<b>HOUSING</b>				
H1	Resist the loss of permanent residential accommodation	Saved policy	Yes	Policy CH3 a)
H2	Seek the development of land for residential use	Saved policy	Yes	Policies <u>CH1</u> and CH3 a)-e)
H3	Encourage the use of property, wherever appropriate, for residential	Expired policy	No	
H4	Resist encroachment into residential areas of commercial activities	Saved policy	<del>Yes</del> <u>No</u>	<del>Policy CF 5 b) and g)</del>
H5	Encourage local services that support the residential character of the area	Expired policy	No	

H6	Permit conversions from self-contained units into smaller s/c units	Saved policy	No	
H7	Seek provision of outdoor space in all new development	Saved policy	Yes	Policy CH2 (h)
H8	Require appropriate social and community facilities in major developments	Saved policy	No	<u>This is dealt with in relation to each of the Strategic Sites in Section 2A of the Core Strategy.</u>  <u>UDP policy to be retained. Policies CH2 (o) and CK1.</u>
H9	Resist residential development designed to a very low density	Saved policy	Yes	Policy CL1 (c) and CH2 (a).
H10	Require that housing designed for families is designed to a lower density	Saved policy	Yes	Policy CL1 (c) and CH2 (a).
H11	Resist housing designed to higher densities	Expired policy	No	Policy CL1 (c)
H12	Resist higher densities unless necessary for townscape reasons	Expired policy	No	Policy CL1 (c)
H13	Continue to encourage improvement/preservation of existing housing	Expired policy	No	
H14	Ensure the enhancement of the residential environment	Expired policy	No	
H15	Require majority of housing to be located on Major Development Sites	Saved policy	No	
H16	Encourage use of publicly owned land for housing provision	Expired policy	No	
H17	Resist loss of small self-contained flats	Saved policy	No	<u>No specific policy, although CH2 f) resists development which results in the net loss of five or more residential units. These could be of any size, but may be small.</u>
H18	Seek inclusion of smaller units and larger units in residential schemes	Saved policy	Yes	Policy CH2 (a)
H19	Seek an appropriate mix of dwellings within a scheme	Saved policy	Yes	Policy CH2 (a), (f) and (g)

H20	Normally to resist conversion of HMOs into s/c flats	Saved policy	Yes	Policy CH2 (d)
H21	Welcome affordable housing and housing for special needs	Expired policy	No	
H22	Negotiate provision of affordable housing for sites of over 15 dwellings	Expired policy	No	
H23	Provide affordable housing for Schedule of Major Developments Sites	Expired policy	No	
H24	Provide housing for people with special accommodation needs	Expired policy	Yes	Policy CH2 (b), (e) and (s)
H25	Resist loss of residential hostels except in Earl's Court Ward	Saved policy	Yes	Policy CH2 (e) <del>covers this issue. However, there is no specific reference to Earl's Court does not specifically refer to Earl's Court</del>
H26	Permit proposals for hostels by recognised hostel providers STC	Saved policy	Yes	Policy CH2 (e) <del>for residential hostels and CF8 for tourist hostels.</del>
H27	Welcome provision of sheltered housing	Saved policy	Yes	Policy CH2 (c) <del>does not refer to sheltered housing. However, it does refer to extra care housing.</del>
H28	Seek that ground floor dwellings are built to mobility standard	Expired policy	Yes	Policy CH2 (b)
H29	Resist loss of the Westway Travellers' Site	Saved policy	Yes	Policy CH2 (s)
<b>OFFICES AND INDUSTRY</b>				
E1	Resist large-scale business development unless certain criteria met.	Saved policy	Yes	Policy CF5 <del>considers the appropriate location of new business development.</del>
E2	Permit small-scale business development	Expired policy		
E3	Resist loss of business units of less than 100 m <sup>2</sup>	Saved policy	Yes	Policy CF5 <del>protects very small offices across the Borough.</del>
E4	Require housing to be developed on Major Development Sites	Saved policy	Yes	<del>The site allocation part of the core strategy is concerned with the most major development sites within the borough. This will contain an information of the scale of housing development that will be expected on these sites.</del>

				<a href="#">See Section 2A Allocations and Designations</a> for this information.
E5	Negotiate planning gains from <u>large scale business developments</u>	Saved policy	Yes	<del>The Core Strategy will contain sections on the infrastructure requirements for the lifetime of the plan, and details on the implementation of the policies within the strategy. This will be supported by a forthcoming S106 Planning Obligations SPD and by C1.</del>  <a href="#">Policy C1</a> See the forthcoming <a href="#">S106 Planning Obligations SPD</a> for more information
E6	Ensure developments provide a visually interesting street frontage	Expired policy		
E7	Ensure adequate provision for storage, recycling and disposal of waste	Expired policy		
E8	Resist loss of general industrial uses	Saved policy	<del>Yes</del> <u>No</u>	<del>General industrial uses are not considered within the core strategy as there are so few within the Borough. Proposals concerning their loss will be assessed on a case by case approach using the other policies within the core strategy.</del>  <a href="#">Policy criteria CF5 f), g) and h)</a> relate to light industrial uses
E9	Resist applications for the development of premises for special industries	Expired policy		
E10	Encourage business proposals to provide a range of unit sizes	Saved policy	Yes	<del>Policy CF5 requires a mix of unit sizes in large scale office developments where appropriate.)</del>
E11	Encourage provision of start-up units	Saved policy	<del>Yes</del> <u>No</u>	<del>CF5 supports the creation of small and medium sized office units; those which are most suitable for start up units. CF6 promoted the workspaces needed to support the creative industries.</del>

E12	Encourage refurbishment of office and industrial buildings	Saved policy	<del>Yes</del> <del>No</del>	<del>The core strategy will not contain a specific policy on this issue. An "encourage" UDP policy cannot ensure the required action.</del>
E13	Encourage premises for locally based service industries and offices	Saved policy	<del>Yes</del> <del>No</del>	<del>CF5 support the creation of small scale businesses premises which may be suitable for locally based offices. CF6 promoted the workspaces needed to support the creative industries.</del>
E14	Resist loss of commercial uses within primarily commercial mews	Saved policy	Yes	Policy CF5 <del>protect offices and any light industrial uses throughout the borough (including commercial mews) c)</del>
E15	Seek provision of light industrial premises in North Kensington	Saved policy	<del>Yes</del> <del>No</del>	<del>The core strategy will not contain a specific policy on this issue. A "seek" UDP policy cannot ensure the required action.</del>
E16	Restrict change of use between B1-B8 uses in North Kensington	Saved policy	Yes	<del>CF5 protect offices across the Borough (including in north Kensington - where planning permission is required.</del>  <u>Policy CF5</u>
E17	Resist loss of light industrial uses in North Kensington	Saved policy	Yes	<del>CF5 protects light industrial uses across the Borough.</del>  <u>Policy CF5</u>
E18	Consider sympathetically proposals for expansion in North Kensington	Expired policy		
E19	Adhere to conditions that limit premises in North Kensington to industrial	Saved policy	<del>Yes</del> <del>No</del>	<del>CF5 protects light industrial uses across the Borough</del>
E20	Resist the loss of business use in Employment Zones	Saved policy	Yes	<del>CF5 protects the Employment Zones for light industrial use and small and medium business uses.</del>  <u>Policy CF5 a)</u>
E21	Resist loss of other employment generating uses in Employment Zones	Saved policy	Yes	<del>CF5 sets out the Council's position with regard the Employment Zones. It protects non-business uses which support the function of the zone.</del>  <u>Policy CF5 (a) and (j)</u>

E22	Adhere to conditions that limit premises in Employment Zones to industrial	Saved policy	<del>Yes</del> <u>No</u>	<del>CF5 sets out the Council's position with regard the Employment Zones. It protects non business uses which support the function of the zone. A specific policy on conditions to achieve this aim is not necessary.</del>
E23	Resist change of use of light industrial premises in Employment Zones	Saved policy	Yes	Policy CF5 <del>protects light industrial uses across the Borough a)</del>
E24	Consider sympathetically proposals for expansion <del>or relocation</del> in Employment Zones	Expired policy		
E25	Encourage provision of small, flexible business units in Employment Zones	Saved policy	Yes	Policy CF5 <del>sets out the Council's position with regard the Employment Zones and the provision of flexible businesses. CF6 considers the creating of the small flexible units required by the creative and cultural businesses e)</del>
E26	Encourage improvement <del>of existing offices and</del> light industrial units in Employment Zones	Saved policy	<del>Yes</del> <u>No</u>	<del>CF5 sets out the Council's position with regard light industrial uses within the Employment Zones. The policy has not been taken forward for as "an encourage" policy it has no compulsion.</del>
E27	Require business uses in proposals for sites in Employment Zones	Saved policy	Yes	Policy CF5 protects the Employment Zones for light industrial use and small and medium business uses.
E28	Resist establishment of diplomatic uses in specified areas	Saved policy	<del>Yes</del> <u>No</u>	<del>Impact of proposals on residential amenity is considered in GL5.</del>
E29	Permit establishment of diplomatic uses in specified areas STC	Saved policy	<del>Yes</del> <u>No</u>	<del>Impact of proposals on residential amenity is considered in GL5.</del>
E30	Consider favourably applications for diplomatic uses in listed buildings	Expired policy		
<b>TRANSPORTATION</b>				
TR1	Ensure high trip-generating development is located close to transport	Saved policy	Yes	Policy CT1 a)

TR2	Maintain, improve and provide safe pedestrian crossing facilities	Expired policy		
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TR3	Maintain and improve footways	Saved policy	Yes	Policy CT1 (f)
TR4	Protect footpaths and encourage provision of new routes	Saved policy	Yes	<del>CR1-Policy CT1 (o)</del>
TR5	Improve and introduce cycle facilities, expanding the Local Cycle Network	Expired policy		
TR6	Review and alter major junctions that act as a barrier to cycle movement	Expired policy		
TR7	Co-operate with the Traffic Director for London	Expired policy		
TR8	Ensure cycle routes are provided in appropriate developments	Saved policy	Yes	<p>Policy CT1 (f) <del>requires improvements to the cycling environment and appropriate facilities in new development to make cycling an attractive option.</del></p> <p>Policy CR1 (c) <del>seeks a well connected and legible pattern of streets and the removal of barriers that disconnect barriers to cyclists.</del></p>
TR9	Require cycle parking facilities in appropriate developments	Saved policy	Yes	Policy CT1 (f)
TR10	Support the development of the Chelsea-Hackney Underground line	Saved policy	Yes	Policy CT2 (c) and (d)
TR11	To support the proposal for Crossrail	Saved policy	Yes	Policy CT2 (a)
TR12	Support and encourage the improvement of the West London Line	Saved policy	Yes	Policy CT2 (b) and (e)
TR13	Support proposals for the improvement of existing stations	Saved policy	Yes	Policy CT2 <del>refers to new and enhanced rail infrastructure supports a new and improved rail infrastructure, and</del>

				in-particular improvements to access of West Brompton Station:
TR14	Seek new bus services and improve existing services	Saved policy	Yes	<del>CT1 (j) and CT2 (e) Policy CT1 (i)</del>
TR15	Improve bus services by introducing traffic management schemes	Expired policy		
TR16	Seek improvements at public transport interchanges	Saved policy	No	<del>The core strategy does not consider public transport interchanges:</del>
TR17	Seek the provision of interchange facilities where none presently exist	Saved policy	No	<del>The core strategy does not consider public transport interchanges:</del>
TR18	Require coach facilities for picking up and dropping off of hotel customers	Saved policy	No	<del>The core strategy does not consider coach facilities as this is too detailed a matter. It will be covered by SPD:</del>
TR19	Encourage provision of coach parking at major hotels and attractions	Saved policy	No	<del>The core strategy does not consider coach facilities as this is too detailed a matter. It will be covered by SPD:</del>
TR20	Resist the loss of off-street coach parking	Saved policy	No	<del>The core strategy does not consider coach facilities as this is too detailed a matter. It will be covered by SPD:</del>
TR21	Support restrictions on coach movements in local areas	Saved policy	No	<del>The core strategy does not consider coach facilities as this is too detailed a matter. It will be covered by SPD:</del>
TR22	Support the provision of safe and convenient taxi facilities	Expired policy		
TR23	Encourage use of the River Thames and the GrandUnionCanal for freight	Saved policy	Yes	Policy CT1 (m) and CE3 (d)
TR24	Ensure road improvements in developments are safe	Expired policy		
TR25	Improve the efficiency of the major roads in the Borough	Expired policy		
TR26	Implement schemes that slow down traffic on minor roads	Saved policy	No	<del>The core strategy does not consider traffic management issues as this is too detailed a matter. It will be covered by other policy documents:</del>

TR27	Oppose schemes which may encourage traffic to use minor roads	Saved policy	<del>No</del> <u>Yes</u>	Policy CT1 (b)
TR28	Resist highway proposals that would lead to increased Borough traffic	Expired policy		
TR29	Support proposals that help relieve the Earls Court One-Way system	Saved policy	Yes	Policy CT1 (n)
TR30	Review the extent of waiting and loading provisions on major roads	Expired policy		
TR31	Review and adjust provision of on-street parking for residents	Expired policy		
TR32	Maintain the number of pay and display parking spaces	Saved policy	No	<del>CT1 (b) ? and more detail will be provided in SPD.</del>
TR33	Resist the provision of additional public car parks	Expired policy		
TR34	Control the management of new public off-street car parks	Expired policy		
TR35	Assess the impact of new development on public transport infrastructure	Saved policy	<del>No</del> <u>Yes</u>	Policy CT1 <del>(b)</del> <u>(h)</u>
TR36	Resist development resulting in increasing traffic or decreasing safety	Saved policy	Yes	Policy CT1 (a), (b) and (g)
TR37	Negotiate developer contributions towards transport improvements	Saved policy	Yes	Policy C1
TR38	Limit amount of off-street parking spaces in non-residential development	Saved policy	Yes	Policy CT1 (e)
TR39	Permit only small-scale development in less accessible areas	Saved policy	No	<del>This policy is not replaced within the core strategy although its policy objectives are covered within</del> Policy CT1 <u>provides a strategic overview</u>
TR40	Resist the formation of new accesses on major roads	Saved policy	No	<del>This policy is not considered within the core strategy. Guidance on this is likely to be included in SPD.</del>  <u>See the Transport SPD</u>

TR41	Require designated off-street service space for development schemes	Saved policy	Yes	Policy CR7
TR42	Require new residential development to require off-street parking STC	Saved policy	<del>No</del> Yes	Policy CT1 (b) and (c) and (d) relate to new development parking
TR43	Resist development which would result in the loss of off-street parking	Saved policy	<del>No</del> Yes	Policy CT1 (b) and (c) more detailed guidance will be included in SPD relate to new development parking
TR44	Resist development which would result in the loss of on-street parking	Saved policy	No	<del>CT1 (b) and more detailed guidance will be included in SPD.</del>
TR45	Resist development of helicopter facilities in the Borough	Saved policy	No	<del>This policy is not considered within the core strategy.</del>
<b>SHOPPING</b>				
S1	Resist loss of shops particularly where this would decrease choice	Saved policy	Yes	Policy CK2 <del>protects shops outside designated centres, and</del> Policy CF3 sets out those circumstances where the loss of shops in town centres may be permitted.
S2	Permit new shop floorspace and extensions to shops	Saved policy	Yes	Policy CF1 <del>CF2</del> and Policy CF3 sets out the Council's approach relate to new shop floorspace.
S3	Seek the replacement of shop floorspace and frontage in new schemes	Saved policy	Yes	Policy CK2 <del>protects shops outside designated centres</del> and Policy CF3 sets out those circumstances where the loss of shops in town centres may be permitted.  Also see the forthcoming Shopfronts Design Guide SPD
S4	Seek provision of shop units as part of appropriate development schemes	Saved policy	Yes	Policy CK3, <del>introduces 'walkable neighbourhood' and identifies those areas which are deficient in local shopping uses and</del> Policy CK2 seeks the provision of local shopping facilities and Policy CF1 d) seeks new shops in these areas of deficiency.

S5	Seek a range of shop unit sizes in shopping developments	Saved policy	Yes	<del>CF2- Policy CF3 seek the provision of a mix of shop sizes in appropriate large scale developments:</del>
S6	Maintain and improve the vitality of the Borough's shopping centres	Saved policy	Yes	<del>CF1- Policy CF2 seeks the maintenance of successful town centres:</del>
S7	Seek a concentration of shops in the core frontage of shopping centres	Saved policy	Yes	<del>Policy CF1 (b) directs new large sale retail development to higher order town centres:</del>  <del>and Policy CF3 considers the appropriate mix of shop/non-shop uses at ground floor level within primary areas within higher order centres:</del>
S8	Resist the loss of any shop in a Local Shopping Centre	Saved policy	Yes	<del>Policy CF3 (d) protects shops in neighbourhood centres unless to a social and community use:</del>  <del>and Policy CK2</del>
S9	Encourage new convenience retail development in local centres	Saved policy	Yes	<del>Policy CF1 (c) supports the creation of new centres to address identifies retail deficiency:</del>  <del>and Policy CK2 supports the provision of local shopping facilities:</del>
S10	Encourage provision for convenience shopping in appropriate schemes	Expired policy		
S11	Encourage local shopping facilities to meet residents needs	Expired policy		
S12	Resist the loss of launderettes, and banks and building societies in North Kensington and SW Chelsea.	Saved policy	Yes	<del>Policy CK1 relates to social and community uses. resist the loss of laundrettes. The core strategy does not consider it appropriate to resist the loss of banks and building societies, although</del>  The Portobello and King's Road Places support the provision of new banks in certain areas.

S13	Permit certain changes of use in Local Shopping Centres and non core parts of Principal Shopping Centres.	Saved policy	Yes	<p>Policy CF3 (c) and (d) permits the loss of retail to social and community uses in Neighbourhood Centres</p> <p>CF3 also considers to creation of new non-shop town centre uses (i.e. social and community uses) within both primary and secondary frontages of higher order centres. CK1 supports the creation of new social and community facilities. Community and advice centres and medical uses which serve a local service are considered to be social and community uses in terms of CK1.</p>
S14	Permit changes of use from A1 to A2 in certain parts of the Borough	Saved policy	Yes	<p>The <i>Keeping Life Local</i> section of the Core Strategy considers areas where there is a deficiency in particular local need uses. A bank is one such use. The core strategy seeks to address these deficiencies within the relevant place.</p>
S15	Encourage the retention and resist the loss of street market stalls	Saved policy	Yes	Policy CF4 protects market stalls
S16	Encourage retention and provision of additional storage for street traders	Saved policy	Yes	Policy CF4 (c) protects storage for market stalls
S17	Permit A2 and A3 uses in the core frontage of Principal Centres subject to conditions	Saved policy	Yes	Policy CF3 (a) considers non shop town centre uses in higher order centres and Policy CL5 considers amenity (including the impact of traffic)
S18	Permit A2 and A3 uses in the non-core frontage of Principal Centres subject to conditions	Saved policy	Yes	Policy CF3 (b) considers non shop town centre uses in higher order centres and Policy CL5 considers amenity (including the impact of traffic)
S19	Permit non-shop uses above or below ground floor levels subject to conditions	Saved policy	Yes	<p>Policy CF3 (c) and considers loss of shops above and below ground floor in higher order centres.</p> <p>Policy CL5 considers amenity (including the impact of traffic)</p>

S20	Resist use of shopping units for non-public uses	Saved policy	Yes	Policy CF2 <del>concerns appropriate development in town centres: Development within town centres but ensure that the character and diversity of the centre is upheld.</del>
S21	Require shop frontages and displays areas are retained by non-shop uses	Saved policy	Yes	<del>This is covered by Policy CL2 'New Buildings, Extensions and Modifications to existing buildings'</del>  <u>Policy CL2 (n) and (o)</u>
S22	Resist development of amusement centres and arcades	Saved policy	Yes	<del>Amusement arcades are not specifically covered within the core strategy as are not considered to be a live issue.</del> Policy CF3 of the Core Strategy deals with the appropriate balance of uses within town centres; this includes non shops town centre uses such as amusement arcades.
S23	Resist development of A3 uses outside of Principal Shopping Centres subject to conditions	Saved policy	Yes	Policy CT1 <del>(b) directs major trip generators to town centres and</del> <u>Policy CL5 provide a strategic overview considers the impact of proposals upon residential amenity.</u>
S24	Permit large new retail development in shopping centres	Saved policy	Yes	Policies CF1, CF2 and CF3 <del>are concerned with new large scale retail developments. CL5 considers amenity (including the impact of traffic) and CT1</del>
S25	Other retail proposals will only be acceptable subject to the sequential test.	Saved policy	Yes	Policy CF1 <del>is concerned with new large scale retail developments and the need to comply with</del>  <u>also see</u> the guidance set out in PPS6-PPS4.
S26	Seek improvement of townscape and shopping street environment	Expired policy		
S27	Ensure alterations are in keeping with shopping centre character	Expired policy		

S28	Resist proposals involving pavement trading resulting in reduced passage	Saved policy	Yes	Policy CR3 (c) recognises the need to maintain "free, safe and secure passage of pedestrians."
S29	Require the provision of servicing facilities in shopping developments	Expired policy		
S30	Encourage provision of storage for recyclable/re-usable materials	Expired policy		
<b>SOCIAL AND COMMUNITY USES</b>				
SC1	Resist community facilities catering for non-local demand	Saved policy	Yes	<del>The Keeping Life Local chapter of the Core Strategy acknowledges the important function of social and community uses which serve residents outside of Kensington and Chelsea providing this use also benefits Borough residents. CK1 sets out the Council's approach with regard the provision of new social and community uses.</del>  <u>Policy CK1 (b)</u>
SC2	Resist the loss of accommodation for social and community use	Saved policy	Yes	<del>This policy is superseded by Policy CK1 of Keeping Life Local which resists the loss of and encourages new social and community uses.</del>
SC3	Negotiate planning obligations to replace lost community facilities	Saved policy	Yes	<del>Planning obligations and enabling development for social and community uses are included in Policy CV1 of the Keeping Life Local chapter of the Core Strategy and Policy C1</del>
SC4	Encourage provision of new social and community facilities	Saved policy	Yes	<del>This policy is superseded by Policy CK1 of Keeping Life Local which resists the loss of and encourages new social and community uses.</del>
SC5	Permit developments for social and community facilities	Saved policy	Yes	<del>This policy is superseded by Policy CK1 of Keeping Life Local which resists the loss of and encourages new social and community uses.</del>

SC6	Negotiate planning obligations to provide social and community facilities	Saved policy	Yes	<del>Planning obligations and enabling development for social and community uses are included in Policy CK1 and Policy C1 considers planning obligations.</del>
SC7	Safeguard sites identified for Local Education Authority Proposals	Saved policy	<del>Yes</del> <u>No</u>	<del>This policy is too detailed for inclusion in the Core Strategy</del>
SC8	Encourage shared use of purpose-built education facilities	Saved policy	<del>Yes</del> <u>No</u>	<del>This policy is too detailed for inclusion in the Core Strategy</del>
SC9	Negotiate provision of workplace nurseries	Saved policy	<del>Yes</del> <u>No</u>	<del>This policy is too detailed for inclusion in the Core Strategy</del>
SC10	Resist proposals for education/training facilities unless benefiting locals	Saved policy	Yes	<del>The Keeping Life Local chapter of the Core Strategy (CK1) acknowledges the important function of social and community uses which serve residents outside of Kensington and Chelsea providing this use also benefits Borough residents. This policy is therefore superseded by the Core Strategy</del>  <u>Policy CK1 (b) and (c)</u>
SC11	Balance development of medical institutions with residential needs	Saved policy	Yes	<del>Medical facilities are defined as a Social and Community use in the Keeping Life Local chapter of the Core Strategy and are protected under Policy CK1 Their need will be established using Walkable Neighbourhood statistics which are detailed in and Policy CK3 the Keeping Life Local chapter</del>
<b>HOTELS</b>				
T1	Resist the development of new hotels	Saved policy	Yes	<del>The provision hotels is considered within</del> Policy CF8
T2	Resist new hotel development in areas of over-concentration	Saved policy	Yes	<del>The provision hotels is considered within</del> Policy CF8
T3	Allow extensions to hotels	Saved policy	Yes	<del>The provision hotels is considered within</del> Policy CF8
T4	Permit proposals involving a reduction in bedspaces in hotels	Expired policy		

T5	Resist provision of new temporary sleeping accommodation	Saved policy	No	<del>There are no policies within the Core Strategy which consider TSA.</del>
T6	Allow extensions to temporary sleeping accommodation	Saved policy	No	<del>There are no policies within the Core Strategy which consider TSA.</del>
<b>LEISURE AND RECREATION</b>				
LR1	Resist loss of playing fields, pitches and other recreational provision	Saved policy	Yes	<del>The provision of sports and recreational facilities are encouraged as part of a strategic Policy CR5 <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR2	Encourage provision of additional sports and recreational facilities	Saved policy	Yes	<del>The provision of sports and recreational facilities are encouraged as part of a strategic Policy CR5 <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR3	Negotiate provision of sports and recreational facilities in proposals	Saved policy	Yes	<del>The provision of sports and recreational facilities are encouraged as part of a strategic Policy CR5 <i>An Engaging Public Realm</i> chapter of the Core Strategy and Policy C1</del>
LR4	Require new sports facilities to be designed for shared use	Saved policy	No	<del>This policy should remain</del>
LR5	Encourage public access to all new sports and recreational facilities	Expired policy		
LR6	Encourage full use of Saved sports facilities	Expired policy		
LR7	Council to adopt sequential approach to health and fitness developments	Expired policy		
LR8	Resist loss of Saved public and private open space	Saved policy	Yes	<del>This is covered by strategic Policy CR5 <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR9	Seek establishment of Green Chains linking open spaces	Expired policy		
LR10	Encourage wider use of private open space	Expired policy		
LR11	Encourage temporary use of vacant sites for open space and playgrounds	Expired policy		

LR12	Encourage outdoor seating in appropriate locations	Saved policy	Yes	<del>This is covered by strategic Policy CR5 <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR13	Ensure retention of public rights of way over public and private land	Saved policy	Yes	<del>This is covered by strategic Policy CR1 <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR14	Negotiate inclusion of open space in association with proposals	Saved policy	Yes	<del>The provision of sports and recreational facilities are encouraged as part of a strategic Policy CR5 <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR15	Require that amenity space is provided for new family housing	Saved policy	No	<del>This policy is too detailed for inclusion in the Core Strategy</del>
LR16	Encourage public access to all new communal open space	Saved policy	Yes	<del>This is covered by strategic Policy CR5 <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR17	Encourage provision of nature gardens and ecological sites	Saved policy	Yes	<del>This is covered by strategic Policy CR5 <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR18	Encourage the increased use of the Thames for leisure and recreation	Saved policy	Yes	<del>This is covered by strategic Policy CR5 <u>h)</u> <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR19	Protect the Thames Path and seek its improvement and completion	Expired policy		
LR20	Require foreshore means of access are safeguarded and supplemented	Saved policy	No	<del>This Policy is too detailed for inclusion in the Core Strategy</del>
LR21	Encourage use of canal for water-based leisure and recreation activities	Saved policy	Yes	<del>This is covered by strategic Policy CR5 <u>h)</u> <i>An Engaging Public Realm</i> chapter of the Core Strategy</del>
LR22	Use the two canal basins at Kensal Green for water recreation and mooring	Saved policy	Yes	This is included within the Kensal "Place" within the Core Strategy <u>and Policy CR5 h)</u>
LR23	Encourage the enhancement of the canal towpath and new access	Expired policy		
LR24	Identify and protect Sites of Nature Conservation Importance (SNCIs)	Saved policy	Yes	<del>Core Strategy Policy CE4 <u>a) and b)</u></del>

LR25	Encourage appropriate ecological management of SNCIs	Expired policy		
LR26	Consider effect on nature conservation in dealing with proposals	Expired policy		
LR27	Encourage allocation of pockets of land for nature conservation	Saved policy	Yes	<del>Core Strategy</del> Policy CE4
LR28	Resist loss of arts, cultural and entertainment facilities	Saved policy	Yes	<del>Policy CF7 considers the protection of arts and cultural uses. Many of these uses are also entertainment facilities, uses such as cinemas and theatres.</del>
LR29	Require replacement of similar capacity in cinema and theatre development	Saved policy	Yes	<del>Policy CF7 considers the protection of cinema and theatres (or provision in the immediate vicinity.)</del>
LR30	Resist loss of hall premises providing leisure and recreation uses	Expired policy		
LR31	Require new hall premises be designed to enable multiple uses	Saved policy	No	<del>This policy is too detailed for inclusion in the Core Strategy</del>
LR32	Encourage new arts, culture and entertainment uses	Saved policy	Yes	<del>New arts and cultural uses are encouraged within</del> Policy CF7 <del>CF8 and CF10b.</del>
LR33	Adopt a sequential approach to the location of high trip generating uses	Expired policy		
LR34	Resist proposals for night clubs, discos, casinos and gaming rooms	Saved policy	Yes	<del>Proposals for these uses will be considered on their merits. They do not merit specific policies within the core strategy.</del> Policy CL5 considers the protection of residential amenity.
LR35	Resist development of new conference centres or exhibition halls	Saved policy	Yes	The vision for Earl's Court supports the retention of the exhibition centre.
LR36	Negotiate provision of arts, culture, and entertainment facilities	Saved policy	Yes	<del>Policy CF7 considers the provision, and retention of arts and cultural facilities.</del>
LR37	Resist the loss of artists' studio space	Expired policy		

LR38	Encourage provision of active play and tranquillity in open space	Saved policy	Yes	Policy CR5 <del>considers parks, gardens, open spaces and water ways.</del>
LR39	Resist loss of Saved facilities for play provision	Saved policy	Yes	This policy is covered by the London Plan
LR40	Seek to ensure adequate communal play provision	Saved policy	Yes	<del>A requirement to provide communal open space is covered by Policy CR5 in the <i>Public Realm</i> chapter of the Core Strategy</del>
LR41	Continue to provide play provision in the Council's housing estates	Expired policy		
LR42	Encourage increased use of Council's playground school premises	Saved policy	No	<del>This policy should remain.</del>
LR43	Encourage wider access to facilities for those with special mobility needs	Expired policy		
<b>ENVIRONMENT</b>				
PU1	Resist development impacting on air quality	Saved policy	Yes	<del>Core Strategy</del> Policy CE5
PU2	Resist development leading to pollution impacting on amenity	Saved policy	Yes	<del>Core Strategy</del> Policy CE5
PU3	Require additional information for developments on contaminated land	Saved policy	No	<del>This Policy is still used in conjunction with</del> See PPS23
PU4	Ensure appropriate protection for future users of contaminated land	Saved policy	No	<del>This Policy is still used in conjunction with</del> See PPS23

PU5	Ensure provision of buildings for public utility agencies	Expired policy		
PU6	Ensure land released by utility agencies is used in accordance with policy	Expired policy		
PU7	Seek adequate provision for the needs of emergency services	Expired policy		
PU8	Advise agencies on the appropriate siting of equipment for public utilities	Expired policy		

PU9	Encourage liaison with statutory undertakers for streetworks	Expired policy		
PU10	Encourage use of sustainable urban drainage	Expired policy		
PU11	Require provision of adequate storage space for ease of refuse collection	Saved policy	Yes	Policy CE3 (d) <del>requires the provision of adequate refuse and recycling storage space which allows for ease of collection in all developments.</del>
PU12	Resist the loss of Cremorne Wharf as a waste management facility	Saved policy	Yes	Policy CE3 (a) (iv) <del>requires to safeguard the existing waste management sites, along with Cremorne Wharf, maximising its use for waste management, water transport and cargo-handling purposes.</del>
PU13	Promote the provision of suitable recycling collection sites	Saved policy	Yes	Policy CE3 d (c) <del>requires the provision of adequate refuse and recycling storage space which allows for ease of collection in all developments. Moreover, Policy CE3b requires on-site waste management facilities as part of development at Kensal and Earl's Court to handle waste arising from the new uses of the site (this could include recycling facilities and anaerobic digestion).</del>
PU14	Encourage the re-use of construction materials in development schemes	Saved policy	No	<del>There is not a specific policy encouraging the re-use of construction materials in development schemes. However, Policy CE3e requires applicants for major developments to prepare and implement Site Waste Management Plans for demolition and construction waste. The re-use of construction materials will be covered in those Site Waste Management Plans.</del>
PU15	Seek appropriate distribution of public conveniences through the Borough	Saved policy	No	<del>This not considered to be a policy which will form part of the core strategy.</del>
<b>PLANNING STANDARDS</b>				
N/A	The Planning Standards	Saved policy	No	<del>The planning standards will not be subsumed within the core strategy.</del>
<b>MONITORING</b>				

MI1	Negotiate planning obligations to ensure satisfactory developments	Saved policy	Yes	Policy C1 considers s106 requirements.
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