

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

Development Plan Document

Local Development Framework

Publication Stage Representation Form

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

Alternatively send this form to:

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

For further information:

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

Phone the LDF hotline on: 020 7361 3879

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

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To be "sound" a core strategy should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

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

"Effective" means that the document must be:

- deliverable
- flexible
- able to be monitored

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

Do you consider the core strategy to be legally compliant?

Yes

No

Do you consider the core strategy to be Sound?

Please tick the appropriate box

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

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

Please attach additional pages as required

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

Justified

Effective

Consistent with national policy

Please tick the appropriate box

Please give details of why you consider the core strategy to be unsound or not legally compliant. Please be as precise as possible when setting out your comments below.

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RENEWING THE LEGACY
para 34.3.20

test of soundness 4(a) and (b)

Please attach additional pages as required

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SUB - DEV WITH RESPECTING ENVIRONMENTAL LIMITS

RESPECTING ENVIRONMENTAL LIMITS

MAP p.225 december 10th 2009 LDF

*refer to strategic Flood Risk assessment for zones



p.194 - 36.3.14

"very little of the borough is located in Flood Zones 2& 3.

The majority....is within Flood Zone 1.

The threat of fluvial flooding is low, but sewer flooding occurred in the Holland and Norland Wards in 1981 and 2007.(153)

(153)RBKC draft Strategic Flood Risk Assessment refer to river and sea flooding only* (ENV AGENCY)

*It is therefore not fit for purpose.

NB THAMES WATER COUNTERS CREEK report **FEBRUARY** 2009(!)

RESPECTING ENVIRONMENTAL LIMITS

MAP p.225



needs to include red area of Thames Water Counters Creek Study showing risk of sewer flooding in the North of the Borough.

TEST of Soundness 4

Allows for departure from National Policy (in this case Environment Agency Fluvial Floodrisk zones) as a result of local circumstance and study.

EVIDENCE

see above

Policy CE2 FLOODING

a,b,c,d,e(+to include back gardens),
required in the Counters Creek Catchment Area.

EVIDENCE

Strategic Flood Risk Assessment irrelevant to North of borough,

+

Counters Creek Study.(Thames Water)

RENEWING THE LEGACY

para 34.3.20

70% increase in SUBTERRANEAN DEVELOPMENTS over last 5 years.

Full longterm impacts, both in terms of terraces & neighbours in terms of ground and groundwater movements and structure, have yet to be assessed.

EVIDENCE

OveArup refers to incremental effect, particularly on terraces & London Clay Ladbroke Association report on neighbour impacts.

Clearly in the light of what is now known about the inadequacies of the Counters Creek sewer system and the already severe impacts in the catchment area.....



There needs to be a moritorium on subterranean development in the Counters Creek catchment, until the Thames Water improvements have taken place there.

Furthermore, in the intended large scale developments take place in the north (Kensal etc) the situation will clearly be aggravated.

EVIDENCE

24 July 2009 Draft Core Strategy LDF document p.223

RISKS column

"Counters Creek is unable to take the scale of the development proposed, or the improvements do not take place in alignment with the timing of the development"

ALTERNATIVES

"Plan C. Delay development until infrastructure was in place."

Why should individual householders be exposed to the further increased risk of sewer flooding that incremental subterranean dev's in the vicinity create? (as confirmed by Thames Water technicians at the recent Town Hall meeting)

The SPD on Sub-Dev remains weak in many places, and the Party Wall Act not fit for the purpose of dealing with such extreme works.

para 34.3.20

"Sub-Dev may have minimal structural impact on existing or adjoining buildings *as long as they are designed and constructed with great care*"

Without **considerably greater integration between Council departments** (ie Planning, Environmental Health, Building Control, traffic and Highways to say nothing of Health and safety) this would **not** seem to be **deliverable** (as has frequently been the case already).

*

EVIDENCE

see Ladbroke Association Report.

Ove Arup Scoping Study

Kensington Society objections.

Hidden aspects of Urban Planning 2002 (European Council of Town Planners)

†

LDF PSCS consultation report (Oct. 2009)

6.42 FLOODING refers to the need for

"THE PRECAUTIONARY APPROACH TO FLOOD RISK".

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KEEPING LIFE LOCAL

MAP p.164 . (Neighbourhood Shopping Centres)

test of soundness 4 (b) for DOUBLE DESIGNATION.

Please attach additional pages as required

11

KEEPING LIFE LOCAL

MAP p.164 december 10th 2009

designated "Neighbourhood Shopping Centres"nb.

1. already an evident and considerable dearth of these around Portobello

2. Of those designated, see p.172

Clarendon Cross consists of number of interior design bases, an icon gallery, 2 antique shops, an Art Gallery and an expensive bar and restaurant, in spite of its close proximity to several housing estates, which it can hardly claim to serve, (having lost its small Post Office sometime ago).

All Saints Road is moving in the same direction.

even by the consultants own Local Needs Index, most of the surrounding local/"neighbourhood Centres (All Saints, Clarendon & Westbourne Park) only score 3* (out of 12?) as serving "local" need....therefore leaving Portobello to fulfil this primary function for the whole of its hinterland (the 40% Housing Estates surrounding it - etc), especially during the week.

*(p.150 Nathaniel Lichfield Retail Needs Study 2008)

LOCAL/ "NEIGHBOURHOOD"

failures of interpretation (concerning evidence)

Although much excellent ground has been covered, for the LDF to work over the next period, it remains necessary to go the extra mile.

Surely, if it was possible to redesignate Earls Court from district to local/ neighbourhood centre, it MUST be possible to protect this dimension of Portobello similarly by the unique double designation of Special District AND "Neighbourhood" Centre which is only way to adequately describe *and protect* Portobello.



justified/ effective.

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CHARACTER OF TOWN CENTRES p.272
para 31.3.9
+
para 31.3.13

TEST OF SOUNDNESS 4 (b) for Double Designation

Please attach additional pages as required

+1

CHARACTER OF TOWN CENTRES p.272

para 31.3.9

PORTOBELLO ROAD *and Westbourne Grove*
designated as "Special District Centres"

**PORTOBELLO needs a double designation, that of Special District
AND Neighbourhood Centre, reflecting its uniqueness as well as its
relationship to Golborne Road.**



para 31.3.13

The surrounding "Neighbourhood Centres" (All Saints, Westbourne Park & Clarendon) score very low on the (Nathaniel Lichfield) RBKC 2008 Local Needs Index. (3 out of 11) thereby making the Portobello an essential "Neighbourhood Centre" for the 40% Social Housing catchment area around it.

This was well demonstrated by the recent Woolworths removal, resulting in considerable loss of footfall as people were forced to go elsewhere for their basic needs. Everyone suffered.

The arrival now of Poundland has improved things somewhat, but this aspect remains vulnerable. Without the appropriate protection (ie dual designation), it may disappear altogether.

PORTOBELLO performing a unique dual function of special district
and LOCAL ie "neighbourhood" shopping centre.

Without this unique, double designation, there will be nothing adequate to protect its local "neighbourhood" function and identity, ironically so central to its International reputation.

1.SOUNDNESS

TEST OF SOUNDNESS 4

"Justified"

EVIDENCE BASE

"Effective"

DELIVERABLE

"Consistent with National Policy"
PPG & PPS

SOCIAL INCLUSION

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CHAPTER 7 . PORTOBELLO / NOTTING HILL
para 7.1.1.

MAP 07. Portobello / Notting Hill.

+3

Double designation justified by **TEST A Soundness 4 (b)**. Please attach additional pages as required

97

~~Green~~), including a world famous Independent record company, Rough Trade) as well as the Electric CINEMA. (the oldest custom built in Europe.) (+Coronet and Gate *at Notting Hill*)

These constitute "destination" shopping, and as with the Antiques, critical mass rather than competition is the leitmotif.

("Edgy" fashion comes in rather after the fact.)

para 7.1.2

The Bohemian (*and cosmopolitan*) Character is one of the main drivers of "the Portobello Brand". Its authenticity is maintained by the west11 accolade that it has the highest percentage of people working from home in Europe (!) This is palpable on the street on a daily basis, and in the intellectual fayre above (bookshops etc.) Changing demographics have been limited by the 40% Housing Estates in the catchment area, although, as was demonstrated by the loss of Woolworths.... the poor have been considerably disenfranchised by the changes in retail... HENCE THE NEED FOR THE DOUBLE DESIGNATION of special district AND NEIGHBOURHOOD, without which there is no hope and the Economic Apartheid will destroy the Market. (The recently opened Poundland has a roaring trade.)



(Fitzrovia and Bloomsbury are both rekindling the "bohemian flavour that remains an enduring life force today"(ES property) why does RBKC represent it as a thing of the past in Portobello?)

para 7.1.7

Young costermongers continue to struggle and need the active support of the Council to maintain this highly traditional way of life, that supplies the authentic and historic 'spine' of the market.

The problem of footfall is with the "local"(neighbourhood) market. As local amenity diminishes, so does footfall.

7.2 VISION

CV 7

does not say HOW "will remain... vibrant retail areas" particularly in the wake of the recession, with continuing rate rises.

HOW will the "jewel" be maintained?

The repetition of "cutting edge fashion" as the guiding concept for something so much richer and more complex doesn't inspire.

Look at what became of Kings Road.

para 7.3.12

AGREE on surrounding retail areas....

para 7.3.13

the "high end retail" ticket looks particularly vulnerable as the effects of the recession cut in. There is already rapid turnover of these shops in parts of Westbourne Grove.

furthermore, at junction with Portobello... "fashion" frontage already submerging antique arcade in questionable new development of Lipkes

para 7.3.15

increase the provision of banks *and Post Offices*

FUTURE PLANS & DOCUMENTS

Continued need for close stakeholder consultation in developing Portobello Road Town Centre Action Plan as Town Centre Manager feels that "why visitors come to the area and what they expect *is not well understood*"

Further need to *correctly* identify "the Portobello Brand". (ASK LOCALS)

chapter 7 PORTOBELLO/NOTTING HILL

para 7.1.1.

This area DOES NOT consist of Portobello Road - *and Westbourne Grove.*
para 7.1.8

Westbourne Grove has as its hinterland/cluster the retail (and restaurants) of Ledbury Road, Chepstow Place and Road, the Artesian and Needham Roads and extends into the rest of Westbourne Grove reaching toward Queensway.

*The reason that this has not been assessed correctly, is no doubt because at Ledbury Road, Westbourne Grove becomes part of Westminster. (where many of the so-called "most upmarket fashion retail in London," as well as furniture and art Galleries, are situated). *Therefore what is required is, like Earls Court ("A joint SPD for the wider area to be prepared by RBKC AND the Borough of Hammersmith and Fulham")*

*A joint SPD for Westbourne Grove needs to be prepared by RBKC and the borough of Westminster" X
This does not mean that it ceases to be part of a coherent retail identity in its own right, but it does not make it part of Portobello, or even Notting Hill*

-but of Portobello/NOTTING HILL which needs to be linked correctly to its Portobello hinterland, consisting of

All Saints Road (to which galleries have begun to migrate, along with the top end of Portobello Road itself (beyond where it crosses Golborne Road))
Lancaster, Westbourne, Kensington Park and Talbot Roads, as well as Blenheim and Elgin Crescents....

There is also of course the link to Pembridge Road retail, indeed Notting Hill.

MAP 07 Portobello/Notting Hill

This is also incorrect, in that it shows none of the above, other than the Westminster amputation of Westbourne Grove.

Needs more detail, even as a diagram....particularly of hinterland shopping streets and how they interconnect. (esp Ken/WestPark and Elgin/Blenheim cluster).

para 7.1.3

It remains an inadequate description of the "unique retail Experience" in that there is no reference to independent bookshops (one of which in particular being one of the main current attractions, although this has not translated into sales beyond Postcards to Tourists, illustrating part of the nature of the problem).

Also independent music (shops and venues (Tabernacle, Inn on the Green), including a world famous Independent record company, Rough