

Comment

Consultee	Mr Peter Martindale (380564)
Address	145 Grenfell Tower Lancaster West Estate London W11 1TQ
Event Name	Proposed Submission Core Strategy
Comment by	Mr Peter Martindale
Comment ID	PSubCS453
Response Date	12/01/10 15:29
Consultation Point	Policy CA 4 North Kensington Sports Centre (View)
Status	Processed
Submission Type	Other
Version	0.5

Do you consider this part of the core strategy to be Legally compliant?

Do you consider this part of the core strategy to be Sound?

Do you consider this part of the core strategy to be unsound because it is not:

You have selected NO

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

We are alarmed at the information that the sports centre and/or Grenfell Tower might be lost to make way for new schools; we need more sports facilities not less to tackle bored youths; the site is too small for a secondary school which would thus have inadequate facilities, which makes it an irresponsible proposal, and the noise surrounding homes would be unacceptable. The Eurostar site farther North is more suitable for a school and there thirty or forty acres of sports and playing fields could be provided for the schools.

Officer's response to comments

Grenfell Tower does not form part of the strategic site. Core Strategy Policy CA4(b) protects the leisure facilities, either in situ or relocated elsewhere on the site. An initial massing study for the site suggests

that an academy and leisure centre can be accommodated on the site, with suitable facilities. The detailed design and masterplanning of the site will ensure the mitigation of any adverse effects on the residential amenity. The Council has already considered all available sites for the Academy.

Officer's Recommendations

No change proposed.

Comment

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Address	145 Grenfell Tower Lancaster West Estate London W11 1TQ
Event Name	Proposed Submission Core Strategy
Comment by	Mr Peter Martindale
Comment ID	PSubCS454
Response Date	12/01/10 15:57
Consultation Point	CV 9 Vision for Latimer in 2028 (View)
Status	Processed
Submission Type	Other
Version	0.5

Do you consider this part of the core strategy to be Legally compliant?

Do you consider this part of the core strategy to be Sound?

Do you consider this part of the core strategy to be unsound because it is not:

You have selected NO

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

We, the undersigned, express our concern at the proposals put forward by the Latimer Area Feasibility Study of the Housing Stock Options Review.

The stock is relatively new having been built in the 1960s and 70s, and yet now, just as a cohesive community feel is developing, the Council's consultations are proposing to destroy the very community that residents have built. We strongly disagree with proposals for re-development: we like our homes and resent that opinions on how the estates might be improved have been twisted to justify "estate regeneration" - the euphemism for demolition.

We do not agree with the proposals to disrupt the relative tranquillity of the estates and our green spaces by creating more "activity" with shopping centres, concreted public spaces, and linking thoroughfares, nor to increasing levels of crime that would result from re-creating links to troublesome estates around White City. If the council is to meet its targets to provide more housing, then the notated photograph, showing new schools and extended leisure centre and a new park, is dis-honest and

unachievable, included purely to dupe residents into agreeing something otherwise unpalatable. Furthermore, such mass demolition is environmental nonsense.

We request that RBKC take a more sober approach to its review and do not propose to disrupt these communities with destruction, upheaval, and demolition.

Officer's response to comments

The Council greatly values the views and opinions of its residents, and has undertaken extensive consultation to draw up a Core Strategy which we believe develops a positive vision of the Borough for the next twenty years. Part of this consultation has been specifically targeted at residents in the Latimer area and a number of meetings were held at the London Lighthouse where the views of local people were canvassed.

A wide range of opinions were received through our consultation events and throughout the development of the various iterations of the Core Strategy. Two things have, however, become increasingly clear. First, the Latimer area contains a vibrant community who care passionately about the future of the area. Second, despite its strengths, there is the potential to make the Latimer area a better place to live for its existing and future residents. We were told that the area lacks connections to the wider area, feels isolated and, to many residents, therefore unsafe; the street form is confusing and truncated; and the state of repair of some of the housing estates is poor. The Council has also identified the Latimer area as one of the few parts of the Borough which is 'deficient' in local shopping facilities, much of it being more than a 5 minute walk from an existing neighbourhood or higher order centre.

The Council's emerging Core Strategy recognises that there is now an opportunity to deliver improvements to the Latimer area, which in some cases, have been long overdue. The Council's long term vision for the area is set out in the Latimer 'Place' of the Core Strategy. This includes the reintroduction the traditional urban street pattern to build a better quality environment; to provide accessible and adaptable spaces that are valued and used by the local people; to promote a new neighbourhood shopping centre based around the Latimer Road London Underground Station; and to provide a community sports centre and new educational academy in the area. The Council does, however, recognise that difficult decisions will have to be made and that some renewal of the existing estates may be necessary if they are to have a long term and viable future. Whilst these decisions have yet to be made, the Council cannot evade its responsibility to its residents if a more prosperous and sustainable future for the Latimer area is to be achieved.

Based on the Latimer 'Place' within the Core Strategy, the Council's long term ambitions for the area will be further developed through an Area Action Plan. Whilst the time scale for the production of this document has yet to be agreed, work is likely to start later this year. It will take three years to prepare. You are encouraged to get actively involved in the process, and to influence the final content of the Action Plan.

If you, or any other signatories, would like to be kept up-to-date on the progress of the Latimer Area Action Plan and on the preparation of other planning documents please write to the above address, telephone 020 7361 3879 or email the planning department at planningpolicy@rbkc.gov.uk.

Further information relating to the Council's emerging Core Strategy can be found at www.rbkc.gov.uk and by following the links to Planning and Conservation and then to Planning Policy. The Latimer Area is specifically considered in Chapter 9 of the Core Strategy. The reference to the Council's intention to produce an Area Action Plan for the Latimer Area also falls within this chapter.

The Latimer Area Feasibility study is quite separate from the Council's Core Strategy. Its remit has been to test the potential for differing types of development within the Latimer area. Whist the study is not Council policy (and therefore has no 'weight' in planning) it has informed our thinking.

Again, to re-iterate, there are no current plans for any large scale demolition and renewal within the Latimer area.

Turning to your detailed concerns as set out in the petition:

"The Council's consultants are proposing to destroy the very community that residents have built. We strongly disagree with the proposals for redevelopment .. and estate regeneration - the euphemism for demolition"

As outlined above, the Consultants considered a wide range of possible future options for the Latimer area and some future scenarios, if pursued, would require an element of demolition to give effect to improvements. However, the Council has no current plans to pursue any regeneration in the Latimer area, other than on the Silchester Garage site and, at a later date, the provision of the new Academy on the wider North Kensington Sports Centre Site.

The proposals for the Silchester Garage Site are connected to the outline planning permission already granted for this site. This permission includes the re-provision of the existing Latymer Family Centre and of at least 63 affordable housing units, associated with the pre-existing planning obligation from the Holland Park School development. The Council will continue to pursue this commitment, but does recognise that there is an opportunity to redesign the proposal to ensure that it gives more benefits to the wider area. It is, therefore, currently preparing a Planning Brief on the site to set out the appropriate uses and design principles which the Council should be adopting. This document is likely to be put out to a formal stage of public consultation in the summer.

The Council is currently working with residents of the Silchester Estate to ensure that residents are fully engaged in, and contribute to, the successful delivery of this scheme for the benefit of the local community. This may include some element of demolition in the vicinity of the development, but the need for and degree of this will be subject to consultation with the residents on that estate.

As outlined above, the Council's long term vision for the area may include some renewal of the existing estates in the Latimer area, and this could potentially entail a degree of demolition. The potential will be explored in more detail as the forthcoming Latimer Area Action Plan is developed. Residents will be involved throughout the evolution of this plan, right from its inception, through to its final testing at an independent examination.

The Council is proud of the flourishing communities which make up the Latimer area, and recognises that any changes to the area must support, not harm, the community cohesion so vital for a successful neighbourhood.

We no longer have faith in the Tenant Management Organisation

Both the Council and the TMO accept that there were problems with the TMO in some aspects of its service and performance. However, following the appointment of a new Chief Executive, Robert Black, and new executive officers, the TMO is committed to an improvement agenda and addressing past problems. A number of improvements have already been secured but this is only a first step and the TMO will continue to deliver a range of changes to the benefit of residents, overseen by the Council as Landlord. The Council hopes that you will give the TMO the opportunity to demonstrate the benefits from its recent changes.

We are concerned that the EMB for Lancaster West is not mentioned in the review consultative leaflets

The Council recognises the role of the EMB for Lancaster West. The reason why it is not mentioned in this particular literature is because both the Housing Stock Options review and the Feasibility Study were undertaken by the Council in its capacity as Landlord. The work had to be carried out in response to a particular problem which the Council, as a Landlord, was faced with a serious financial challenge in providing housing services due to changes in Government funding. Current legislation means that it is unlawful for the Council to use any of its other sources of money to pay towards housing investment and housing services. It is also unlawful for the Council to set a 'deficit' (overdrawn) budget for its housing finance account, so that is why the Council had to act to try and find the solution to this complex problem.

The TMO was also not involved in managing these pieces of work.

It should also be noted that the area where the Council now plans to initiate development work is not part of the Lancaster West EMB managed estate.

We are alarmed at the information that the sports centre and/or Grenfell Tower might be lost to make way for new schools; we need more sports facilities; the site is too small for a secondary school; noise to surrounding homes would be unacceptable.

Currently half the Borough's state educated children of secondary school age have to travel outside of the Borough for an education. The Council is, therefore, committed to providing a new school (an Academy) in the north of the Borough to meet local demand, better respond to residents' needs by providing greater choice, diversity and fair access for local parents and the local community.

It is, therefore, examining the options to establish a new Academy with up to six forms of entry (equivalent to 900 eleven to sixteen year old places) and up to 250 post sixteen places in North Kensington. The Council will carefully consider its options and any proposal would need to meet all its criteria, which would include both the provision of equivalent sports facilities (including a swimming pool) either on the site or in the vicinity and the need to respect the amenity of the surrounding areas.

The site identified for the new Academy is the North Kensington Sports Centre site. This would be on the area of football pitches and parking to the west of the sports centre, but this excludes Grenfell Tower. As a result of feasibility work carried out, the Council believes that this site is of a size and nature suitable for the Academy. However, the Council is still considering its options and no decision has as yet been made.

Residents will be able to make their views known if/when an application was to be made. Residential amenity and the nature of facilities provided are both material planning matters to be considered when determining an application.

The Eurostar site ... is more suitable for a school and there thirty of forty acres of sports and playing fields could be provided for the schools.

The Academy needs to be constructed by 2018 if the Council is to benefit from central Government's 'Building Schools for the Future' capital programme. The Eurostar site is not owned by the Council, and therefore, its use for a school is simply not a feasible option. Delay would both jeopardise the necessary funding and ensure that large numbers of pupils have to continue to travel outside of the borough for schooling.

We do not agree with the proposals to disrupt the relative tranquillity of the estates ..by creating more 'activity'.

The opening up of the Latimer Area and the creation of a new neighbourhood shopping centre based on the Latimer Underground Station forms part of the Council's emerging Core Strategy. The final consultation on the Core Strategy has recently finished, and I have therefore taken the comments on this subject, endorsed in the petition, to be a formal objection to the Core Strategy. Your objections will be reported to the Independent Planning Inspector to be taken into account when the 'soundness' of the plan is assessed.

The Latimer Area Action Plan will explore these matters in more detail, and residents will be given a number of opportunities to discuss their concerns with us and to help influence the final nature of the plan.

The provision of a new school and extended leisure centre and a new park is dis-honest and unachievable, included to dupe residents into agreeing something otherwise unpalatable.

The Council strongly believes in transparency and honesty in its dialogues and would seek to reassure residents that it would not present any proposals which it believed to be unachievable. For this very reason the Council will produce an Area Action Plan for the Latimer Area which will explore many of these issues in more detail. This AAP will be subject of independent examination by a government planning inspector. It is also worth reiterating that the diagram within the Latimer Feasibility Study, which shows the park, and enhanced centre etc is, as set out in the document, a 'concept diagram'. Its purpose is not to set out what actual uses will be proposed in given locations, rather it shows what sort of uses could be provided in the area.

Officer's Recommendations

No change.