

Appendix B: Existing Local Plan policies proposed for review

This section reproduces, in full, the existing Local Plan policies which are currently proposed to be reviewed by the Council as part of the Local Plan Partial Review. The existing policies are presented in order of the existing Local Plan chapters.

Existing Local Plan chapter:

Chapter 3: Building on Success: Our Vision and Strategic Objectives

Relevant Local Plan Partial Review Issues and Options section:

Section 2: Vision and strategic objectives

CV1 Vision for the Royal Borough: Building on Success

Our vision for Kensington and Chelsea over the next 20 years is to build on success. To further develop the strong and varied sense of place of the borough, we will, in partnership with other organisations, and importantly with our residents:

Stimulate regeneration in North Kensington through the provision of better transport, better housing and better facilities, aiding better health.

By 2028 regeneration in North Kensington will have resulted in significantly improved transport, including a new Crossrail station at Kensal, better links to Hammersmith and Fulham across the West London line and improved north-south bus links overcoming the generally lower levels of accessibility in the north. 2-3000 new homes will have been built, both private market and affordable, addressing the serious shortfall in housing need, and helping to diversify supply.

It will be of a high quality design, well integrated into its context, overcoming some of the barriers to movement by which the north of the borough is characterised.

Better facilities will have been provided by the building of a new academy to serve the communities of North Kensington to address the serious shortage of secondary school places in the borough, helping to make life more local for residents. The deficiency in local shopping will have been addressed with new town centres at Kensal and Latimer and the Earl's Court Opportunity Area.

The unique character of Golborne and Portobello Roads will have flourished, including the antiques and street market, adding to the vitality of the area. Jobs will be readily available as the employment zones will have been protected from encroaching residential development and be thriving centres for small businesses and the cultural industries sector.

The north of the borough will be at the heart of environmental sustainability including a combined heat and power network extending from the hubs at the major new developments at Kensal, Latimer and Wornington Green.

Enhance the reputation of our national and international destinations – Knightsbridge, Portobello Road, South Kensington, the King's Road, Kensington High Street, and Earl's Court – by supporting and encouraging retail and cultural activities in particular.

In the borough as a whole our reputation as a national and international destination will have been further enhanced. The borough will have avoided becoming little more than a residential suburb, with a flourishing and rich variety of retail and cultural activities adding so much to the quality of life of the residents.

Our top retail destinations of Knightsbridge, King's Road, Kensington High Street and Portobello will have been maintained and enhanced. Opportunities to expand retail floorspace in Knightsbridge, King's Road, Fulham Road and South Kensington will have been taken up.

Earl's Court will remain an important cultural destination, as well as providing offices, at least 2000 new homes within the borough and a new town centre to address local shopping deficiency within the Opportunity Area.

Exhibition Road in South Kensington will be providing a first class experience to visitors to the national institutions, and have set a new standard nationally of streetscape design.

The Royal Marsden and Brompton hospitals will continue to further their international reputation for delivering world class health care, education and research activities.

Uphold our residential quality of life so that we remain the best place in which to live in London, through cherishing quality in the built environment, acting on environmental issues and facilitating local living, including through strengthening neighbourhood centres and maintaining and updating social infrastructure.

Our residential quality of life will be improved for everyone and we will remain the best place to live in London with our network of local neighbourhood centres offering a wide range of everyday services within easy walking distance, our glorious built heritage protected and improved, the removal of eyesores, and new buildings of exceptional design quality.

New homes will have further diversified housing tenure, and provide high standards of environmental performance.

The waste we produce will be re-used, recycled or disposed of in or very near to the borough. Sustainable Urban Drainage systems will be commonplace throughout the borough, reducing the risk of flood events, especially in the west of the borough when combined with the upgrading of Counters Creek sewer and storm drain.

Green links will help to improve biodiversity and air quality and noise levels will have been significantly improved.

Existing Local Plan chapter:
Chapter 4: Delivering Success: Our Spatial Strategy

Relevant Local Plan Partial Review Issues and Options section:
Section 2: Vision and strategic objectives

Policy CP1 Core Policy: Quanta of Development

The Council will provide:

1. a minimum of 585 net additional dwellings a year based on the overall housing target of 5,850 net additional units; of which a minimum of 200 units a year will be affordable;
2. 60,000sq.m of office floorspace to 2028;
3. 26,150sq.m of comparison retail floorspace to 2015 in the south of the borough;
4. infrastructure as set out in the infrastructure plan, including through developer contributions.

To deliver this the Council has, in this document:

- a. allocated strategic sites with the capacity for a minimum of 5300 dwellings;
- b. allocated in the strategic sites of Kensal and Earl's Court Exhibition Centre a minimum of 20,000sq.m business floorspace to meet identified unmet demand above the existing permissions;
- c. identified in the south of the borough sufficient small sites with the potential for retail development to demonstrate identified retail needs of the borough can be met;
- d. set out current infrastructure requirements, to be updated as part of the regular infrastructure plan review process.

Policy CP2 North Kensington

The Council will ensure opportunities for change in North Kensington deliver the widest possible regeneration benefits commensurate with the scale of the development.

Policy CP3 Places

The Council will protect, promote and enhance the local distinctiveness and economic success of the Places of the borough, and improve their character and quality and the way they function.

Existing Local Plan chapter:
Chapters 5-18: Places

Relevant Local Plan Partial Review Issues and Options section:
Section 3: Places

CV5 Vision for Kensal in 2028

The gas works sites will have realised their potential and developed into a thriving and valued community in North Kensington. Along with residential development, there will be job creation and regeneration benefits which will be enhanced by a Crossrail station. Kensal will connect North Kensington with Central London and beyond. Well-connected, high density, mixed-use and environmentally responsive developments will have populated the sites. Better use will have been made of the canal and its towpath and over new 2,500 dwellings, with offices and a range of community facilities will have been delivered. The

area will also have been knitted into the surrounding urban fabric and the development, taken as a whole, will have provided a successful precedent for the remainder of the borough. Development in the employment zone will support its function as a vital and valued asset for small and medium industries and the cultural and creative sector in particular.

Policy CP5 Kensal

The Council will ensure the long term regeneration of Kensal by requiring development to positively contribute to the regeneration and environmental sustainability of the area, and resisting development which prejudices long term regeneration opportunities and which undermines the role of the employment zone.

CV6 Vision for Golborne/Trellick in 2028

Golborne and Trellick will have maintained a strong mixed community and Trellick Tower will remain the icon of the area. The Golborne Road Market and retailers will be thriving, serving both local people and other Londoners. The Portobello Road and Golborne Road Markets will have gained strength from each other, but will remain distinct in nature. New housing will be a mix of sizes and tenures. The Grand Union Canal will be seen as a destination rather than a barrier.

Policy CP6 Golborne/Trellick

The Council will ensure the long-term regeneration of Golborne/Trellick by requiring development to positively contribute to the regeneration of the area, and resisting development which prejudices long-term regeneration. Proposals which increase footfall that would aid the viability of the market will be supported.

CV7 Vision for Portobello/Notting Hill in 2028

Portobello Road will remain a jewel in London's shopping crown, a place of world class antiques hunting alongside shops meeting the day-to-day needs of local people, above all, a place which has not been overrun by identikit multiples. The centre will maintain the rich variety of shops with a predominance now so rare in London, of independent retailers offering 'something different'. The existing antiques arcades are a key ingredient of this variety.

Portobello Road's strengths: its international antiques trade and the diversity of the retail offer, including vibrant small shops offering personal service, will continue to be built upon.

Its less glamorous role as the provider of the range of shops and services essential to support the day-to-day needs of its 'village minded' local community is no less important and will be maintained. Running the length of the Portobello Road, the street market, with its antiques, fashion, crafts, and fruit and vegetables will act as both a key driver to achieve this vision and an opportunity to strengthen the existing close links with the Golborne Road Special Neighbourhood Centre to the north.

Portobello Road is, however, more than a shopping street, it will continue to be than an international antiques market, and an inspiration for designers and a seed-bed for new entrepreneurs. As Special District Centres, Portobello Road and Westbourne Grove will both remain internationally known vibrant retail areas. Westbourne Grove will retain its difference from Portobello Road and its position as a specialist shopping destination providing high end fashion retailing. By improving pedestrian links between Portobello

Road, Westbourne Grove, All Saints Road and Golborne Road, the area as a whole will be strengthened, while the qualities of the very different individual centres will be maintained.

Policy CP7 Portobello/Notting Hill

The Council will ensure the long term success of Portobello Road, with its antiques and street market, and Notting Hill as unique local and international centres by promoting their retail character and supporting small format retail units, more suitable for independent businesses and antiques arcades, and by improving wayfinding and access.

CV8 Vision for Westway in 2028

The Westway flyover will no longer be an oppressive negative influence, but one which celebrates public art and creativity, using this and the land assets beneath the flyover. Problems of community safety have been overcome, and improved pedestrian linkages have made the area under the flyover into something wonderful.

Policy CP8 Westway

The Council will ensure the negative impacts of the Westway are ameliorated by requiring development to include appropriate measures to improve the quality of the environment.

CV9 Vision for Latimer in 2028

Latimer will have been rebuilt, in a phased way, to a new street pattern, guaranteeing all existing tenants the opportunity of a new home as well as creating capacity for new residents to move to the area. It will be a place that focuses on the provision of high-quality services through excellent architecture and urban design. It will provide accessible, safe and adaptable spaces that are valued and used by the local community. New development, including a new neighbourhood shopping centre, will be located around Latimer Road Station. The area will be better served by public transport, and there will be clear links to Ladbroke Grove and White City. A community sports centre with a swimming pool will be retained in the area and a new academy will be established.

Policy CP9 Latimer

The Council will ensure the long term regeneration of Latimer by requiring development to positively contribute to the regeneration of the area, and resisting development which prejudices long term regeneration opportunities and which undermines the role of the employment zone.

CV10 Vision for Earl's Court in 2028

The western edge of the borough will be reintegrated with the Earl's Court Neighbourhood Centre so that the centre is able to blossom, offering an attractive 'urban-village' environment which local residents can enjoy. Crucial to this is reducing the impact of the one-way system on residential amenity, the pedestrian environment and public transport users, preferably by returning the one-way system to two way working or other significant environmental improvements. The function of the centre will be reinforced by improved links to the Exhibition Centre, which should be developed for mixed uses with a significant convention, exhibition or cultural use. Earl's Court site will therefore retain its important London-wide role as a distinctive cultural brand, but also transformed into a new vibrant urban quarter. New residential-led mixed use development along Warwick Road will further reinforce this urban quarter, which will include new open space and a new school. The area will continue to offer a wide range of residential accommodation and will include community infrastructure to support local life. Streetscape and pedestrian improvements to

Cromwell Road, Warwick Road and Earl's Court Road will transform the environment, making it more pleasant for pedestrians and residents, marking the arrival of the A4 in Central London.

Policy CP10 Earl's Court

The Council will ensure an attractive 'urban-village' environment in Earl's Court by supporting improvements to the public realm, pedestrian environment and open space. The Council will resist development proposals which prejudice the opportunities for wider regeneration of the area and compromise delivery of the vision.

CV11 Vision for Kensington High Street in 2028

Kensington High Street will have redefined its role to ensure that it distinguishes its offer from Westfield, Knightsbridge and King's Road. The centre will have continued its long tradition as Kensington's High Street, serving residents, workers and visitors. It will continue to provide a good range of food and other convenience retailing and remain a destination for fashion and certain niche markets. Ease of pedestrian movement will be central to this success. Reuse of the former Commonwealth Institute for a significant public institution will have attracted increased visitor numbers and developed a further niche retail cluster at the western end of the High Street. The cinema will have been maintained.

Policy CP11 Kensington High Street

The Council will ensure the continued success of the High Street as a high quality shopping street serving residents, workers and visitors by paying close regard to the need to enhance the character of the area, support existing retail niches, attract new trip generating uses and ensure it is inclusive for all.

CV12 Vision for South Kensington in 2028

Prince Albert's vision of a wide range of world class institutions connecting the science and art of the past, present and future will have been taken forward to reflect how our interpretation of culture is ever richer, embracing more of our everyday lives - entertainment, eating and drinking, and even shopping. South Kensington will continue to develop across this spectrum of cultural activity to remain a local, national and internationally-significant destination.

The spirit of social connectivity, so powerfully expressed in the soon to be completed public realm of Exhibition Road, will be developed throughout South Kensington through innovative public realm proposals, generous public spaces, unique retailing and cultural experiences. All the facilities developed for residents and visitors alike will be connected to create an inspiring, memorable and thoroughly contemporary re-evocation of the original Victorian vision.

Policy CP12 South Kensington

The Council will ensure the continued success of South Kensington as a premier public cultural destination, and as a local shopping centre, by securing good quality public open spaces and step-free access at South Kensington station to cater for the very large number of visitors the area receives, and supporting proposals to uplift the quality of the retail offer, especially proposals likely to favour local and niche markets.

CV13 Vision for Brompton Cross in 2028

Brompton Cross will remain a high quality specialist boutique retail centre with international appeal and will have a stronger sense of identity as a place. The centre will be enhanced by development which reflects its high quality character and it will have benefited from improved pedestrian links to South Kensington Underground Station, the Museums, and Knightsbridge. The return of long-term vacant retail units to retail use will have been achieved. The hospitals to the west, which provide health care and medical research of both national and international significance will have been maintained and improved.

Policy CP13 Brompton Cross

The Council will ensure Brompton Cross has a stronger sense of identity by supporting small format retail units to protect and promote the high quality specialist boutique retail nature of the centre and improve the pedestrian links between South Kensington Underground station and the Museums.

CV14 Vision for Knightsbridge in 2028

Knightsbridge will continue to enjoy its role as the Royal Borough's national and international shopping destination and home to some of the most exclusive shopping in London. It will also continue its role as an important residential quarter and a service centre for residents in both Kensington and Chelsea and Westminster.

Policy CP14 Knightsbridge

The Council will ensure the continued success of Knightsbridge as the Royal Borough's international shopping destination, and as an important residential quarter and service centre for residents, by resisting proposals which are aimed at mass tourism and supporting proposals likely to favour independent and high end retail and to maintain the area's high residential quality of life.

CV15 Vision for King's Road/Sloane Square in 2028

The King's Road will not simply be like any other 'successful' high street. It will remain one of London's most iconic and vibrant shopping streets, containing a lively and diverse mix of shops, restaurants, and world-class cultural attractions. It will remain a place where one can shop in both independent boutiques and multiples; a place to enjoy, to promenade, a place which meets the day-to-day needs of our residents; and a place to experience some of the best theatre, concert and gallery events that London has to offer.

Policy CP15 King's Road/Sloane Square

The Council will ensure King's Road and Sloane Square remains one of London's iconic and vibrant shopping streets by supporting proposals likely to favour independent retailers and small up market chains, supporting cultural facilities and promoting improvement to the public realm to better reflect its international reputation.

CV16 Vision for Notting Hill Gate in 2028

Notting Hill Gate will be significantly strengthened as a District Shopping Centre, with improved shops and restaurants that reflect the needs of the local catchment. Boutiques and premium-quality retailers will become a feature of the area, as they are in Kensington Church Street and Pembridge Road. The centre will continue to be a major office location. Notting Hill has a long-standing reputation for arts and culture; Notting Hill Gate will capitalise on this in developing the arts and cultural offer.

The street will become more pedestrian friendly, with improved crossing facilities, fewer barriers, less street clutter, reduced vehicle impacts and station entrances relocated within buildings. All development will be of the most exceptional design and architectural quality, creating a 'wow factor' that excites and delights residents and visitors. Pedestrian links to Portobello Road Special District Centre will also be enhanced through good design, legibility and clear wayfinding.

Policy CP16 Notting Hill Gate

The Council will require development to strengthen Notting Hill Gate's role as a District Centre by supporting high trip generating uses; improving retail and restaurant provision including some anchor retail to serve the local catchment; and deliver new distinctive identity through high quality architecture and design of the public realm. The Council will also resist development which prejudices opportunities for wider regeneration of the area and compromises delivery of the vision.

CV17 Vision for Fulham Road in 2028

Fulham Road will continue to be a centre providing for the daily needs of local people, while also offering a variety of high quality specialist shopping. The proportion of food and drink uses, together with their hours of operation, will be carefully managed to ensure a complimentary environment with the retail uses and surrounding residential area. The appearance of the centre will be enhanced through improvements to shop fronts. Pedestrian and cycle links to the north and south will be improved. The Council will support the hospital's role in contributing to the centre's vitality.

Policy CP17 Fulham Road

The Council will ensure the local retail and residential character of Fulham Road is maintained by limiting new food and drink uses.

CV18 Vision for Lots Road/World's End in 2028

The opening of the new secondary school will bring people into the area. By 2028, improvements to the built and natural environment will transform the area into a place people choose to visit. Investigating the designation of a conservation area in the Lots Road area is an important part of this. The Lots Road Power Station site development will play a vital role in improving the vitality of the area by providing a mixture of uses including housing, new neighbourhood centre, offices, and social and community facilities including mooring facilities. Better pedestrian links from Lots Road to the World's End shops will help overcome the isolation with the wider townscape of Lots Road and reintegrate World's End. Connectivity to the riverside will be supported by completing the Thames Path and the use of the Cremorne railway bridge by pedestrians and cyclists.

Policy CP18 Lots Road/World's End

The Council will maintain, protect and enhance the character of the area by supporting better local shopping facilities, social and community uses, small cultural and creative uses and requiring improvements to connectivity and integration within the place, the wider area, and the river.

Existing Local Plan chapter:
Chapters 19-28: Strategic Site Allocations

Relevant Local Plan Partial Review Issues and Options section:
Section 4: Site allocations

**Policy CA1 Kensal Gasworks
Allocation for Kensal Gasworks**

The Council allocates development on the site to deliver, in terms of:

Land use allocation:

- a. upwards of:
 - i. 2,500 new dwellings;
 - ii. 10,000sq.m of new offices;
 - iii 2,000sq.m of new non-residential floorspace, including social and community and local shopping facilities;
- b. a Crossrail station, subject to approval by Crossrail Limited;
- c. the relocation and reprovision of the existing Sainsbury's supermarket in a location which provides a better relationship with Ladbrooke Grove;
- d. a Combined Cooling, Heating and Power (CCHP) plant or similar, of a suitable size to serve the site with the potential to contribute to the heat and energy demand of the wider community as part of a district heat and energy network;
- e. the provision of on-site waste management facilities to deal with the development's waste arisings from the new uses of the site (including recycling facilities and/or anaerobic digestion);

Principles:

- f. a high-density development with a high environmental standard in terms of construction, building materials, waste management and energy usage/retention and low levels of car dependency and ownership;
- g. improved infrastructure including new pedestrian and cycling links, new roads which connect the site into its surrounding context and other public transport links, including improved connections over both the railway lines and the canal;
- h. a usable, vibrant and responsive public realm around a mixed-use canalside which as well as residential, attracts leisure, education and business uses;
- i. the improvement and relocation of the facilities currently provided by Canalside House and the Boathouse Centre on-site if relocation of these facilities is required to achieve a comprehensive redevelopment along the canalside and Ladbrooke Grove;
- j. the retention of the area west of the gas holders for the provision of electricity infrastructure. Part of this site may also be required for a gas pressure reduction station, replacing the gas holders. Any buildings must be of a high architectural standard and in keeping with the overall redevelopment of the site;
- k. the ongoing access to the memorial site of the victims of the Paddington rail disaster through a redevelopment which will maintain its dignity;

Infrastructure and planning obligations:

- l. a Crossrail station (subject to agreement in principle and detail with Crossrail Limited);
- m. social and community uses (including health, education and police);

- n. affordable housing;
- o. construction and maintenance of bridges over the canal and railway;
- p. improvements to Little Wormwood Scrubs and Kensal Green Cemetery (subject to access through the cemetery and linking bridge over the canal);
- q. improved transport infrastructure including better bus links and new roads;
- r. landscaping and amenity improvements to the Grand Union Canal;
- s. other contributions as set out in the Planning Obligations SPD and the site specific SPD.

Policy CA2 Wornington Green Allocation for Wornington Green

The Council will require development on the site to deliver, in terms of:

Land use allocation:

- a. a minimum of 538 affordable dwelling units;
- b. a minimum of 150 private dwellings;
- c. the replacement of an improved Athlone Gardens, measuring 9,186sq.m (GEA), including the area of the existing ball court;
- d. the refurbishment or replacement of an improved Venture Centre and scope for its enlargement, including the provision of the existing community and leisure facilities currently provided;
- e. A1 to A5 uses in the order of approximately 2,000sq.m, providing these animate the street frontage, extend the retail offer along Portobello Road and help reconnect the link from Portobello Road and/or Wornington Road to Ladbroke Grove with no one unit being over 400sq.m (GEA);
- f. a Combined Cooling, Heating and Power (CCHP) plant or similar, of a suitable size to serve the site with the potential to contribute to the heat and energy demand of the wider community as part of a district heat and energy network;
- g. replacement of the storage used by market traders in Munro Mews;

Principles:

- h. an integrated community, where current tenants who want to remain at Wornington Green will be guaranteed a new home on the new development and the vast majority of residents should only have to move once;
- i. a phasing scheme to minimise disruption to residents and adjoining neighbours during the construction period;
- j. a good quality open space at least half the size of Athlone Gardens (4,593sq.m) must be available for public use throughout the construction period;
- k. the reconnection of Portobello Road and Wornington Road to Ladbroke Grove and the re-establishment of the traditional street pattern in the area;

Infrastructure and Planning Obligations:

- l. affordable housing;
- m. a site management plan;
- n. the reinstatement of an improved Athlone Gardens, Venture Centre and adventure playground;
- o. play space and play equipment;
- p. healthcare facilities;
- q. education facilities;
- r. construction training contribution;

- s. neighbourhood policing facilities, should they be required;
- t. mitigation for any negative transport impacts;
- u. improvements to public transport arising from the development, including improvements to the bus infrastructure;
- v. walking, cycling and public realm improvements;
- w. arrangements for on-street residents' permit-free parking;
- x. sustainable development measures as set out in the Wornington Green Supplementary Planning Document;
- y. public art; and
- z. other contributions as identified in the Planning Obligations Supplementary Planning Document and site specific supplementary planning document.

Policy CA3 Land Adjacent to Trellick Tower

Allocation for Land Adjacent to Trellick Tower

The Council will require development on the site to deliver, in terms of:

Land use allocation:

- a. a minimum of 60 residential units to fund regeneration;
- b. improvements to social and community facilities and housing;

Principles:

- c. the restoration of the Grade II* listed Trellick Tower;

Infrastructure and Planning Obligations:

- d. additional social and community uses, including health provision to be included as part of any redevelopment;
- e. other contributions may be required, as identified in the Planning Obligations and the site specific supplementary planning documents.

It would be possible to establish a trust fund to ensure that the profits from redevelopment are reinvested in the restoration of Trellick Tower and/or other social, community and regeneration benefits.

Policy CA4 Kensington Leisure Centre

Allocation for the Kensington Leisure Centre

The Council will require development on the site to deliver, in terms of:

Land use allocation:

- a. a new academy with a minimum gross internal floor area of 10,000sq.m, including its own internal sports facilities to deliver the national curriculum but excluding external sports pitches;
- b. a refurbished or relocated sports centre on site, with equivalent sports facilities to the existing centre, including a swimming pool and other facilities identified through a demand assessment, built in a way that is flexible for the future;
- c. open space in the form of external sports facilities for the school, which should be shared with the sports centre;
- d. a Combined Cooling, Heating and Power (CCHP) plant or similar, of a suitable size to serve the site with the potential to contribute to the heat and energy demand of the wider community as part of a district heat and energy network;

Principles:

- e. green turf, planting and landscaping at the external sports facilities to contribute to the visual amenity of the surrounding properties;
- f. improvements to the legibility and permeability of the street network in the area, through a new road connecting Grenfell Road and Lancaster Road;

Infrastructure and Planning Obligations:

- h. improved public transport infrastructure;
- i. other contributions as identified in the Planning Obligations Supplementary Planning Document and site specific supplementary planning document.

Policy CA5 Allocation for the former Commonwealth Institute

The Council allocates development on the site to deliver, in terms of:

Land use allocation:

- a. 9,300 sq.m (net) of exhibition or assembly and leisure floorspace within the 'tent' building;
- b. the re-use of the Commonwealth Institute as a high trip-generating public institutional use;

Principles:

- c. the preservation of the 'tent' building now and in the future;
- d. include the creation of an active public space on High Street Kensington frontage;
- e. the development should positively relate the 'tent' to Kensington High Street, while integrating with and enhancing the parkland setting;

Infrastructure and Planning Obligations:

- f. other contributions as identified in the Planning Obligations Supplementary Planning Document and site specific supplementary planning document.

Policy CA6 Warwick Road**Allocation for the Warwick Road Sites**

The Council allocates development on the site to deliver, in terms of:

Land use allocation:

- a. 1,550 total combined residential units across all five sites, with a minimum of:
 - i. 500 residential units on the Charles House site;
 - ii. 250 residential units on the Former Territorial Army site;
 - iii. a minimum of 150 residential units on the Empress Telephone Exchange site;
 - iv. a minimum of 300 residential units on the Homebase site;
 - v. a minimum of 350 residential units on the 100 West Cromwell Road site;
- b. On the northern four sites:
 - i. a primary school on-site, and
 - ii. on-site public open space, including outdoor play space;
- c. On the 100 West Cromwell Road site leisure, social and community uses (Class D1), provision of car parking and open amenity space;

Principles:

- e. sufficient non-residential uses on the northern four sites to provide active frontages to the ground floor of Warwick Road;
- f. four northern sites to be developed to a single masterplan;

Infrastructure and Planning Obligations:

- g. affordable housing as part of residential development on all the sites to ensure a mixed and balanced community;
- h. social and community facilities;
- i. community sports hall and swimming pool;
- j. health facilities;
- k. crèche and education facilities;
- l. landscape improvements to the West Cromwell Road in connection with 100 West Cromwell Road site;
- m. streetscape improvements to Warwick Road in connection to all development sites;
- n. pedestrian and cycle improvements;
- o. floorspace for Safer Neighbourhoods unit;
- p. a contribution to investigate and implement measures to return the Earl's Court one-way system to two-way working;
- q. other contributions as identified in the Planning Obligations Supplementary Planning Document and site specific supplementary planning documents.

**Policy CA7 Earl's Court Exhibition Centre
Allocation for Earl's Court Exhibition Centre**

The Council allocates development on the site to deliver, in terms of:

Land use allocation:

- a. a minimum of 500 homes within the Royal Borough, which could be increased, in particular if (b) to (e) below are provided within LBHF as part of the masterplanning process conducted in the preparation of the SPD;
- b. a minimum of 10,000sq.m (108,000sq.ft) of office floor space;
- c. retail and other uses within the class of the Use Classes Order 1987 (as amended) to serve the day-to-day needs of the new development;
- d. a significant cultural facility to retain Earl's Court's long standing brand as an important cultural destination, located on the area of the Opportunity Area nearest to public transport accessibility;
- e. other non-residential uses required to deliver a sustainable and balanced mixed-use development, such as hotel and leisure uses;
- f. social and community uses;
- g. on-site waste management facilities to handle waste arising from the new uses of the site (including recycling facilities and/or anaerobic digestion), which may be provided within LBHF as part of the masterplanning process conducted in the preparation of the SPD but must benefit development in the Royal Borough;
- h. low or carbon neutral developments and a Combined Cooling, Heating and Power (CCHP) plant or similar, of a suitable size to serve the site with the potential to contribute to the heat and energy demand of the wider community as part of a district heat and energy network, which may be provided within LBHF as part of the masterplanning process conducted in the preparation of the SPD but must benefit development in the Royal Borough;

Principles:

- i. a new urban quarter which links well with its surroundings, especially to the west and east;
- j. a design of the road network and connections with the surrounding area that significantly improves residential amenity, the pedestrian environment and public transport access in the area of the one-way system, and does not have an unacceptable impact on traffic congestion;
- k. an open urban square, fronting onto Warwick Road, with land uses that provide positive active edges to the building frontages;

Infrastructure and Planning Obligations:

- l. social and community facilities;
- m. additional new public open space, including considering opportunities to create biodiversity;
- n. securing highway contributions including the investigation, in consultation with TfL and the boroughs, into returning the Earl's Court one-way system two way working; implementation of those measures identified during the investigation commensurate to the development proposal; and significant improvements to quality of residential amenity, the pedestrian environment and public transport access in the area of the Earl's Court one-way system;
- o. improvements to Tube, bus and rail access, including interchange from the West London line to the Underground network and the extension of bus services into the site;
- p. improved pedestrian links from and through the site and the surrounding area to public transport facilities and improved cycle links to enhance north/south cycle accessibility;
- q. affordable housing as part of residential requirement;
- r. education facilities;
- s. other contributions as identified in the Planning Obligations Supplementary Planning Document and site specific supplementary planning document.

Existing Local Plan chapter:

Chapter 29: Policies and Actions

Relevant Local Plan Partial Review Issues and Options section:

Section 5: Infrastructure and planning contributions

Policy C1 Infrastructure Delivery and Planning Obligations**Infrastructure Requirements and Delivery**

New development will be coordinated with the provision of appropriate infrastructure to support the development. The Council will require that there is adequate infrastructure to serve developments, including through the use of planning obligations, working with infrastructure providers and stakeholders to identify requirements.

In determining applications for planning permission, the Council will take into consideration the nature, scale and location of the proposed development, and where the need arises from the development either because of its individual or cumulative impact, will seek prescriptive, compensatory or mitigatory measures to secure the necessary social, physical, green or environmental infrastructure, or improvements to the proposals submitted to enable the development to proceed, in accordance with advice in national guidance.

Planning Obligations

Planning obligations will be negotiated whenever appropriate in accordance with Circular 05/2005 *Planning Obligations*, and taking account of the proposed development, and in determining which measure receives priority, account will be taken of the individual characteristics of the site, the infrastructure needs of the site and the surrounding area, and the London Plan. Proposals that form part of potentially wider sites will be assessed in terms of the capacity of the site as a whole.

The viability of the development will also be taken into account. In the case of an enabling development, or where the development is unable to deliver all the policy requirements for reasons of viability, a viability study will be required to accompany the planning application. s106 contributions will be reviewed in the context of this viability study. The viability study should use the GLA toolkit or an agreed alternative. The applicant will fund the independent assessment of the viability study, or other technical studies requiring independent assessment, prior to the application being determined.

UDP Policy H8

To require the provision of appropriate social and community facilities within major residential schemes.

Existing Local Plan chapter:

Chapter 31: Fostering Vitality

Relevant Local Plan Partial Review Issues and Options section:

Section 6: Shops and Centres

Section 7: Business uses and hotels

Section 8: Arts and cultural uses

CO2 Strategic Objective for Fostering Vitality

Our strategic objective to foster vitality is that the quality of life of our predominantly residential borough is enhanced by a wide variety of cultural, creative and commercial uses which can significantly contribute to the well-being of residents and to the capital's role as a world city.

Policy CF1 Location of New Shop Uses

The Council will ensure vital and viable town centres through a town centre first approach to new retail floorspace.

To deliver this the Council will:

- a. support the creation of new shop floorspace within town centres;
- b. require new retail development with a floor area of 400sq.m (4,300sq.ft) (gross external) or more to be located within existing higher order town centres or within sites adjoining Knightsbridge, King's Road (East and West), Fulham Road, Brompton Cross and South Kensington where no suitable sites can be identified within these centres;
- c. permit new shops (A1) of less than 400sq.m (4,300sq.ft) (gross external) in areas of retail deficiency as shown on the plan within Chapter 30 (Keeping Life Local);
- d. require the establishment of new centres in the Latimer and Kensal areas to address identified retail deficiency and support the establishment of a new centre in the Earl's Court and West Kensington Opportunity Area, with retail provision to serve the day-to-

day needs of the development. Any new centre must comply with the requirements of PPS4, and be of a scale that does not have an unacceptable impact on existing centres;

- e. require, where proposals for new retail development do not comply with parts (a) to (d), that it is demonstrated either:
 - i. that the development would meet the requirements of the sequential assessment; and that the development will not have an unacceptable impact on existing centres; or
 - ii. that the new floorspace would underpin the Council's regeneration objectives and the vitality of any existing centre will not be harmed.

Policy CF2 Retail Development within Town Centres

The Council will promote vital and viable town centres and ensure that the character and diversity of the borough's town centres is maintained.

To deliver this the Council will:

- a. require the scale and nature of development within a town centre to reflect the position of the centre within the retail hierarchy and to assist in the implementation of the vision for that centre as set out within Section 1B Places (Chapters 4-18);
- b. require a range of shop units sizes in new major retail development, and resist the amalgamation of shop units, where the retention of the existing units contributes to achieving the vision for the centre;
- c. seek the provision of affordable shops in new large scale retail development or mixed use development with a significant retail element, to provide affordable shops, or where this is not appropriate, to provide a financial contribution through planning obligations to support retail diversity within the centre. Affordable shops can be provided off site within the same centre where appropriate.

Policy CF3 Diversity of uses within Town Centres

The Council will secure the success and vitality of our town centres by protecting, enhancing and promoting a diverse range of shops and by ensuring that these uses will be supported, but not dominated by, a range of complimentary town centre uses.

To deliver this the Council will:

- a. Protect all shops and shop floorspace at ground floor level in primary retail frontages of:
 - i. Knightsbridge, King's Road (East and West), Fulham Road, Brompton Cross, South Kensington, Kensington High Street and Westbourne Grove town centres unless the change is to another town centre use and where 80 per cent 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;
 - ii. Notting Hill Gate unless the change is to another town centre use, but not an estate agents, bureaux de change (Class A2) or hot food takeaway (Class A5) use and where 80 per cent 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;
 - iii. Portobello Road Special District Centre;
- b. Protect all shops and shopping floorspace at ground floor level within the secondary

retail frontages of:

- i. Knightsbridge, King's Road (East and West), Fulham Road, Brompton Cross, South Kensington and Kensington High Street and Portobello Road town centres, unless the change is to a town centre use and where 66 per cent 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;
- ii. Notting Hill Gate District Centre unless the change is to another town centre use, but not an estate agents, bureaux de change (Class A2) or hot food takeaway (Class A5) and the change is to a town centre use and where 66 per cent 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;
- c. protect retail uses above or below ground floor level within town centres unless it is successfully demonstrated that their loss will not adversely affect the essential shopping character and function of the centre;
- d. protect all shops within neighbourhood centres, unless the proposal is to change to a social and community use, and where 66 per cent of the relevant street frontage remains in an A1 use (shop).

Policy CF4 Street Markets

The Council will ensure that street markets remain a vibrant part of the borough's retail offer.

To deliver this the Council will:

- a. protect all of the borough's street markets including those at Portobello Road, Golborne Road and Bute Street;
- b. support new, or the expansion of existing, street markets where this fits in with our broader retail strategy and our strategic objectives for the town centres in which they would be located within or adjacent to;
- c. require the protection of existing storage lockups for street traders, or their equivalent re-provision.

Policy CF5 Location of Business Uses

The Council will ensure that there is a range of business premises within the Borough to allow businesses to grow and thrive; to promote the consolidation of large and medium offices within town centres; support their location in areas of high transport accessibility; and protect and promote employment zones for a range of small and medium business activities which directly support the function and character of the zone. To deliver this the Council will, with regard to:

Offices

- a. protect very small and small offices (when either stand alone or as part of a larger business premises) throughout the Borough; medium sized offices within the Employment Zones, Higher Order Town Centres, other accessible areas and primarily commercial mews; large offices in Higher Order Town Centres and other accessible areas, except where:
 - i. the office is within an employment zone and is being replaced by a light industrial use,

- 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, by a social and community use which predominantly serves, or which provides significant benefits to, Borough residents; or by another (not residential) town centre use where this allows the expansion of an adjoining premises;
- b. permit very small offices anywhere in the Borough save for ground floor level of town centres;
- c. permit small office developments anywhere in the Borough; require medium-sized office developments to be located in town centres, in other accessible areas, in Employment Zones and in commercial mews; require large office developments to be located in higher order town centres and other accessible areas, except where the proposal:
 - i. results in shared communal residential/ business entrance;
 - ii. results in the net loss of any residential units or floorspace; or
 - iii. in the case of a town centre, harms the retail function of that centre;
- d. permit business centres at upper floor levels of higher order town centres, within accessible areas within Employment Zones
- e. require all new business floorspace over 100m² to be flexible, capable of accommodating a range of unit sizes;

Light Industrial

- f. protect all light industrial uses throughout the Borough;
- g. require new light industrial uses to be located within Employment Zones, predominantly commercial mews and other areas where amenity is not harmed;
- h. require the provision of a mix of unit sizes suitable for the creative and cultural businesses, as appropriate;

Employment Zones

- i. protect light industrial uses, workshops, very small, small and medium offices, and business centres;
- j. require there be no net loss of business floorspace unless to uses which directly support the function and character of the zone;
- k. resist large office developments except when consisting entirely of very small, small or medium units;
- l. resist residential uses including for student housing or any form of living accommodation;
- m. promote employment zones as locations for small businesses and for workshops (whether stand alone or part of large business centres).
- n. to restrict, through the use of S106 planning obligations, the amalgamation of small and very small business units.

Policy CF6 Creative and Cultural Businesses

The Council will promote and protect the work-spaces needed to support the creative and cultural industries across the Borough.

Policy CF7 Arts and Cultural Uses

The Council supports the Borough's role in both local and world-class arts and culture. The Council will welcome new cultural institutions and facilities across the Borough and protect, nurture and encourage those which already exist. In particular the Council will support proposals which enhance the cultural draw of South Kensington, King's Road/Sloane Square, the Notting Hill Gate and Portobello Road area and Kensington High Street.

To deliver this, the Council will:

- a. protect all land and/or buildings where the current or last use is/was an arts and cultural use unless that use is re-provided to an equivalent or better standard in the immediate vicinity of the site;
- b. permit new arts and cultural uses, or the expansion of these uses, which are likely to generate large numbers of visitors in higher order town centres and other areas of the Borough which have a PTAL score of 4 or above, or will achieve this level through improvements to public transport during the lifetime of the plan. Smaller scale arts and cultural uses which are likely to attract fewer visitors will be welcomed throughout the Borough;
- c. permit enabling development on land and/or buildings where the current or last use is/was an arts and cultural use, in order to provide alternative arts and cultural uses on site or improve arts and cultural uses elsewhere within the Borough, where it is successfully demonstrated that there is greater benefit to the Borough resulting from this proposal.

Policy CF8 Hotels

The Council will ensure that the visitor economy is supported through appropriate hotel provision. To deliver this the Council will:

- a. protect hotels across the Borough except in Earl's Court ward;
- b. require new hotels to be located within, or immediately adjoining, the Borough's higher order town centres, and in particular Knightsbridge, South Kensington, Kensington High Street, King's Road (East), Brompton Cross and Notting Hill Gate and within the Earl's Court Exhibition Centre Strategic Site;
- c. encourage the upgrading of existing hotels where:
 - i. this will assist in maintaining the vitality of the centre;
 - ii. this will not result in the loss of any residential accommodation;
 - iii. there will be no material harm to amenity.

Policy CF11 The South Kensington Strategic Cultural Area

The Council will protect and enhance arts and cultural uses in the South Kensington Strategic Cultural Area.

UDP Policy E8

To resist the loss of those existing general industrial uses where they have no significant adverse effect on residential amenity.

UDP Policy E11

To encourage the provision of premises for the start-up and expansion of small businesses, particularly small light industrial businesses, in appropriate locations.

UDP Policy E12

To encourage the refurbishment of existing office and industrial buildings, particularly where this would involve conversion into small units.

UDP Policy E13

To encourage the provision of premises, and improvement of existing premises, for small locally- based service industries and offices.

UDP Policy E15

To seek the provision of light industrial premises as part of appropriate business development in North Kensington.

UDP Policy E19

Normally to refuse to release conditions which limit premises in North Kensington to industrial use.

UDP Policy E22

Normally to refuse to release conditions which limit premises in the Employment Zones to industrial use.

UDP Policy E26

To encourage the refurbishment and improvement of existing office and light industrial buildings in the Employment Zones, particularly where this would provide a range of unit sizes.

Existing Local Plan chapter:

Chapter 32: Better Travel Choices

Local Plan Partial Review Issues and Options section:

Section 9: Rail infrastructure

CO3 Strategic Objective for Better Travel Choices

Our strategic objective for better travel choices is for walking, cycling and public transport to be safe, easy, attractive and inclusive for all and preferred by residents and visitors to private car ownership and use.

Policy CT2 New and enhanced rail infrastructure

The Council will require improved access to existing and planned new rail infrastructure in the borough.

To deliver this the Council will:

- a. require developments at the allocated Kensal gas works site to establish a Crossrail Station, subject to approval by Crossrail Limited;
- b. promote the creation of a new station on the West London line at North Pole Road;
- c. protect the safeguarded route and associated land for Crossrail and the Chelsea-Hackney line, including for the latter a station at Sloane Square and near Chelsea Old Town Hall on the King's Road;
- d. promote a station further west, potentially at Imperial Wharf, as part of the Chelsea-Hackney line;

- e. require new development to contribute to step-free access at West Brompton Station, measures to increase the capacity of the West London line and improvements to its interchange with the Underground network, particularly at Earl's Court and, if feasible, as part of the redevelopment of the Earl's Court Exhibition Centre.

Existing Local Plan chapter:

Chapter 33: An Engaging Public Realm

Local Plan Partial Review Issues and Options section:

Section 5: Infrastructure and planning contributions

CO4 Strategic Objective for An Engaging Public Realm

Our strategic objective for an engaging public realm is to endow a strong local sense of place by maintaining and extending our excellent public realm to all parts of the borough.

Policy CR4 Streetscape*

The Council will require improvements to the visual, functional and inclusive quality of our streets, ensuring they are designed and maintained to a very high standard, that street clutter is removed and that street furniture, advertisements and signs are carefully controlled to avoid clutter to support the Council's aim of driving up the quality of the borough's streetscape.

To deliver this the Council will:

- a. require all work to, or affecting, the public highway, to be carried out in accordance with the Council's Streetscape Guidance;
- b. require all redundant or non-essential street furniture to be removed;
- c. retain, and seek the maintenance and repair of, historic street furniture such as post boxes and historic telephone kiosks, where this does not adversely impact on the safe functioning of the street;
- d. require that where there is an exceptional need for new street furniture that it is of high quality design and construction, and placed with great care, so as to relate well to the character and function of the street;
- e. resist adverts that by reason of size, siting, design, materials or method of illumination, including on street furniture, harm amenity or public or road safety;
- f. resist freestanding structures such as telephone kiosks where the function for the display of adverts over-dominates the primary purpose for the structure, whether sited on streets, forecourts or roadsides;
- g. resist pavement crossovers and forecourt parking;
- h. require all major development to provide new public art that is of high quality and either incorporated into the external design of the new building or carefully located within the public realm.

*This policy is only proposed to be partially reviewed with regard to infrastructure and planning contributions only – see section 5 of this document

Policy CR5 Parks, Gardens, Open Spaces and Waterways*

The Council will protect, enhance and make the most of existing parks, gardens and open spaces, and require new high quality outdoor spaces to be provided.

To deliver this the Council will, in relation to:

Parks, Gardens and Open Spaces

- a. resist the loss of existing:
 - i. Metropolitan Open Land;
 - ii. public open space;
 - iii. private communal open space and private open space where the space gives visual amenity to the public;
- b. resist development that has an adverse effect upon the environmental and open character, appearance and function of Conservation Areas, Metropolitan Open Land or sites which are listed within the Register of Parks and Gardens of Special Historic Interest in England, or their setting;
- c. resist development that has an adverse effect on garden squares and communal gardens, including proposals for basements;
- d. require all major development outside a 400m radius of the closest entrance to the nearest public open space to make provision for new open space which is suitable for a range of outdoor activities for users of all ages, which may be in the form of communal garden space. Where this is not possible for justified townscape reasons, that a s106 contribution is made towards improving existing publicly accessible open space;
- e. require all major developments to provide an site external play space, including for under fives, based on expected child occupancy;
- f. require all green open space to optimise biodiversity and wildlife habitat;
- g. protect the open spaces surrounding the Royal Hospital from inappropriate development both in the landscaped areas themselves and in the neighbouring streets.

Waterways

- h. require opportunities to be taken to improve public access to, and along the Thames and the Grand Union Canal, and promote their use for education, tourism, leisure and recreation, health, well-being and transport.
- j. resist permanently moored vessels on the river, except where they would not have:
 - i. a detrimental effect on the river as a transport route and its special character, including biodiversity;
 - ii. an adverse affect on the character or appearance of the existing residential moorings at Battersea Reach;
- k. permit residential moorings on the Grand Union Canal provided that:
 - i. there are adequate services for permanently moored vessels;
 - ii. other canal users (both water and landbased) are not adversely affected.

*This policy is only proposed to be partially reviewed with regard to infrastructure and planning contributions only – see section 5 of this document

Existing Local Plan chapter:
Chapter 35: Diversity of Housing

Relevant Local Plan Partial Review Issues and Options section:
Section 10: Housing
Section 11: Gypsy and Traveller accommodation
Section 12: Access and space housing standards

CO6 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.

Policy CH1 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 housing target of 3,500 net additional units. From adoption of the London Plan the Council is planning to make provision for a minimum of 600 net additional dwellings a year, 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 a minimum of 200 units per annum from 2011-12 until 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 per cent social rented housing and 15 per cent Intermediate housing.

Policy CH2 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 as a minimum achieve all the following standards:
 - i. lifetime homes;
 - ii. floorspace and floor to ceiling heights;
 - iii. wheelchair accessibility for a minimum of 10 per cent of dwellings; where compliance with the above standards is not possible because of other policy requirements, 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 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 developments to provide affordable housing at 50 per cent by floor area on gross external area;
- 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 800sq.m but less than 1,200sq.m of gross external residential floor space is proposed;
- k. require affordable housing provision of affordable homes on site where more than 1,200sq.m 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. where a scheme over 800sq.m does not provide 50 per cent of gross external residential floorspace for affordable housing, the applicant must demonstrate:
 - i. the maximum reasonable amount of affordable housing is provided through the provision of a viability assessment, using the GLA toolkit or an agreed alternative
 - ii. the exceptional site circumstances or other public benefits to justify the reduced affordable housing provision;
- q. require that affordable housing includes a minimum of 15 per cent intermediate housing in Golborne, St.Charles, Notting Barns, Norland, Colville, Earl's Court and Cremorne wards. In all other wards a minimum of 85 per cent 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.

Policy CH3 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 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 both social rented and intermediate affordable housing floorspace and units throughout the borough;

NOTE: Other policies within the Local Plan 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.

Policy CH4 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. require a guarantee that all existing tenants have an opportunity of a home that meets their needs, with those wishing to stay in the neighbourhood 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.

UDP Policy H4

To resist the encroachment into residential areas of commercial activities which would be inappropriate by virtue of size, scale, hours of operation, traffic generation or nature of use.

UDP Policy H17

To resist the encroachment into residential areas of commercial activities which would be inappropriate by virtue of size, scale, hours of operation, traffic generation or nature of use.

Existing Local Plan chapter:

Chapter 35: Respecting Environmental Limits

Relevant Local Plan Partial Review Issues and Options section:

Section 13: Climate change: energy and water housing standards

Section 14: Flooding and drainage

Section 15: Waste

CO7 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.

Policy CE1 Climate Change

The Council recognises the Government's targets to reduce national carbon dioxide emissions by 26 per cent against 1990 levels by 2020 in order to meet a 60 per cent 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 of 800sq.m or more residential development or 1,000sq.m or more non-residential achieve the following Code for Sustainable Homes/BREEAM standards:
 - i. residential development should meet Code for Sustainable Homes Level 4.
 - ii. non-residential development should meet BREEAM very good with 60 per cent of the unweighted credits available in the energy, water and materials sections.
- b. require an assessment to demonstrate that conversions and refurbishments of 800sq.m or more residential development or 1,000sq.m or more non-residential achieve the following relevant BREEAM standards:
 - i. residential development: BREEAM excellent for domestic refurbishment including the following minimum standards:
 - (a) the minimum standards of excellent for energy;

- (b) 80 per cent or more of the un-weighted credits in the waste category
- ii. non-residential development should achieve BREEAM very good rating.
- c. require that carbon dioxide and other greenhouse gas emissions are reduced to meet the Code for Sustainable Homes and BREEAM standards in accordance with the following hierarchy:
- 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, while ensuring that heat and energy production does not result in unacceptable levels of air pollution;
 - iii. on-site renewable and low-carbon energy sources;
- d. 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, Kensington Leisure 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;
- e. 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;
- f. require development to connect into any existing district heat and energy network, where the necessary service or utility infrastructure is accessible to that development;
- g. require development to incorporate measures that will contribute to on-site sustainable food production commensurate with the scale of development;
- h. 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.

Policy CE2 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:

- 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, for sites in areas with critical drainage problems and for all sites greater than one hectare;
- c. where required undertake the 'Sequential Test' for planning applications within Flood Risk Zones 2 and 3, and for sites in areas with critical drainage problems;
- d. require development at risk from flooding in Flood Risk Zones 2 and 3, in areas with critical drainage problems, 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 (SUDs), 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 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.

Policy CE3 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 management 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.