

Local Plan Partial Review Issues and Options Consultation Summary



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Section 4: Site allocations

Issue 1: There has been progress in delivering most of the strategic sites since the Local Plan was drafted (as the Core Strategy in 2010). The Council needs to consider whether it is appropriate to update the Local Plan to reflect the progress that has been made to make the Allocations and Designations chapter easier to use and to identify new (strategic) sites.

Question 1

How could the Allocations and Designations chapters be improved?

7 responses. Key points:

- Combine with Places chapters
- Allocation policies
 - should remain, including sites like Wornington Green where planning permissions are being implemented.
 - should be updated with progress on delivery.
 - Allocations that have been delivered should be removed.
- The summary of updates that have been made to the Proposals Map is helpful.
- Policy CP1 Quanta of Development should be retained
- Support for development of sites which enable rail or water use. Do site allocations impact on Thames (Port of London Authority) interests and affect safeguarded wharves?

Question 2

Are there other aspects of the existing strategic sites policies which need updating? If so, please identify which ones and what the issue is.

16 responses. Key points:

Kensal Gasworks

- Increase the housing target to ensure compliance with the NPPF and FALP.
- Linkages with the Park Royal Opportunity Area and the potential strategic public transport infrastructure hub and interchange at Old Oak Common should be addressed
- The allocation and policies should require comprehensive redevelopment of the full site to ensure that the regeneration proposals optimise the full potential.
- Recognise improved public transport accessibility will be a major determinant of the final scale of development of the site. Policy needs to consider comprehensive development with and without a station.
- Provide an indication of the heights and densities necessary in order to achieve the

quantum of development required by the Plan.

Earl's Court

- Figures need to be sensed checked, including whether these account for the consent at West Brompton
- The commentary on the status and progress of the Earl's Court project needs to be expanded.

Warwick Road

- 100 West Cromwell Road - Policy CA6 should be updated to reflect the Borough's current housing target.
- The site at 100 and 100a West Cromwell Road is now partially developed and is largely underutilised it presents an opportunity to bring forward a comprehensive redevelopment of the site to regenerate this part of the Earl's Court area.

General

- Non-strategic sites should also be explicitly allocated for development in the draft plan to provide more detailed guidance for smaller sites that are 'development opportunities' providing landowners with more certainty on the Council's position for development.

Question 3

The following potential new (strategic) site allocations have been identified:

- Royal Brompton Hospital/ Chelsea
- Pembroke Road
- Barlby and Treverton Estates
- Silchester East and West
- 39-49 Harrington Road

Do you agree that any / all of these should be allocated in the future and do you have any comments on the draft indicative boundaries?

16 responses. Key points:

Royal Brompton / Chelsea

- Support the inclusion of Royal Brompton Hospital on Sydney Street and the inclusion of 117-125 Sydney Street
- Support the principle of identifying the joint estates of the Royal Brompton and the Royal Marsden as a site allocation. Both hospitals make an important contribution to healthcare and activity in the Royal Borough.
- The identified land includes the Royal Marsden's estate. It is important that the references in the text recognize that the land shown is in two separate ownerships.
- Concern that the Royal Brompton sites may be allocated for alternative uses. Additional capacity is needed for research and development related uses to accommodate new cancer research facilities.
- Foulis Terrace currently provides affordable accommodation for hospital staff and should be removed from the new site allocation.

Pembroke Road

- Attention should be given to comprehensive redevelopment to regenerate this part of Pembroke Road and the western face of Warwick Road.

Silchester East and West

- Concern that indicative boundaries may be re-drawn to include estates not identified as part of the site allocations.
- Concerns about what a site allocation means for existing residents, especially in terms of green space provision and existing homes.
- Ensure existing public assets of sports facilities and green spaces are retained within the boundaries
- Support the principle of the upgrade of 'Silchester East and West' and request involvement in any future discussions for this site.
- Explore options for different levels of development and intervention as part of regeneration plans, not only wholesale redevelopment.
- Concerns about increasing density and population in an area of poor air quality due to proximity of Westway.
- The plan should identify sources of funding for the maintenance of future housing stock.

39-49 Harrington Road

- Support for the redevelopment of the Harrington Road site, which could contribute to the overall attractiveness of South Kensington as a cultural and leisure hub.

Question 4

Are there any other (strategic) sites that should be considered as a site allocation as part of the Local Plan Partial Review? If so, please complete the Call for Sites section of the Consultation Response Form.

6 responses. Key points:

- Pelham Street
- 100A West Cromwell Road - potential to deliver up to 250 new dwellings. Together, the sites (100 and 100A West Cromwell Road) have the potential to deliver 600 to 650 new dwellings.
- Newcombe House – policy wording should enshrine flexibility in order to facilitate sustainable development and avoid inflexible and restrictive policies.
- StQW – can neighbourhood areas include strategic sites, what is the relationship with excluded development relating to neighbourhood plans?

Call for sites

The following sites were submitted

Clifton Nurseries Highlever Road	Rolfe Judd Planning	Designated a Local Green Space in the St Quintin and Woodlands Neighbourhood Plan
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3- 142a Highlever Road St Quintin Garage	St Quintin and Woodlands Neighbourhood Forum	Allocated for housing in St Quintin and Woodlands Neighbourhood Plan
Former Knightsbridge Fire Station	Chelsfield LLP	It would not be appropriate to allocate the site for non social and community uses until the requirements of the sequential test have been addressed.
Royal Brompton Hospital	DP9	This site came in for a medical use. The royal Brompton hospital is already in medical use so there is no need for an allocation. However, the Brompton Hospital site at Chelsea Farmers' Market has been allocated for Housing.
South Kensington Station	TfL	This site has a number of complex constraints. It is within the setting of a listed building. The site is narrow and immediately adjacent to the tube line. These constraints have implications for design and residential amenity. The site may have the potential to provide some residential units but further analysis is required. TfL have indicated that they are commissioning a feasibility study later in the year. At this stage, given the complex issues associated with the site, it is considered more appropriate to deal with development at South Kensington Station through pre-application discussions and a planning application after more information is available rather than via a site allocation without all the evidence.
100A West Cromwell Road	49 Savills (Aimee Squires)	This has been allocated for development within the draft

		policies.
92 Lots Road	Chris Ball – Savills	The applicant proposes a number of possible alternative use, none of which would ordinary be suitable within an Employment Zone. As such it would not be appropriate to allocate the property for any of the proposed uses.