

Local Plan Partial Review

Further Proposed Modifications

October 2017



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Black: Existing Consolidated Local Plan text (July 2015)

Red: [Draft Policies Regulation 18 consultation \(October 2016\)](#)

Blue: [Publication Policies Regulation 19 consultation \(February 2017\)](#)

Green: [Submission Proposed Modifications \(May 2017\)](#)

Orange: [Further Proposed Modifications \(October 2017\)](#)

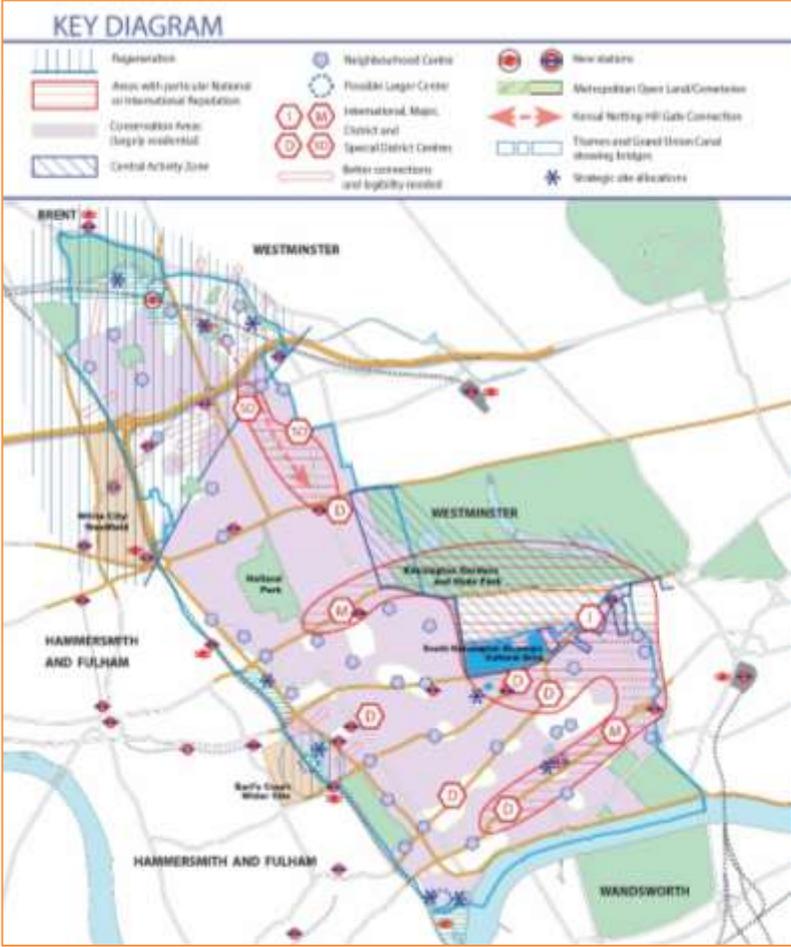
All Chapters

Reference	Policy/Para	Modification	Reason
MINOR/149	Throughout	<i>Consequential renumbering of chapters, paragraphs and site allocations</i>	In light of all Proposed Modifications. Likely to be done as minor modifications at the point of adoption.

Chapter 1: Setting the Scene

Reference	Policy/Para	Modification	Reason
MAIN/014	1.1.4	The Council will keep the Local Plan up to date. Any reviews will be set out in the Local Development Scheme (LDS), updated annually . The current LDS can be viewed on the Council's website. Following the tragic fire at Grenfell Tower on 14 June 2017, the Council decided to suspend estate regeneration projects in the borough and that any future estate regeneration projects would be co-designed with the community and put to a binding vote. Following these commitments, the Council commits to an early review of the Local Plan, at least in part, to consider issues related to North Kensington, the Latimer 'Place', estate regeneration and housing supply, to be adopted within five years of this Local Plan's adoption.	Self-explanatory

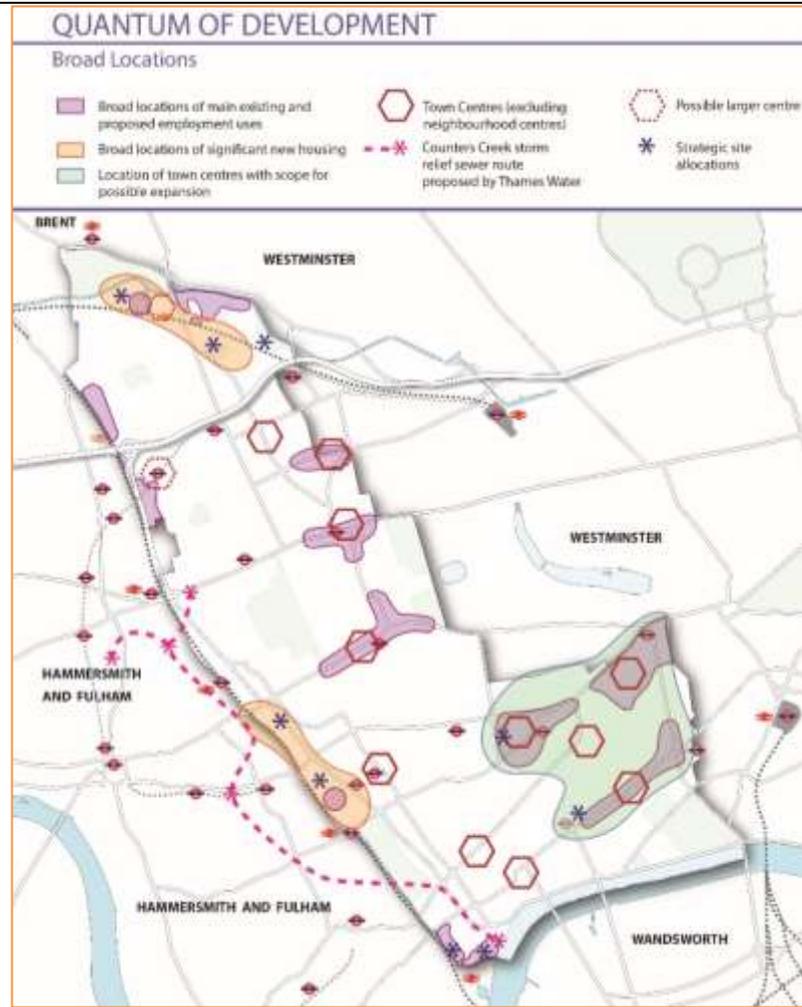
Chapter 3: Building on Success

Reference	Policy/Para	Modification	Reason
<p>MAIN/015</p>	<p>Key Diagram</p>	<p><i>Delete Site Allocation CA2 Barlby-Treverton, CA5 Silchester Estates and CA8 Warwick Road Estate</i></p>  <p>The diagram is a map of the Westminster area, showing various regeneration zones and transport infrastructure. The legend includes: Regeneration (vertical lines), Areas with particular National or International Reputation (red outline), Conservation Area: largely residential (grey outline), Central Activity Zone (blue outline), Neighbourhood Centre (blue circle), Possible Local Centre (dashed blue circle), International, Main, District and Special District Centres (circles with letters I, M, D, SD), Better connections and legibility needed (pink wavy lines), New stations (red circle with 'S'), Metropolitan Green Land Connection (green wavy lines), Kennal North/South Gate Connection (red double-headed arrow), Thames and Grand Union Canal crossing bridges (blue rectangle), and Strategic site allocations (blue star). The map shows these elements across the Westminster area, with labels for Brent, Westminster, Hammersmith and Fulham, and Wandsworth.</p>	<p>The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly</p>
<p>MINOR/150</p>	<p>Issues and Strategic Objectives.</p>	<p>Affordable and market housing, estate regeneration renewal.</p>	<p>The Council has decided to suspend estate regeneration projects in the borough</p>

	Row 7, final column.		
MINOR/151	3.2.8	We have inherited a remarkable historic townscape and a large number of historic buildings. The exceptional visual quality of our built environment is matched by the finely grained mix of uses, underpinning our success as a highly desirable place in which to live, work and invest. Over 4,000 buildings are listed and there are over 100 garden squares. Conservation areas cover more than 70 per cent of the borough. The Royal Borough is known for its legacy of Georgian, Victorian and Edwardian architecture but there are also a number of twentieth century buildings which continue the legacy of high quality design. Our listed buildings and conservation areas contribute immensely to local distinctiveness both within the borough and to London as a whole. <u>The Council will seek to establish Conservation Areas of the future ensure that any regeneration projects new developments are undertaken to design standards that could allow them to be designated as Conservation Areas in the future.</u>	The Council has decided to suspend estate regeneration projects in the borough
MINOR/152	Heading, Strategic Objective Six: Diversity of Housing	Affordable and market housing, estate regeneration renewal.	The Council has decided to suspend estate regeneration projects in the borough

Chapter 4: Delivering Success: Our Spatial Strategy

Reference	Policy/Para	Modification	Reason
MAIN/016	Quantum of Development diagram	<i>Amend "Broad locations of significant new housing" to reflect deletion of Site Allocation CA2 Barlby-Treverton, CA5 Silchester Estates and CA8 Warwick Road Estate</i>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly



<p>MAIN/017</p>	<p>CP1 Core Policy: Quanta of Development</p>	<p>... To help deliver this the Council has, in this document: a. allocated strategic site allocations with the a minimum net capacity for a minimum of 5300 dwellings 8,100 6,630 residential units;</p>	<p>The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly</p>
<p>MAIN/018</p>		<p>4.4 [Moved from original section 4.4] A particular focus on North Kensington Areas of Change</p>	<p>Self-explanatory</p>

	4.4.0 New paragraph	<u>Following the tragic fire at Grenfell Tower on 14 June 2017, the Council decided to suspend estate regeneration projects in the borough and that any future estate regeneration projects would be co-designed with the community and put to a binding vote.</u>	
MINOR/153	4.4.1	The key diagram in Chapter 3.1 shows the areas regarded as North Kensington. It falls within a regeneration area in the London Plan⁴, and has been a persistent area of deprivation, in part since its original construction in the Victorian period where there are unique combinations of opportunities which provide real potential for change. <u>These areas of change are: redevelopment of Lots Road power station; stimulating creation of a new community in Earl's Court and redevelopment of sites in Warwick Road; development of Kensal Canalside Opportunity Area; and regeneration of housing estates and employment zones in North Kensington. Many of these are part of a transformation regeneration of South Fulham Riverside, Earl's Court and White City, or is envisaged for Park Royal and Old Oak Common, beyond the borough boundary. Work has already commenced on redevelopment of the Earl's Court Exhibition Centre site and many most of the sites in Warwick Road. Many of these sites are close to where wider transformation is taking place across the borough border in the London Borough of Hammersmith and Fulham with the regeneration of South Fulham Riverside, Earl's Court and White City. There is also significant regeneration envisaged in Old Oak and Park Royal managed by the Old Oak and Park Royal Development Corporation (OPDC) to create a new community in west London.</u>	The Council has decided to suspend estate regeneration projects in the borough
MINOR/154	4.4.2	The estate renewal regeneration opportunities. Many of the specific areas needing attention in North Kensington are often the social housing estates built in of the post-war period, which themselves often replaced Victorian terraced housing that was no longer regarded as offering quality housing believed to be fit for purpose. These estates were	The Council has decided to suspend estate regeneration projects in the borough

⁴The Regeneration Areas in the London Plan are based on indices of deprivation, and identify the 20% most deprived wards in London

		<p>typical of their period. They used new and experimental materials, building techniques or built forms (e.g. deck access) forms of housing as social experiments — such as deck access and linked walkways — some of which have since been shown to have failed not lived up to expectations or, in the case of linking walkways, have occasionally been discredited.</p>	
MINOR/155	4.4.3	<p>The investigated estate renewal, where the existing social rented housing is re-provided through funding from additional private housing on the estate. Viability is crucial. To justify the upheaval estate renewal will inevitably cause for whole communities the mistakes of the past must not be repeated. The Council's vision for renewal of its housing estates regeneration-new development is that it must learn from the past. Replacement New housing and public space should be developed to a high standard of design that can be appreciated today, but which ages gracefully and in time is widely recognised for its quality, or perhaps even celebrated.</p>	The Council has decided to suspend estate regeneration projects in the borough
MINOR/156	4.4.4	<p>Where appropriate new developments will reflect traditional they will be developed to quality and design standards that will enable them to become the 'Conservation Areas of the Future'. Where possible traditional street patterns will be reinstated or a traditional and urban form introduced to improve provide safety and legibility. Public spaces will be designed to be attractive, functional places accessible for all, and so they can be useable for a variety of different public purposes, and not just simply left-over space around buildings. Housing densities will be appropriate for this part of London and local public transport provision. Generally densities Housing numbers will often increase, in order to provideing more homes on site. , but tThis need would not normally mean more tower blocks., as our traditional townscape shows flatted terraced housing and mMansion blocks can often meet the demand in a more appealing way. which are typical of much of the borough can provide a similar density. High quality materials reflecting the local context and well-designed detailing will enrich the</p>	The Council has decided to suspend estate regeneration projects in the borough

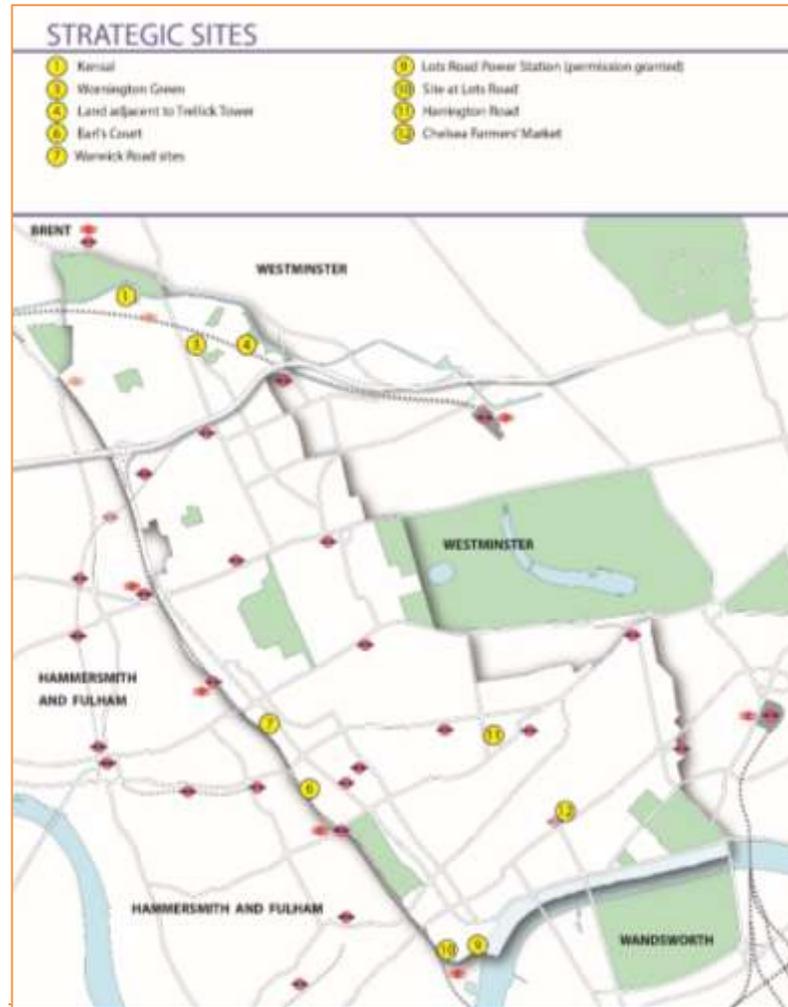
		<u>appearance and add character and charm. Our regenerated housing estates New developments will become places to live that will be as valued as their Georgian and Victorian predecessors conservation areas that currently cover over 70 per cent of the Royal Borough, and their architectural and urban design qualities perhaps becoming equally as cherished as our could merit designation as "Conservation Areas in of the Future".</u>	
MINOR/157	4.4.5	<u>The Council will expect similar these standards to be applied to Kensal Canalside and large sites redeveloped by private landowners and housing associations so that when developed it too would be capable of designation as a conservation area in the future.</u>	Consequential from changes to 4.4.4
MINOR/158	4.4.6	Estate renewal regeneration is already underway at Wornington Green, which is an estate owned by Kensington Housing Trust, just south of the Paddington mainline. A planning application for the redevelopment of the estate in a number of phases has been granted and phase one is under construction. In addition to the provision of new social rented accommodation and market housing, the redevelopment will reconnect Portobello Road to Ladbroke Grove at the Barlby Road junction and proposals for the land adjacent to Trellick Tower are being developed. The case for regenerating Barlby School and the Treverton Estate, the Warwick Road Estate and the Silchester Estates is being investigated.	The Council has decided to suspend estate regeneration projects in the borough Regeneration projects at Wornington Green and at land adjacent to Trellick Tower are already underway and will continue
MAIN/019	4.4.7	The Council as landowner has at this stage not yet determined what level of development (if any) is appropriate on any of the potential estate renewal regeneration sites. But, in land-use planning terms, it is appropriate for the development plan system to identify land which is developable to meet the borough's housing need consistent with the principles of the NPPF (paragraph 47). The Council owns other housing estates across the borough, which have not been allocated in this plan, where options for renewal regeneration may be investigated in future. [Moved from original paragraph 4.4.13].	The Council has decided to suspend estate regeneration projects in the borough

MAIN/020	4.4.8	<u>The allocation of the a site within the Development Plan would assist in identifying and securing a flexible range of developable options. But any allocation will not determine the regeneration route to be chosen by the Council and landowner.</u>	The Council has decided to suspend estate regeneration projects in the borough																		
MAIN/021	4.4.9	<u>In the event that land assembly is required to allow estate renewal regeneration to proceed, the Council will make every effort to make acquisitions through negotiation. Compulsory purchase may however be necessary to secure the land use planning benefits associated with any particular estate renewal regeneration scheme.</u>	The Council has decided to suspend estate regeneration projects in the borough																		
MAIN/022	4.6.1 table	<table border="1"> <thead> <tr> <th data-bbox="551 563 678 632"><u>Theme</u></th> <th data-bbox="685 563 887 632"><u>Place/Centre</u></th> <th data-bbox="893 563 1339 632"><u>Site Allocations</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="551 636 678 762"><u>Areas of Change</u></td> <td data-bbox="685 636 887 762"><u>Kensal</u></td> <td data-bbox="893 636 1339 762"> <ul style="list-style-type: none"> • <u>Kensal Canalside Opportunity Area</u> • <u>Barlby – Treverton</u> </td> </tr> <tr> <td></td> <td data-bbox="685 767 887 932"><u>Golborne</u></td> <td data-bbox="893 767 1339 932"> <ul style="list-style-type: none"> • <u>Wornington Green (permission granted)</u> • <u>Land adjacent to Trellick Tower</u> </td> </tr> <tr> <td></td> <td data-bbox="685 936 887 1027"><u>Latimer</u></td> <td data-bbox="893 936 1339 1027"> <ul style="list-style-type: none"> • <u>Silchester Estates</u> </td> </tr> <tr> <td></td> <td data-bbox="685 1032 887 1197"><u>Earl's Court</u></td> <td data-bbox="893 1032 1339 1197"> <ul style="list-style-type: none"> • <u>Earl's Court Exhibition Centre (permission granted)</u> • <u>Warwick Road Sites</u> • <u>Warwick Road Estate</u> </td> </tr> <tr> <td></td> <td data-bbox="685 1201 887 1327"><u>Lots Road / World's End</u></td> <td data-bbox="893 1201 1339 1327"> <ul style="list-style-type: none"> • <u>Lots Road Power Station (permission granted)</u> • <u>Site at Lots Road</u> </td> </tr> </tbody> </table>	<u>Theme</u>	<u>Place/Centre</u>	<u>Site Allocations</u>	<u>Areas of Change</u>	<u>Kensal</u>	<ul style="list-style-type: none"> • <u>Kensal Canalside Opportunity Area</u> • <u>Barlby – Treverton</u> 		<u>Golborne</u>	<ul style="list-style-type: none"> • <u>Wornington Green (permission granted)</u> • <u>Land adjacent to Trellick Tower</u> 		<u>Latimer</u>	<ul style="list-style-type: none"> • <u>Silchester Estates</u> 		<u>Earl's Court</u>	<ul style="list-style-type: none"> • <u>Earl's Court Exhibition Centre (permission granted)</u> • <u>Warwick Road Sites</u> • <u>Warwick Road Estate</u> 		<u>Lots Road / World's End</u>	<ul style="list-style-type: none"> • <u>Lots Road Power Station (permission granted)</u> • <u>Site at Lots Road</u> 	<p>The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly</p> <p>Regeneration projects at Wornington Green and at land adjacent to Trellick Tower are already underway and will continue</p>
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MAIN/023

Site Allocations map

Delete Site Allocation CA2 Barlby-Treverton, CA5 Silchester Estates and CA8 Warwick Road Estate



The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

Chapter 5: Kensal

Reference	Policy/Para	Modification	Reason
MAIN/024	CV5 Vision for Kensal in 2028	<p>Kensal Canalside Opportunity Area will have been transformed from a former gasworks and railway depot into a thriving, well-connected community. A new Crossrail Elizabeth Line station will minimise the need for private vehicle use, improve employment prospects in the north of the borough and make travelling to work easier. Drawing on its industrial heritage, new housing will complement the historic setting of the Kensal Green Cemetery and Residential-led development will have made the most of its canalside location, with dockside development and will improved access to the waterway, and of the green historic setting provided by Kensal Green Cemetery. New connections will integrate knit the new neighbourhood into the existing city fabric provide a link across the railway and link westwards to Scrubs Lane and Old Oak Park Royal.</p> <p>The Treverton Estate will have been regenerated to provide Two new schools will have been built at Barlby Road, and new housing will have been delivered as part of the Council's investment in the area Treverton estate and will be an even more appealing place to live.</p> <p>Kensal Employment Zone will provide flexible workspace, and supporting uses that bring vitality, to allow small and medium sized businesses to flourish, building on the area's existing strengths in the creative sector,</p>	The Council has decided to suspend estate regeneration projects in the borough
MAIN/025	Key issues and potential opportunities map	<p>Delete:</p> <ul style="list-style-type: none"> • Site Allocation CA2 Barlby-Treverton • Improved links through Treverton Estate 	The Council has decided to suspend estate regeneration projects in the borough

MINOR/159	5.3	<ul style="list-style-type: none"> Investigate the improvement of existing Council tenants' homes. 	The Council has decided to suspend estate regeneration projects in the borough
MINOR/160	5.4	<ul style="list-style-type: none"> Investigate opportunities to redevelop the Trevorton Estate to provide high quality new homes. 	The Council has decided to suspend estate regeneration projects in the borough
MINOR/161	5.6.1	<ul style="list-style-type: none"> RBKC, <i>Considerations for Estate Regeneration Proposals, Trevorton Estate, 20167</i> RBKC, <i>Strategic considerations for Estate Regeneration proposals, 2016</i> 	The Council has decided to suspend estate regeneration projects in the borough
MAIN/026	CA2 Barlby-Trevorton	Delete whole site allocation, text, map and tables	The Council has decided to suspend estate regeneration projects in the borough

Chapter 7: Latimer

Reference	Policy/Para	Modification	Reason
MAIN/027	Whole chapter	<p><i>Delete whole chapter but include a single new paragraph</i></p> <p><u>7.1.1 Latimer is located to the north west of the borough adjacent to the London Borough of Hammersmith and Fulham. The West London railway line forms the borough boundary which reduces connections between the two boroughs. Following the tragic fire at Grenfell Tower on 14 June 2017, the Council decided to suspend estate regeneration projects in the borough and that any future estate regeneration projects would be co-designed with the community and put to a binding vote. Following these commitments, the Council commits to an early review of the Local Plan, at least in part, to consider issues related to North Kensington, the Latimer 'Place', estate regeneration and housing supply, to be adopted within five years of this Local Plan's adoption.</u></p>	<p>The Council has decided to suspend estate regeneration projects in the borough</p> <p>Self-explanatory</p>

Chapter 8: Earl's Court

Reference	Policy/Para	Modification	Reason
MAIN/028	Key Issues and Opportunities map	<i>Delete Site Allocation CA8 Warwick Road Estate</i>	The Council has decided to suspend estate regeneration projects in the borough



MINOR/162	8.2	<ul style="list-style-type: none"> • <u>The Council has identified the opportunity to redevelop two sites in its ownership on the eastern side of Warwick Road.</u> 	The Council has decided to suspend estate regeneration projects in the borough
MINOR/163	8.6.1	<ul style="list-style-type: none"> • <u>RBKC, Considerations for Estate Regeneration Proposals: Warwick Road Estate, 20167</u> 	The Council has decided to suspend estate regeneration projects in the borough

		<ul style="list-style-type: none"> RBKC, Strategic considerations for Estate Regeneration proposals, 2016 	
MAIN/029	CA8 Warwick Road Estate	Delete whole site allocation, text, map and tables	The Council has decided to suspend estate regeneration projects in the borough

Chapter 28: Proposals Map

Reference	Policy/Para	Modification	Reason
MAIN/030	Strategic Sites	Delete Site Allocation CA2 Barby-Treverton, CA5 Silchester Estates and CA8 Warwick Road Estate	The Council has decided to suspend estate regeneration projects in the borough

Chapter 33: An Engaging Public Realm

Reference	Policy/Para	Modification	Reason
MINOR/164	33.1.1	Kensington and Chelsea is distinguished by a high quality network of streets, squares and public spaces. The public realm is widely recognised and valued for providing the setting for our rich architectural heritage. This is a strategic matter for the Royal Borough, being central to our success as an attractive place to live, work and visit. Establishing a new street network, based on our historic patterns, will be at the heart of the successful regeneration of the north , and enhancing the public realm will be a key part of maintaining the success of the borough as a whole.	The Council has decided to suspend estate regeneration projects in the borough
MINOR/165	33.2.5	However, there are parts of the borough where the public realm is of a lesser quality and in need of significant attention. Areas such as the Westway, Cromwell Road, the Earl's Court oneway system, Kensal, World's End and Latimer. Establishing a new and improved street network, drawing from the borough's historic patterns and public spaces, will be at the heart of the successful regeneration of <u>important for</u> these areas.	The Council has decided to suspend estate regeneration projects in the borough

Chapter 35: Diversity of Housing

Reference	Policy/Para	Modification	Reason
MINOR/166	Chapter subtitle	Affordable and Market Housing, Housing Mix, Estate Renewal <u>Regeneration</u> <u>Renewal</u>	The Council has decided to suspend estate regeneration projects in the borough
MINOR/167	35.1.2	In terms of the Local Plan 'vision', the housing policies will have a positive impact by facilitating both the <u>North Kensington</u> and <u>'areas of change'</u> regeneration and reinforcing Kensington and Chelsea's international and national reputation as an attractive place to live, with prime residential areas. Residents' quality of life should be improved by increasing the diversity of housing, providing more affordable housing and maintaining the quality of areas which are already sought after residential locations.	The Council has decided to suspend estate regeneration projects in the borough
MINOR/168	35.1.3	Diversity of housing is an integral part of the Local Plan's central vision of Building on Success. It is central to stimulating regeneration in <u>North Kensington</u> and the <u>'areas of change'</u> , and vital to the residential quality of life.	The Council has decided to suspend estate regeneration projects in the borough
MAIN/031	Diversity of Housing map	<i>Delete Site Allocation CA2 Barlby-Treverton, CA5 Silchester Estates and CA8 Warwick Road Estate</i>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

		<p>DIVERSITY OF HOUSING</p> <p>Affordable and Market housing</p> <p> </p>	
MAIN/032	35.3.4	<p><u>The Housing Trajectory shows a total development pipeline of 10,734 11,694 10,651 net additional units for the 15 year period 2015/16 2016/17 to 2030/31 2031/32² and further information on the housing trajectory and delivery from strategic sites allocations is provided in Chapter 40. The housing trajectory is based on a combination of the capacity from strategic sites allocations, the development pipeline of planning</u></p>	<p>The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly. The housing trajectory and housing supply figures have been updated to reflect this.</p>

² The housing trajectory will be updated annually in the ~~2016~~ Monitoring Report

		<u>permissions, those sites where pre-application responses have identified a potential for housing development, assumptions on windfall from small sites and vacant buildings returning to use. It is estimated that about 4,400 of these units will be delivered within the first five year period enabling the borough to demonstrate a five year housing land supply plus including an additional 20% buffer required by the NPPF. The Local Plan also identifies a supply of specific, developable³ sites or broad locations for growth for years 6-15.</u>	
MAIN/033	35.3.5	<u>Over the next 15 years, the strategic site allocations are expected to deliver about 8,1000 6,630 units with the largest site Kensal Gasworks (3,500 units) likely to deliver in the latter years. Given the extremely dense built up character of the borough and limited number of large sites, in common with other inner-London boroughs, the Council also relies on a supply of housing from small windfall sites which is taken from the small sites estimate provided in the London SHLAA. These have, historically, provided an important supply of housing for the borough.</u>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly. The housing trajectory and housing supply figures have been updated to reflect this.
MINOR/169	35.3.38	<u>The Council intends to spend affordable housing payments in lieu on its estate regeneration programme, amongst other projects such as 'Hidden Homes', to deliver more affordable housing.</u>	The Council has decided to suspend estate regeneration projects in the borough
MINOR/170	35.3.79	<u>The Council as landowner is exploring options for the regeneration of existing low density housing estates. Estate regeneration provides a potential opportunity to:</u> <ul style="list-style-type: none"> • <u>Ensure that housing stock meets the needs of existing and future residents.</u> • <u>Help tackle underlying causes of deprivation by improving health outcomes, employment opportunities, educational attainment and aspiration, and to reduce crime and the fear of crime.</u> 	The Council has decided to suspend estate regeneration projects in the borough. The withdrawal of the submission policy CH5 reverts the policy back to Policy CH4: Estate Renewal in the existing adopted Local Plan. Therefore the supporting text is also withdrawn and reverts back to that in the existing adopted Local Plan.

³ Developable is defined in the Glossary

		<ul style="list-style-type: none"> • <u>Build the 'conservation areas of the future' by reflecting and matching the high quality urban design in the rest of the borough.</u> • <u>Deliver additional housing and affordable housing.</u> 	The Council is committed to an early review of the Local Plan which will include setting a new policy on estate regeneration.
MINOR/171	35.3.80	<u>Estate regeneration may take the form of the refurbishment of existing housing stock, infill development or partial or comprehensive redevelopment.</u>	As above.
MINOR/172	35.3.81	<u>Estate renewal regeneration proposals often differ from other types of proposals for residential development because often the sale of market housing is used to fund the reprovided social rented and other forms of affordable housing. For this reason the proportions of social rented affordable and market housing may differ from conventional housing applications where cross subsidy is not being done on the same scale.</u>	As above.
MINOR/173	35.3.82	<u>In calculating whether there is any net loss of affordable housing through estate renewal regeneration, former social rented properties sold under the right to buy or right to acquire should be categorised as market sector provision. This includes the right to buy or right to acquire units which have been used on an interim basis as, for example, temporary accommodation in advance of estate regeneration progressing.</u>	As above.
MINOR/174	35.3.83	<u>The Council as a Local Housing Authority will be publishing the Tenant Decant Policy and consulting on a Strategy for Leaseholders in Regeneration Areas. This will provide the Council's policies on right to return, deals for leaseholders, and offers for adult children or other family members.</u>	As above.
MINOR/175	35.3.84	<u>Sites which appear to may be suitable for estate renewal regeneration (of one form or another) are Silchester East and West, Warwick Road and Treverton. These sites, and their wider surrounding areas, appear in land use planning terms to offer opportunities for the delivery of new housing in the Royal Borough. Options for the regeneration of these sites require further investigation, and ultimately the regeneration option chosen, if any, will be determined by the Council as</u>	As above.

		<u>landowner, having regard to a wide range of considerations, including consultation responses.</u>	
MINOR/176	35.3.85	<u>The Council has made clear that it will always consult potentially affected residents at the earliest feasible opportunity and has committed to engaging with and involving affected residents throughout the appraisal, design and development processes. The Council has also resolved that any redevelopment should be designed around traditional streets and squares and to be mixed-tenure.</u>	As above.
MAIN/034	CH5 Estate Regeneration	<p><u>Policy CH45 Estate Renewal Regeneration</u></p> <p><u>The Council will require that where the redevelopment regeneration of social rented housing estates including affordable housing is proposed, a compelling case is demonstrated made that the long term benefits outweigh the considerable uncertainty and disruption such projects will cause.</u></p> <p><u>To deliver this the Council will:</u></p> <p><u>a. require the maximum reasonable amount of affordable housing, with the minimum being no net loss of existing social rented affordable housing provision;</u></p> <p><u>b. require a guarantee that all existing social rented tenants have an opportunity of a home that meets their needs, with those wishing to stay in the neighbourhood being able to do so;</u></p> <p><u>bc. 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;</u></p> <p><u>cd. require that where estate renewal regeneration is being funded through the provision of private housing or other</u></p>	<p>The Council has decided to suspend estate regeneration projects in the borough.</p> <p>The withdrawal of the submission policy CH5 reverts the policy back to Policy CH4: Estate Renewal in the existing adopted Local Plan.</p> <p>The Council is committed to an early review of the Local Plan which will include setting a new policy on estate regeneration.</p>

		<p><u>commercial development, schemes must be supported by an open book financial viability appraisal;</u></p> <p><u>de. — 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.</u></p>	
MINOR/177	35.4.2	<p>Various documents have been produced by the Council, setting out the options for the redevelopment of the Council's housing estates. In Autumn 2009, a new report will set out the Council's views on options and recommendations regarding the future of the Council's housing estates. The Council Stock Options Review 2008 – 2010 concluded that the stock should remain in the freehold of the Council and should continue to be managed by the Kensington and Chelsea Tenant Management Organisation (KCTMO). Subsequent work was then undertaken to look at the investment requirements of the stock and how this could be met with the projected funding shortfall in the Capital Programme. This work concluded that the Council should continue to retain its stock as the new HRA self-financing arrangements gave local authorities the resources, incentives and the flexibility they needed to manage their own housing stock over the long term.</p>	<p>On 23 August 2017 the Leader of the Council made a statement saying “We have listened to communities and to the residents of North Kensington, and it is clear that public trust has been broken and there is no future role for the KCTMO. We are determined to act properly, thoroughly and fairly to restore trust in the council over time. I spoke to the Prime Minister this morning, and the council is looking at all options for managing our own housing in the future. This will obviously include options for alternative management other than the KCTMO. We will, of course, consult with residents first and look for a swift but carefully managed transition”. The statement is available from www.rbkc.gov.uk/newsroom/all-council-statements/lancaster-west-estate-statement-future-kctmo</p>
MINOR/178	35.4.3	<p>In response to this KCTMO developed an Asset Management Strategy was developed that provides a framework for determining how investment decisions are made. This is underpinned by option appraisals that assess the overall performance of the stock, and determine which stock should be retained, disposed of or considered for regeneration and development. With the implementation of a levy for the sale of High Value Voids, this strategy will be crucial in determining how we invest in the stock going forward.</p>	<p>On 23 August 2017 the Leader of the Council made a statement saying “We have listened to communities and to the residents of North Kensington, and it is clear that public trust has been broken and there is no future role for the KCTMO. We are determined to act properly, thoroughly and fairly to restore trust in the council over time. I spoke to the Prime Minister this morning, and the council is looking at all options for managing our own housing in the future. This will obviously include options for alternative management other than the KCTMO. We will, of course, consult with residents first and look for a swift but carefully managed transition”. The statement is available from www.rbkc.gov.uk/newsroom/all-council-statements/lancaster-west-estate-statement-future-kctmo</p>

MINOR/179	35.4.4	<p>The Council has an established programme of small scale delivery known as 'Hidden Homes' to maximise opportunities to delivery new housing supply that will be maintained in partnership with the KCTMO. The Council is also exploring asset management and regeneration options across four large sites, and the mechanisms for delivery for each should the Council decide to proceed with redevelopment.</p>	<p>On 23 August 2017 the Leader of the Council made a statement saying "We have listened to communities and to the residents of North Kensington, and it is clear that public trust has been broken and there is no future role for the KCTMO. We are determined to act properly, thoroughly and fairly to restore trust in the council over time. I spoke to the Prime Minister this morning, and the council is looking at all options for managing our own housing in the future. This will obviously include options for alternative management other than the KCTMO. We will, of course, consult with residents first and look for a swift but carefully managed transition". The statement is available from www.rbkc.gov.uk/newsroom/all-council-statements/lancaster-west-estate-statement-future-kctmo</p>
MINOR/180	35.4.9	<p>The Council's Housing Strategy has at its heart the following mission statement: "Housing services in Kensington and Chelsea aim to improve the lives of residents and customers. This will be achieved directly through service provision, commissioning and performance management, and indirectly through working with central government, the police, health services, voluntary sector and others to support local communities". <u>sets out how the Council wants to improve both the quality of accommodation and lives of people who live here by:</u></p> <ul style="list-style-type: none"> • <u>Resources – Develop effective asset management and longer term business planning, taking advantage of the new regime for Council Housing finance.</u> • <u>Development and regeneration – Regenerate, renew and dDevelop new affordable housing where opportunities arise.</u> • <u>Housing options – Provide a service that enables people to make informed decisions about their housing options.</u> • <u>Vulnerable residents – Support people who are vulnerable with appropriate accommodation and advice services.</u> • <u>Employment and training – Enable people in social housing to access employment and training opportunities.</u> 	<p>The Council has decided to suspend estate regeneration projects in the borough</p>

	35.4.11	The Council will publish a new four year Housing Strategy in 2017.	The Council will now no longer be publishing a new Housing Strategy in 2017.
MINOR/181	Corporate or Partnership Actions for Diversity of Housing	2. The Council's Directorate of Planning and Borough Development and the Housing Department will work with the Homes and Communities Agency Mayor of London , housing associations, residents and other partners, to deliver estate renewal regeneration projects and to ensure high quality affordable housing is developed.	The Council has decided to suspend estate regeneration projects in the borough

Chapter 36: Respecting Environmental Limits

Reference	Policy/Para	Modification	Reason
MAIN/035	CE1 Climate Change	iii. 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 <u>local</u> air pollution <u>in particular on site allocations such as Kensal, Wornington Green, Latimer and Earl's Court</u>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

Chapter 37: Infrastructure

Reference	Policy/Para	Modification	Reason
MINOR/182	Page 463 Planning & Borough Development – Barlby-Treverton	Service: <u>Planning and Borough Development</u> Where: <u>Barlby-Treverton</u> What: <u>Infrastructure to be determined through a possible Planning Brief or through the planning process.</u> Why: <u>Where available, indicative infrastructure items have been included in the remainder of the schedule</u> Specific requirements: Lead delivery organisation: Management organisation: Cost: When: <u>Medium / Long term: 2021/22 to 2030/31</u> Sources of Funding: Policy Ref: <u>CV5-CA2</u>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

MINOR/183	Page 463 Planning & Borough Development – Silchester	<p>Service: <u>Planning and Borough Development</u> Where: <u>Silchester</u> What: <u>Detailed Infrastructure to be determined through a possible Planning Brief or through the planning process.</u> Why: <u>Where available, indicative infrastructure items have been included in the remainder of the schedule</u> Specific requirements: Lead delivery organisation: Management organisation: Cost: When: <u>Medium / Long term: 2021/22 to 2030/31</u> Sources of Funding: Policy Ref: <u>GV7-CA5</u></p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/184	Page 463 Planning & Borough Development – Warwick Road Estate	<p>Service: <u>Planning and Borough Development</u> Where: <u>Warwick Road Estate</u> What: <u>Infrastructure to be determined through a possible Planning Brief or through the planning process.</u> Why: <u>Where available, indicative infrastructure items have been included in the remainder of the schedule</u> Specific requirements: Lead delivery organisation: Management organisation: Cost: When: <u>Medium term: 2021/22 to 2025/6</u> Sources of Funding: Policy Ref: <u>GV8-CA8</u></p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/185	Page 470 Transport & Technical Services – Barby-Treverton	<p>Service: <u>Transport & Technical Services</u> Where: <u>Barby-Treverton</u> What: <u>New road access Infrastructure to be determined through a possible Planning Brief or through the planning process.</u> Why: <u>To integrate the site with the wider community</u> Specific requirements: <u>Specific requirement to be confirmed</u> Lead delivery organisation: <u>RBKC- Transport and Technical Services</u> Management organisation: <u>RBKC</u> Cost: <u>Costs to be confirmed</u></p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

		<p>When: Medium / Long term: Sources of Funding: RSL Investment Homes and Communities Agency Planning Contributions – S106 / CIL Policy Ref: CP2 CV5 CA2</p>	
MINOR/186	Page 473	<p>Service: Children’s Services Where: Borough wide What: Borough wide coverage of schools – Primary Schools Why: Specific requirements: Specific requirements to be confirmed Lead delivery organisation: RBKC Management organisation: RBKC Cost: £12.7 million (Primary schools) When: Long term: By 2028 Sources of Funding: RBKC Capital Funding, Child Yield Review, Planning contributions – s106 / CIL Policy Ref: CV1 CK1 CV5 CA1 CA2 CV8 CA6 CA7</p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/187	Page 475 Children’s Services – Barlby- Treverton	<p>Service: Children’s Services Where: Barlby-Treverton-Kensal What: Replacement primary School at Barlby site — Infrastructure to be determined through a possible Planning Brief or through the planning process. Why: Specific requirements: Replacement primary School Lead delivery organisation: RBKC Management organisation: RBKC Cost: £309 million (for both replacement primary school and special school) When: Medium / Long Short term: 2019 20/21 to 2030/31 Sources of Funding: Planning Contributions - S106, Capital Programme and Government grants Policy Ref: CV1 CK1-CA2</p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/188	Page 475 Children’s Services – Barlby- Treverton	<p>Service: Children’s Services Where: Barlby-Treverton Kensal What: New special school at Barlby site Infrastructure to be determined through a possible Planning Brief or through the planning process.</p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

		<p>Why: The need for Special Educational Needs (SEN) requirements</p> <p>Specific requirements: New special school</p> <p>Lead delivery organisation: RBKC</p> <p>Management organisation: RBKC</p> <p>Cost: Costs to be confirmed (encompassed in borough wide primary and secondary needs costs above) £39 million (for both replacement primary school and special school)</p> <p>When: Medium / Long Short term: 2020/21 to 2030/31</p> <p>Sources of Funding: Planning Contributions - S106, Capital Programme and Government grants</p> <p>Policy Ref: CV1 CK1-CA2</p>	
MINOR/189	Page 478 Environment, Leisure and Residents Services – Westway Sports Centre	<p>Service: Environment, Leisure and Residents Services</p> <p>Where: Westway Sports Centre</p> <p>What: Sports provision</p> <p>Why: To improve sports/leisure provision for a growing population and re-provide pitches lost at the Kensington Academy.</p> <p>Specific requirements: Provide additional outdoor sports pitches, extension to Climbing Centre, sports hall and improved riding arena.</p> <p>Lead delivery organisation: RBKC and Westway Development Trust</p> <p>Management organisation: Westway Development Trust</p> <p>Cost: £1.15 million</p> <p>When: Delivery timescale to be confirmed</p> <p>Sources of Funding: Source of funding to be confirmed</p> <p>Policy Ref: CK1 CP2 CV9 CA5 Westway SPD</p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/190	Page 478 Environment, Leisure and Residents Services – Westway	<p>Service: Environment, Leisure and Residents Services</p> <p>Where: Westway Sports Centre</p> <p>What: Sports provision</p> <p>Why: To improve sports/leisure provision for a growing population and re-provide pitches lost at the Kensington Academy Leisure Centre.</p> <p>Specific requirements: New youth activity area (outdoor or indoor)</p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

	Sports Centre	Lead delivery organisation: Westway Development Trust Management organisation: Westway Development Trust Cost: £290,000 When: Delivery timescale to be confirmed Sources of Funding: Source of funding to be confirmed Policy Ref: CK1 CP2 CV9 CA5 Westway SPD	
MINOR/191	Page 482 Environment, Leisure and Residents Services – Silchester Estates	Service: Environment, Leisure and Residents Services Where: Silchester Estates What: Public open space Infrastructure to be determined through a possible Planning Brief or through the planning process. Why: As part of any development Specific requirements: Subject to any development proposals Lead delivery organisation: Subject to any development proposals Management organisation: Subject to any development proposals Cost: Subject to any development proposals When: Medium / Long term: By 2030/31 Sources of Funding: Subject to any development proposals Policy Ref: CP2 CV9 CA5	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/192	Page 482 Environment, Leisure and Residents Services – Silchester Estates	Service: Environment, Leisure and Residents Services Where: Silchester Estates What: Supporting community facilities Infrastructure to be determined through a possible Planning Brief or through the planning process. Why: As part of any development Specific requirements: Subject to any development proposals Lead delivery organisation: Subject to any development proposals Management organisation: Subject to any development proposals Cost: Subject to any development proposals When: Medium / Long term: By 2030/31 Sources of Funding: Subject to any development proposals Policy Ref: CP2 CV9 CA5	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

MINOR/193	Page 484 Libraries – Kensal Library	<p>Service: Libraries Where: Kensal Library What: Planned capital refurbishment programme for all libraries Reprovide Kensal library in a more suitable and sustainable location, possibly collocated with other community facilities Why: To ensure library buildings are fit for purpose Specific requirements: Requires more space by possibly opening up under-utilised space so that facilities for which there is a demand such as improved IT, children’s story and activity space and soft seating to encourage reading can be added. The library needs refurbishing. Increase in usable space; improved accessibility particularly for disabled and elderly users Lead delivery organisation: RBKC – Culture Management organisation: RBKC – Culture RBKC Tri-Borough Libraries & Archives Cost: Estimated to be £100,000 per annum To be worked up depending on options available When: Long term: by 2030/31 Sources of Funding: Heritage Lottery Fund, LDA, GLA, Arts Council, NHHG, CIL/s106 Arts Council England Capital Projects Funding from Corporate Funding Policy Ref: CK1 CV5 CA1 CA2 CA3 CV6 CA4</p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
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Chapter 38: Monitoring

Reference	Policy/Para	Modification	Reason															
MINOR/194	38.4.2	<p>Barlby-Treverton</p> <table border="1" data-bbox="555 1200 1350 1396"> <thead> <tr> <th data-bbox="555 1200 629 1233">Policy</th> <th data-bbox="638 1200 869 1233">Target</th> <th data-bbox="878 1200 1108 1233">Monitoring Indicator(s)</th> <th data-bbox="1117 1200 1218 1233">Frequency</th> <th data-bbox="1227 1200 1350 1233">Source</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="555 1240 1350 1262">Policy CA2 – Barlby-Treverton</td> </tr> <tr> <td data-bbox="555 1268 629 1396">CA2(a)</td> <td data-bbox="638 1268 869 1396">The provision of up to 500 new residential units, a net increase of up to 350 units.</td> <td data-bbox="878 1268 1108 1396">Residential units by tenure, size and total floorspace.</td> <td data-bbox="1117 1268 1218 1396">Annual</td> <td data-bbox="1227 1268 1350 1396">Planning application information.</td> </tr> </tbody> </table>	Policy	Target	Monitoring Indicator(s)	Frequency	Source	Policy CA2 – Barlby-Treverton					CA2(a)	The provision of up to 500 new residential units, a net increase of up to 350 units.	Residential units by tenure, size and total floorspace.	Annual	Planning application information.	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
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		<p><u>CA2(b) and (g)</u> The provision of a two form entry primary school by 2018.</p> <p><u>CA2(c) and (g)</u> The provision of a new school for special education needs by 2019.</p> <p><u>CA2(d)</u> The provision of 700 sqm² of commercial floorspace</p> <p><u>CA2(e) (h)</u> No net loss of social rented housing floorspace</p> <p><u>CA2(f)</u> Provision of a scheme which improves the legibility of the local environment. This would include a new access road and landscape and public realm improvements.</p> <p><u>CA2(i) (j)</u> Development will be liable to make planning contributions in accordance with the CIL Regulation 123 List and other relevant Local Plan policies and SPDs.</p>	<p>Size and capacity of new primary school.</p> <p>Size and capacity of new school for special educational needs</p> <p>Net increase in Class A and Class B floorspace.</p> <p>Social rented housing, by units, size and floorspace.</p> <p>Nature and scale of new landscape and public realm improvements. Provision of a new access road.</p> <p>Planning contributions meet requirements of the CIL Regulation 123 List and other relevant Local Plan policies and SPDs.</p>	<p>Annual</p> <p>Annual</p> <p>Annual</p> <p>Annual</p> <p>Annual</p> <p>Annual</p>	<p>Planning application information.</p>																						
MINOR/195	38.4.5	<p><u>Silchester Estates</u></p> <table border="1"> <thead> <tr> <th><u>Policy</u></th> <th><u>Target</u></th> <th><u>Monitoring Indicator(s)</u></th> <th><u>Frequency</u></th> <th><u>Source</u></th> </tr> </thead> <tbody> <tr> <td colspan="5"><u>Policy CA5 Silchester Estates</u></td> </tr> <tr> <td><u>CA5(a)</u></td> <td>Depending on the outcome of the options appraisal provision of up to 1,400 residential units, a net increase of 850, by 2028.</td> <td>Residential units by tenure, size and total floorspace.</td> <td>Annual</td> <td>Planning application information.</td> </tr> <tr> <td><u>CA5(b)</u></td> <td>If whole scale redevelopment proposed, this will be carried out in the framework of a comprehensive masterplan.</td> <td>Presence of a masterplan.</td> <td>Annual</td> <td>Planning application information.</td> </tr> </tbody> </table>			<u>Policy</u>	<u>Target</u>	<u>Monitoring Indicator(s)</u>	<u>Frequency</u>	<u>Source</u>	<u>Policy CA5 Silchester Estates</u>					<u>CA5(a)</u>	Depending on the outcome of the options appraisal provision of up to 1,400 residential units, a net increase of 850, by 2028.	Residential units by tenure, size and total floorspace.	Annual	Planning application information.	<u>CA5(b)</u>	If whole scale redevelopment proposed, this will be carried out in the framework of a comprehensive masterplan.	Presence of a masterplan.	Annual	Planning application information.	<p>The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly</p>		
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		<p>CA5(e) No net loss of social rented floorspace.</p> <p>CA5(d) Improvement of the legibility of the local environment.</p> <p>CA5 (f) Open space</p> <p>CA5(g) Development will be liable to make planning contributions in accordance with the CIL Regulation 123 List and other relevant Local Plan policies and SPDs.</p> <p>CA5 (h) Provision of supporting improvement of existing community facilities.</p>	<p>Residential units by tenure, size and total floorspace.</p> <p>Nature of the redevelopment and of legibility of local environment.</p> <p>Open space provision The amount of open space proposed as part of planning application</p> <p>Planning contributions meet requirements of the CIL Regulation 123 List and other relevant Local Plan policies and SPDs.</p> <p>Nature and provision of community facilities</p>	<p>Annual</p> <p>Annual</p> <p>Annual</p> <p>Annual</p> <p>Annual</p>	<p>Planning application information.</p>																					
MINOR/196	38.4.8	<p>Warwick Road Estate</p> <table border="1"> <thead> <tr> <th>Policy</th> <th>Target</th> <th>Monitoring Indicator(s)</th> <th>Frequency</th> <th>Source</th> </tr> </thead> <tbody> <tr> <td colspan="5">Policy CA8: Warwick Road Estate</td> </tr> <tr> <td>CA8(a)</td> <td>Depending on the outcome of the options appraisal provide 350 residential units (a net addition of 230 units) by 2023.</td> <td>The number of residential units provided as part of the redevelopment of the site.</td> <td>Annual</td> <td>Acolaid development management administration system.</td> </tr> <tr> <td>CA8(b)</td> <td>Depending on the outcome of the options appraisal provide 4,900 sqm² of Class B1(a) office space by 2023.</td> <td>The amount of Class B1(a) office floorspace provided on the site.</td> <td>Annual</td> <td>Acolaid development management administration system.</td> </tr> </tbody> </table>			Policy	Target	Monitoring Indicator(s)	Frequency	Source	Policy CA8: Warwick Road Estate					CA8(a)	Depending on the outcome of the options appraisal provide 350 residential units (a net addition of 230 units) by 2023.	The number of residential units provided as part of the redevelopment of the site.	Annual	Acolaid development management administration system.	CA8(b)	Depending on the outcome of the options appraisal provide 4,900 sqm ² of Class B1(a) office space by 2023.	The amount of Class B1(a) office floorspace provided on the site.	Annual	Acolaid development management administration system.	<p>The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly</p>	
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		<p>CA8(b) Depending on the outcome of the options appraisal provide A class uses in the ground floor to provide active frontage by 2023.</p> <p>CA8(c) and (d) Provide a service depot and ancillary offices</p> <p>CA8 (e) No loss of social rented accommodation</p> <p>CA8(f) Development will be liable to make planning contributions in accordance with the CIL Regulation 123 List and other relevant Local Plan policies and SPDs.</p> <p>CA8(hg) No loss in the quality or the floorspace of existing children's nursery (Class D1)</p>	<p>The amount and location of Class A uses at the ground floor of the site.</p> <p>The retention of the service depot and the ancillary office floorspace on the site.</p> <p>Quantum of social rented housing provide on the site, measure both in terms of units and floorspace.</p> <p>Planning contributions meet requirements of the CIL Regulation 123 List and other relevant Local Plan policies and SPDs.</p> <p>The class D1 floorspace in the form of a children's nursery provided on the site</p>	<p>Annual</p> <p>Annual</p> <p>Annual</p> <p>Annual</p> <p>Annual</p>	<p>Aeolaid development management administration system.</p> <p>Aeolaid development management administration system.</p> <p>Aeolaid development management administration system.</p> <p>Planning application information</p> <p>Aeolaid development management administration system.</p>	
MINOR/197	Policy CH5 Estate Regeneration	<p>Policy CH45: Estate Renewal Regeneration Renewal CH4(a) & (e)5 Provision of Deliver the maximum reasonable amount of affordable housing <u>and meet the needs of existing residents through estate renewal regeneration renewal.</u></p>			<p>The Council has decided to suspend estate regeneration projects in the borough</p> <p>These Further Proposed Modifications largely revert the policy back that as in the existing adopted Local Plan</p> <p>The Council is committed to an early review of the Local Plan which will include setting a new policy on estate regeneration</p>	

Chapter 39: Contingencies and Risks for Site Allocations

Reference	Policy/Para	Modification	Reason
MINOR/198	2 Barlby-Treverton	<p>1. No: <u>2</u></p> <p>2. Policy Barlby-Treverton: Estate renewal regeneration including the building of two new schools and additional private homes alongside the replacement social rented dwellings.</p> <p>3. Dependency: if this policy is not implemented, what may not happen on the ground as a result? a) The existing community will miss out on new homes and the opportunity to increase the Borough's housing stock will be missed</p> <p>4. Central to delivery of the strategy vision? Yes</p> <p>5. Risk(s): what can get in the way of implementing the policy? Risk (i) The case for development on site is deemed unacceptable.</p> <p>6. Likelihood of risk occurring? Med</p> <p>7. Impact on the strategy if risk occurs? High</p> <p>8. Plan B Required? No the Council will consider alternative options for the site before making a decision on the potential development approach. The Barlby School site and Treverton estate sites are developed separately</p> <p>9. Potential Alternatives</p> <p>10. Source from which other options are drawn Considerations for Estate Regeneration Proposals Treverton Estate</p> <p>11. Reason for selecting Plan B</p> <p>12. Reason for rejecting other options n/a</p> <p>13. Implications of Plan B on dependencies n/a</p> <p>14. Delivery Implications The schools will be delivered but the opportunity to create additional homes will be lost.</p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/199	5 Silchester Estates	<p>1. No: <u>5</u></p> <p>2. Policy Silchester Estates: estate renewal regeneration including the building of additional private homes for sale alongside the replacement social rented dwellings</p> <p>3. Dependency: if this policy is not implemented, what may not happen on the ground as a result? a) The existing</p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

		<p>community will miss out on new homes and the opportunity to increase the Borough's housing stock will be missed</p> <p>4. Central to delivery of the strategy vision? <u>Yes</u></p> <p>5. Risk(s): what can get in the way of implementing the policy? <u>Risk (i) The case for development on site is deemed unacceptable</u></p> <p>6. Likelihood of risk occurring? <u>Med</u></p> <p>7. Impact on the strategy if risk occurs? <u>High</u></p> <p>8. Plan B Required? <u>No the Council will consider alternative options for the site before making a decision on the potential development approach</u></p> <p>9. Potential Alternatives <u>n/a</u></p> <p>10. Source from which other options are drawn <u>Considerations for Estate regeneration proposals: Silchester East and West</u></p> <p>11. Reason for selecting Plan B <u>n/a</u></p> <p>12. Reason for rejecting other options <u>n/a</u></p> <p>13. Implications of Plan B on dependencies <u>n/a</u></p> <p>14. Delivery Implications <u>The development potential would be less and thus the regeneration effect upon the area as a whole will be reduced</u></p>	
MINOR/200	7 Warwick Road Estate	<p>1. No: <u>7</u></p> <p>2. Policy <u>Warwick Road Estate: estate renewal regeneration including re-provision of office space, nursery and a depot (so far as this is required to meet operational requirements)</u></p> <p>3. Dependency: if this policy is not implemented, what may not happen on the ground as a result? <u>a) The existing community will miss out on new homes and the opportunity to increase the Borough's housing stock will be missed</u></p> <p>4. Central to delivery of the strategy vision? <u>Yes</u></p> <p>5. Risk(s): what can get in the way of implementing the policy? <u>Risk (i) The case for development on site is deemed unacceptable</u></p> <p>6. Likelihood of risk occurring? <u>Med</u></p> <p>7. Impact on the strategy if risk occurs? <u>High</u></p>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly

		<p>8. Plan B Required? <u>No the Council will consider alternative options for the site before making a decision on the potential development approach</u></p> <p>9. Potential Alternatives <u>n/a</u></p> <p>10. Source from which other options are drawn <u>n/a</u></p> <p>11. Reason for selecting Plan B <u>n/a</u></p> <p>12. Reason for rejecting other options <u>n/a</u></p> <p>13. Implications of Plan B on dependencies <u>n/a</u></p> <p>14. Delivery Implications <u>The development potential would be less and thus the regeneration effect upon the area as a whole will be reduced</u></p>	
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Chapter 40: Housing Trajectory and Supporting Information

Reference	Policy/Para	Modification	Reason
MAIN/036	40.1.2	<u>First five year period (2015/16 2016/17 to 2019/20 2020/21)</u>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly. The housing trajectory and housing supply figures have been updated to reflect this.
MAIN/037	40.1.3	<p><u>The sites that make up the land supply for each year consist of the following components:</u></p> <ol style="list-style-type: none"> <u>Units under construction (at 1 April 2017) not expected to complete within the current monitoring year. Assumptions were made that schemes of between 1 and 24 units would be complete within two financial years of the start date. On sites over of 25 units or more, the best available information has been used to estimate completions. As development is actively occurring on these sites, they are considered to meet the tests of availability, suitability and deliverability set out the NPPF.</u> <u>Units on sites with planning permission but not yet under construction. Assumptions were made that</u> 	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly. The housing trajectory and housing supply figures have been updated to reflect this.

		<p><u>schemes of between 1 and 24 units would complete in three financial years from 01/04/201765 and are therefore all included as completions within FY20178/189 and 2019/20. On sites over of 25 units or more the best available information has been used to estimate the timing of completions.</u></p> <p>3. <u>A small sites estimate was used to inform the land supply for the years 2018/19, 2019/20 and 2020/21 and 2021/22. The figure of 152 pa has been taken from the London SHLAA 2013.</u></p> <p>4. <u>An estimate of vacant homes brought back into use of 46 units per annum also taken from the SHLAA is included for every year from 20157/168.</u></p> <p>5. <u>The non-self-contained allowance for the borough is 0 units per annum (London SHLAA 2013) so does not contribute to projections for this period, or to projections in the second or third five year periods.</u></p>	
MAIN/038	40.1.4	<p><u>Second and Third five year period (2020/21 20221/232 – 2029/30 20310/321)</u></p> <p><u>The NPPF requires that for this period a supply of specific, developable⁴ sites or broad locations for growth are identified. Whilst this is specific for years 6 to 10; for years 11-15 the requirement is to demonstrate this only where possible⁵. The sites which make up this element of supply are those strategic sites allocated in the Local Plan (with and without planning permission) together with other sites identified for inclusion within the council's estate regeneration programme</u></p>	<p>The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly. The housing trajectory and housing supply figures have been updated to reflect this.</p>

⁴ See glossary

⁵ NPPF para 47

		<u>the Council has become aware of but which are not progressed enough to include in the first five years.</u>	
MAIN/039	40.1.7	<u>The housing supply requirement from 1 April 20176 to 31 March 20224 is 4,398400 dwellings. This is made up of five years of the borough's annual supply target of 733 new homes, plus a 20% buffer brought forward from later in the plan period as required in the NPPF where there has been a record of persistent under-delivery against the borough's target. The current supply of deliverable sites during this period is expected to be 4,4106 dwellings based on those sites assessed as deliverable in the housing trajectory⁶. This information is provided in the tables below.</u>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly. The housing trajectory and housing supply figures have been updated to reflect this.
MAIN/040	40.1.8	<u>The housing trajectory currently shows a total development pipeline of 10,734 41,694 10,651 net additional units for the 15 year period 20156/1876 to 20293031/3240. The total target over the same period is 10,995 units. Therefore the total capacity is 261 about 700-344 units below above below the borough target over the same period.</u> *Also see Further Proposed Modifications to tables and figures set out on the following pages*	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly. The housing trajectory and housing supply figures have been updated to reflect this.
MAIN/041	40.1.9	<u>The total 15 year housing supply (20176/187 to 20310/324) is the first five year supply of 4,4106 (sources of supply as shown above) plus the anticipated supply from site allocations and other large sites for years 6 to 10 (2,318755) and 11 to 15 (1,9432,543) shown above. In addition the assumptions for 152 small sites estimate and 46 vacant units returning to use each year need to be added for years 6 to 15 (10 years). This results in a 15 year supply of 41,694 10,651 against a target of 10,995 over the same period giving a surplus deficit of 699 344 units.</u>	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly. The housing trajectory and housing supply figures have been updated to reflect this.

⁶ Please note that the Housing Trajectory in this Draft Policies document presents information as collected for the financial year 2014—15. This Housing Trajectory will be updated as part of the Monitoring Report published in December each year. The Monitoring Report also presents a yearly break down of the five year housing supply. The updated information will record information as collected for the financial year 2015—16. As a result the figures presented are expected to change at the next stage of plan making.

Further Proposed Modifications to tables and figures under paragraph 40.1.8 [MAIN/040]

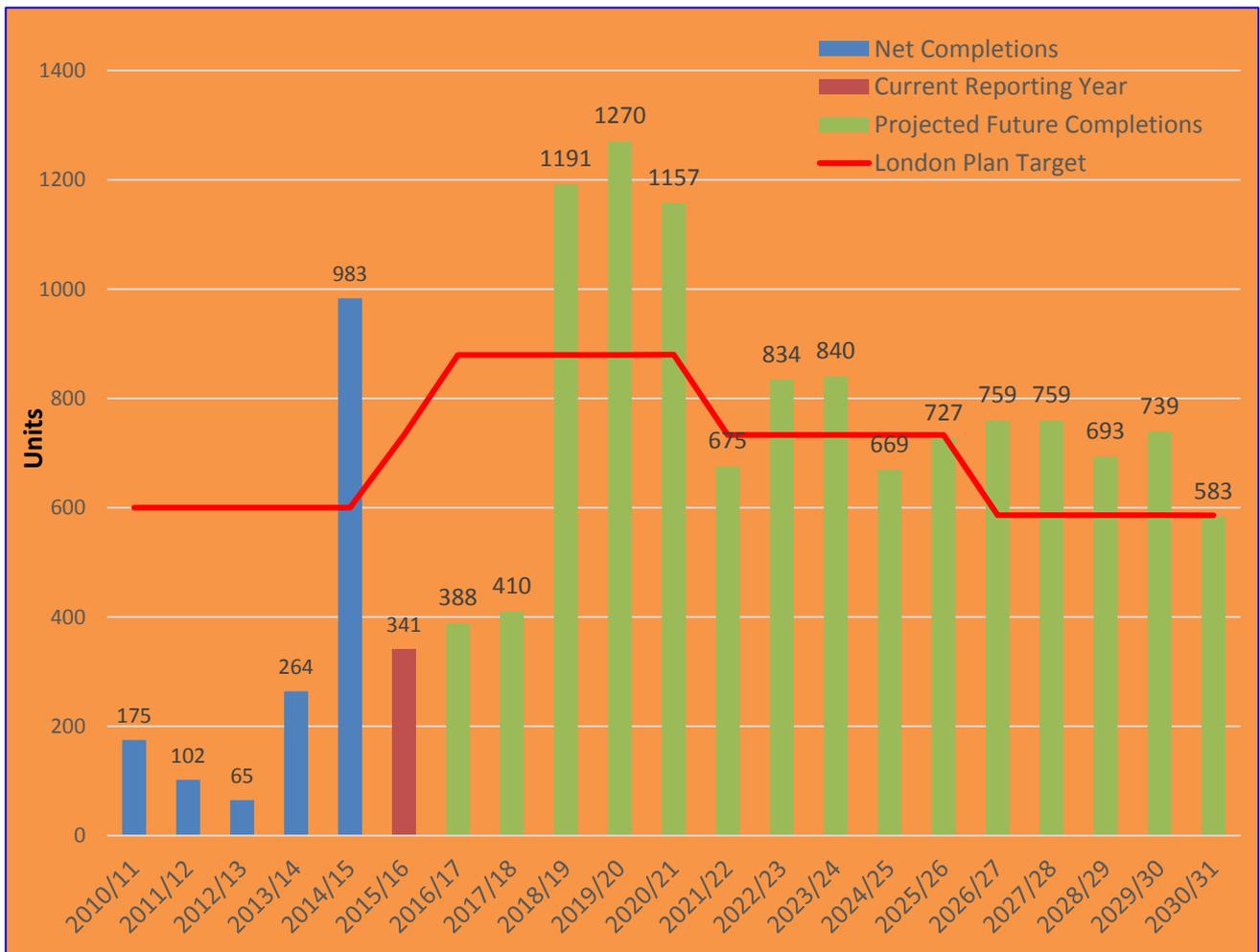
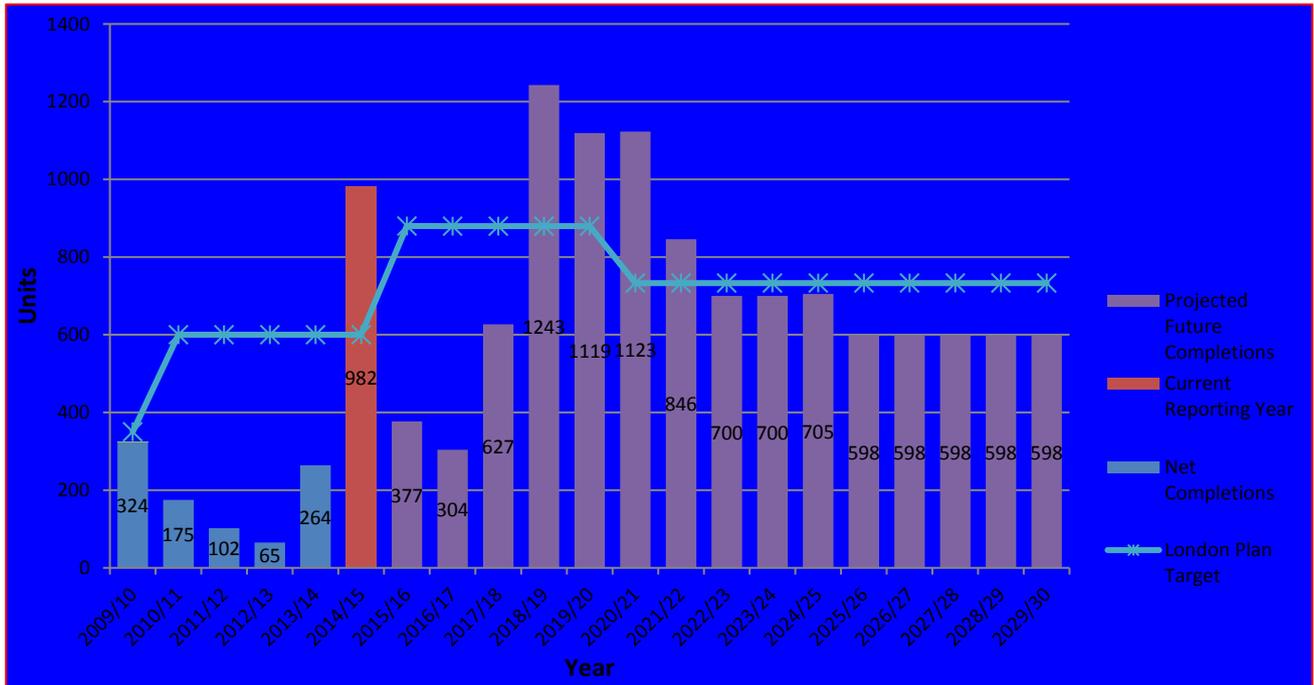
<u>Year</u>	<u>Projected Completions</u>	<u>Small Site Estimate</u>	<u>Vacant Units</u>	<u>Total</u>
<u>2016/17</u>	<u>342 258</u>	<u>0</u>	<u>46</u>	<u>388 304</u>
<u>2017/18</u>	<u>364 581</u>	<u>0</u>	<u>46</u>	<u>410 627</u>
<u>2018/19</u>	<u>1,145 1045</u>	<u>0 152</u>	<u>46</u>	<u>1,191 1243</u>
<u>2019/20</u>	<u>1,072 921</u>	<u>152</u>	<u>46</u>	<u>1,270 1119</u>
<u>2020/21</u>	<u>959 925</u>	<u>152</u>	<u>46</u>	<u>1,157 1123</u>
<u>Total</u>	<u>3,882 3730</u>	<u>304 456</u>	<u>230</u>	<u>4,416</u>

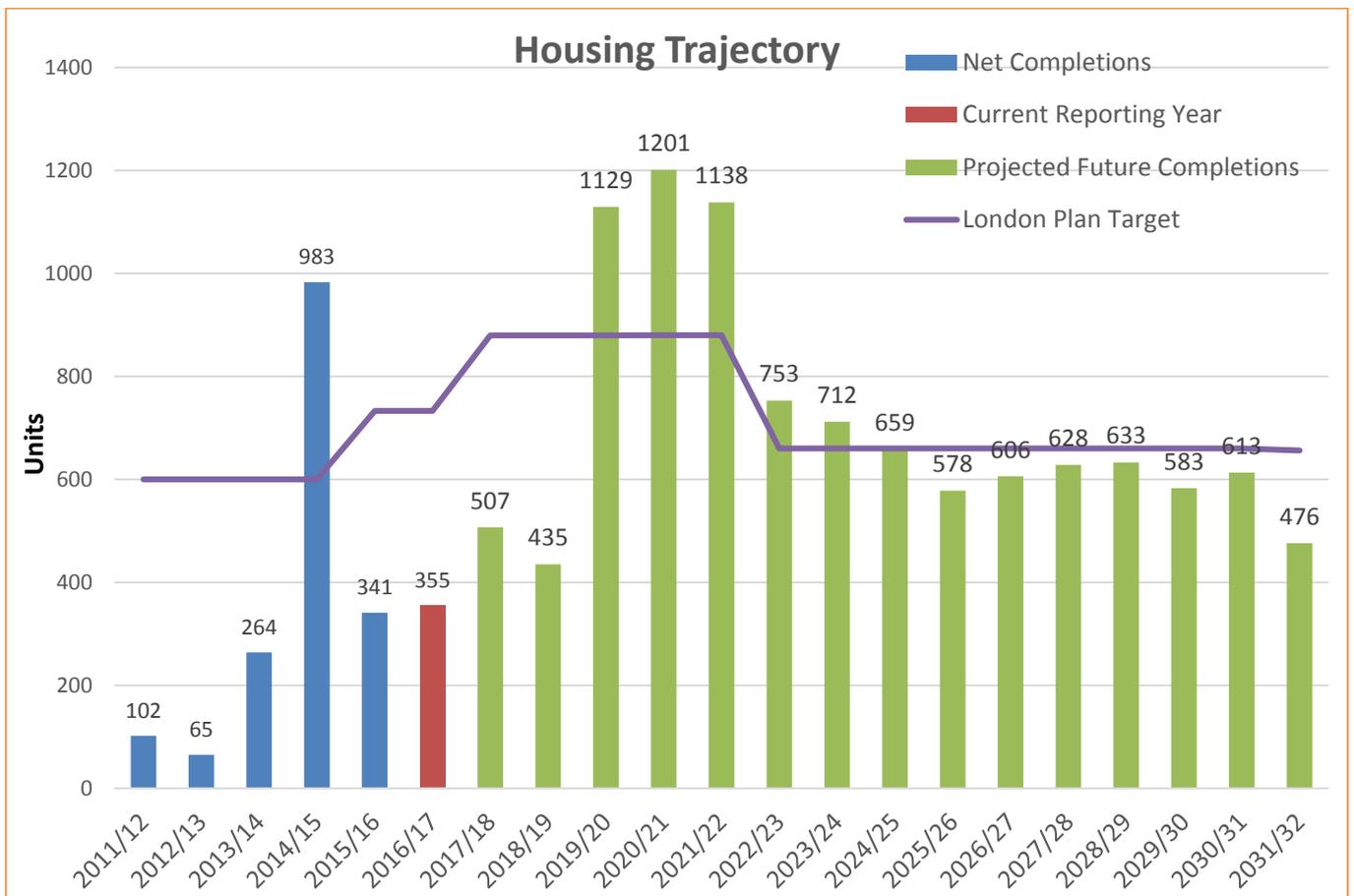
<u>Year</u>	<u>Projected Completions</u>	<u>Small Sites Estimate</u>	<u>Vacant Units</u>	<u>Total</u>
<u>2017-18</u>	<u>461</u>	<u>0</u>	<u>46</u>	<u>507</u>
<u>2018-19</u>	<u>389</u>	<u>0</u>	<u>46</u>	<u>435</u>
<u>2019-20</u>	<u>1,083</u>	<u>0</u>	<u>46</u>	<u>1,129</u>
<u>2020-21</u>	<u>1,003</u>	<u>152</u>	<u>46</u>	<u>1,201</u>
<u>2021-22</u>	<u>940</u>	<u>152</u>	<u>46</u>	<u>1,138</u>
<u>Total</u>	<u>3,876</u>	<u>304</u>	<u>230</u>	<u>4,410</u>

<u>Estimated Year of Completion</u>	<u>Site Allocations and Large Sites (25 units or more)</u>	<u>Site Allocations in St Quintin and Woodlands Neighbourhood Plan</u>	<u>Small Sites (less than or equal to 24 units) with Planning Permission</u>	<u>Small Sites Estimate (from SHLAA 2013)</u>	<u>Vacant Units coming back to use (from SHLAA 2013)</u>	<u>Total from all Sources</u>
<u>FY 2016-17</u>	<u>152</u>	<u>0</u>	<u>190</u>	<u>0</u>	<u>46</u>	<u>388</u>
<u>FY 2017-18</u>	<u>340</u>	<u>0</u>	<u>24</u>	<u>0</u>	<u>46</u>	<u>410</u>
<u>FY 2018-19</u>	<u>1,056</u>	<u>67</u>	<u>22</u>	<u>0</u>	<u>46</u>	<u>1,191</u>
<u>FY 2019-20</u>	<u>1,034</u>	<u>38</u>	<u>0</u>	<u>152</u>	<u>46</u>	<u>1,270</u>
<u>FY 2020-21</u>	<u>959</u>	<u>0</u>	<u>0</u>	<u>152</u>	<u>46</u>	<u>1,157</u>
<u>Total</u>	<u>3,541</u>	<u>105</u>	<u>236</u>	<u>304</u>	<u>230</u>	<u>4,416</u>

<u>Estimated Year of Completion</u>	<u>Site Allocations and Large Sites (25 units or more) (includes allocations in St Quintin and Woodlands Neighbourhood Plan)</u>	<u>Small Sites (less than or equal to 24 units) with Planning Permission</u>	<u>Small Sites Estimate (from SHLAA 2013)</u>	<u>Vacant Units coming back to use (from SHLAA 2013)</u>	<u>Total from all Sources</u>
<u>FY 2017-18</u>	<u>257</u>	<u>204</u>	<u>0</u>	<u>46</u>	<u>507</u>
<u>FY 2018-19</u>	<u>290</u>	<u>99</u>	<u>0</u>	<u>46</u>	<u>435</u>
<u>FY 2019-20</u>	<u>973</u>	<u>110</u>	<u>0</u>	<u>46</u>	<u>1,129</u>
<u>FY 2020-21</u>	<u>1,003</u>	<u>0</u>	<u>152</u>	<u>46</u>	<u>1,201</u>
<u>FY 2021-22</u>	<u>940</u>	<u>0</u>	<u>152</u>	<u>46</u>	<u>1,138</u>
<u>Total</u>	<u>3,463</u>	<u>413</u>	<u>304</u>	<u>230</u>	<u>4,410</u>

Sources of 5 Year Housing Supply





[Housing Trajectory 20156-167](#)

Housing Supply from Site Allocations

	<u>Site Allocation</u>	<u>Current Status</u>	<u>Potential number of dwellings (net)</u>	<u>First Five Years</u>	<u>Years 6 to 10</u>	<u>Years 11-15</u>
CA1	<u>Kensal Canalside</u>	<u>Further Alterations to the London Plan in 2015 increased the capacity of the site to 3,500 homes.</u>	<u>3,516</u>	<u>0</u>	<u>1,594</u> <u>1,718</u>	<u>1,925</u> <u>1,798</u>
CA2	<u>Barlby/Treverton</u>	<u>Options appraisal being developed</u>	<u>350</u>	<u>0</u>	<u>210</u>	<u>140</u>
CA3	<u>Worlington Green Phases 2 and 3</u>	<u>Planning permission granted for Phase 2, Planning application expected for Phase 3</u>	<u>350-281</u>	<u>281</u>	<u>0</u>	<u>0</u>
CA4	<u>Land Adjacent to Trelick Tower</u>	<u>Supplementary Planning Document prepared for site</u>	<u>60-80</u>	<u>80</u>	<u>0</u>	<u>0</u>
CA5	<u>Silchester Estates</u>	<u>Options appraisal being developed</u>	<u>852</u>	<u>0</u>	<u>424</u>	<u>428</u>
CA6	<u>Earl's Court Exhibition Centre</u>	<u>Planning permission granted scheme will take 15 years to complete</u>	<u>900-930</u>	<u>65-80</u>	<u>250</u> <u>350</u>	<u>0</u>
CA7	<u>Former Territorial Army site</u>	<u>Planning permission granted</u>	<u>281-255</u>	<u>281</u> <u>185</u>	<u>70</u>	<u>0</u>
CA7	<u>Empress Telephone Exchange</u>	<u>Planning permission granted – scheme under construction.</u>	<u>158-163</u>	<u>158</u> <u>163</u>	<u>0</u>	<u>0</u>

	<u>Site Allocation</u>	<u>Current Status</u>	<u>Potential number of dwellings (net)</u>	<u>First Five Years</u>	<u>Years 6 to 10</u>	<u>Years 11-15</u>
CA7	<u>Homebase Site</u>	<u>Planning permission granted – scheme under construction.</u>	330 -375	330 375	0	0
CA7	<u>100/ 100A West Cromwell Road</u>	<u>Planning permission expired</u>	450	450	0	0
CA8	<u>Warwick Road Estate</u>	<u>Options appraisal being developed</u>	230	0	230	0
CA9	<u>Lots Road Power Station</u>	<u>Planning permission granted – under construction</u>	420	420	0	0
CA10	<u>Site at Lots Road</u>	<u>Team appointed, pre-application to commence early 2017</u>	420 60	60	0	0
CA11	<u>Harrington Road</u>	<u>Not known</u>	50	0	50	0
CA12	<u>Chelsea Farmer's Market</u>	<u>May be required for Crossrail 2 construction</u>	50	0	0	50
	<u>Total number of dwellings</u>		8,117 8,098 6,630	2,594 7 40	2,188 7 55	2,543 1 ,848

Chapter 41: Policy Replacement Schedule

Reference	Policy/Para	Modification	Reason
MINOR/201	5 Kensal	Core Strategy / Local Plan Chapter: 5 Kensal Original Core Strategy (and Extant UDP) Policies: CV5/CP5 Kensal Already been subject to Core Strategy Review?: - Resultant Existing Local Plan Policies: - Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy: Chapter 5 Kensal CV5 Vision for Kensal CA1 Kensal Canalside Opportunity Area CA2 Barlby-Treverton	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/202	9 Latimer	Core Strategy / Local Plan Chapter: 9 Latimer Original Core Strategy (and Extant UDP) Policies: CV9/CP9 Latimer Already been subject to Core Strategy Review?: - Resultant Existing Local Plan Policies: - Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy: Chapter 7 Latimer CV7 Vision for Latimer CA5 Silchester Estates	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/203	10 Earl's Court	Core Strategy / Local Plan Chapter: 10 Earl's Court Original Core Strategy (and Extant UDP) Policies: CV10/CP10 Earl's Court Already been subject to Core Strategy Review?: - Resultant Existing Local Plan Policies: - Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy: New Chapter 8 Earl's Court CV8 Vision for Earl's Court CA6 Earl's Court Exhibition Centre CA7 Warwick Road Sites CA8: Warwick Road Estate	The Council has decided to suspend estate regeneration projects in the borough and the respective site allocations have been removed accordingly
MINOR/204	35 Diversity of Housing	Core Strategy / Local Plan Chapter: 35 Diversity of Housing Original Core Strategy (and Extant UDP) Policies: CH4 Estate Renewal Already been subject to Core Strategy Review?: - Resultant Existing Local Plan Policies: -	The Council has decided to suspend estate regeneration projects in the borough These Further Proposed Modifications largely revert the policy back that as in the existing adopted Local Plan

		Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy: CH5 Estate Renewal Regeneration Renewal	The Council is committed to an early review of the Local Plan which will include setting a new policy on estate regeneration
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Chapter 43: Evidence Base

Reference	Policy/Para	Modification	Reason
MINOR/205	Diversity of Housing	Royal Borough of Kensington and Chelsea, Strategic Considerations for Estate Regeneration Proposals, October 2016 Royal Borough of Kensington and Chelsea, Considerations for Estate Regeneration Proposals – Silchester East and West, Warwick Road Estate and Treverton Estate, October 20167 Leader’s Speech at Full Council Meeting on 19 July 2017	The Council has decided to suspend estate regeneration projects in the borough The Leader’s Speech at the Full Council meeting on 19 July 2017 is available from www.rbkc.gov.uk/newsroom/all-council-statements/leader%E2%80%99s-speech-elizabeth-campbell-19-july-2017
MINOR/206	Kensal	RBKC, Considerations for Estate Regeneration Proposals, Treverton Estate, 20167 Leader’s Speech at Full Council Meeting on 19 July 2017	The Council has decided to suspend estate regeneration projects in the borough The Leader’s Speech at the Full Council meeting on 19 July 2017 is available from www.rbkc.gov.uk/newsroom/all-council-statements/leader%E2%80%99s-speech-elizabeth-campbell-19-july-2017
MINOR/207	Latimer	RBKC, Considerations for Estate Regeneration Proposals: Silchester East and West, 20167 RBKC, Strategic considerations for Estate Regeneration proposals, 2016 Leader’s Speech at Full Council Meeting on 19 July 2017	The Council has decided to suspend estate regeneration projects in the borough The Leader’s Speech at the Full Council meeting on 19 July 2017 is available from www.rbkc.gov.uk/newsroom/all-council-statements/leader%E2%80%99s-speech-elizabeth-campbell-19-july-2017
MINOR/208	Earl’s Court	RBKC, Considerations for Estate Regeneration Proposals: Warwick Road Estate, 20167 RBKC, Strategic considerations for Estate Regeneration proposals, 2016 Leader’s Speech at Full Council Meeting on 19 July 2017	The Council has decided to suspend estate regeneration projects in the borough The Leader’s Speech at the Full Council meeting on 19 July 2017 is available from www.rbkc.gov.uk/newsroom/all-council-statements/leader%E2%80%99s-speech-elizabeth-campbell-19-july-2017