

# Annual Monitoring Report 2010

## Local Development Framework





**The Royal Borough of Kensington and Chelsea  
Local Development Framework**

**Annual Monitoring Report**

**December 2010**

**This AMR is for the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010**

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## **Introduction**

### **Purpose of the Annual Monitoring Report (AMR)**

Monitoring is an important tool which helps ensure that our policies are having the desired effects. This Annual Monitoring Report (AMR) covers the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010. Its purpose is to show where progress is being made and where policies or implementation need to be re-examined in light of the fact that the policies are not as effective as we had hoped.

The AMR fulfils the legal requirements set out in Regulation 48 of the Town and Country Planning Regulations 2004. From a local perspective we are placing an increasing emphasis on monitoring as an operational tool, the results of which contribute towards our evidence base on an ongoing basis. The adoption of the Core Strategy in December 2010 will make monitoring a principal component of the Council's delivery strategy for development.

This document has been submitted to the Department of Communities and Local Government and made publically available on the Planning Policy page of the Borough's website:

<http://www.rbkc.gov.uk/planningandconservation/planningpolicy.aspx>

### **Overview**

As a background to this annual evaluation of policies Part One of this report outlines a number of features that contribute to the character of the Borough and have an impact on the policies that are being monitored.

Part Two charts the progress of the Local Development Scheme implementation and the Third Part of the Monitoring Report reviews the core indicators during the reporting period. A selection of supporting data tables and charts are included in the appendices for general information although they do not necessarily relate to all the policies which have been monitored as part of this report.





## Part One: General Context



### Population

#### Demographics

The population of the Borough is about 180,000. This is expected to grow to over 200,000 over the next 20 years. During that time, the population is expected to get older – but it is still projected that the vast majority of residents will be of working age, between 20 and 50.

The age structure of the Borough's population varies spatially; there are higher concentrations of under 16 year olds in the north and higher concentrations of the working age population in the wards of Queen's Gate and Earl's Court. The older population are more likely to be living in the far south.

In terms of place of birth, the Borough is very diverse. Only just over half (55%) of the population is born in the UK. The rest are made up of about 20% from other parts of Europe, 6% from Africa and nearly 10% from Asia. (Tables and charts of the Borough's population profile, land use and housing stock characteristics are available in Appendices section of this report)

#### Health

On average the Borough has the highest life expectancy in the country, for both men and women: more than five years higher than the national average. Life expectancy among men is 83.1 years (London 77.4; England 77.3) and among women it is 87.2 years (London 82.0; England 81.6).

However, it should be noted that there is variation between the healthiest and least healthy electoral wards of around 10 years in life expectancy.

## Income

Both the geographical areas of Kensington and Chelsea are well known as exclusive areas in which to live. A high number of residents are from professional and managerial occupations, and, similarly, incomes are also higher than the London average. Nearly 40% of Borough residents possess a university degree.

However, when examined spatially, it can be seen that household income varies considerably, with many residents in the north of the Borough having income levels below £20,000 per annum, and, as might be expected, much higher levels of benefit claims.

Unemployment in the Royal Borough is 6.4% (5.5% in 2009), which is less than the London average of 9.1% and the national average of 7.9%. The increase in unemployment is probably a reflection of the recent economic downturn.



## Education

The Borough is well provided with primary schools, including many in the independent sector. There is a state primary school within a 10 minute walk of 93% of the area of the Borough. There are however, insufficient state secondary schools to meet the demand. 23% of our pupils are 'exported' to schools in other boroughs.

## Crime

Year on year figures of the recorded crime rate has consistently revealed a downwards trend over the last decade (see Overall Crime Rate table appendix 7)

However, different types of crime show different spatial patterns. The highest number of offences is in Brompton ward. By contrast, possession of drugs, personal robbery and snatch offences are highest in Golborne and Colville wards. Residential burglaries are highest in St Charles and Redcliffe wards. Graffiti is most marked at the top end of Portobello Road by the Westway.

## Part Two: Local Development Scheme

### Part Two: Local Development Scheme

Each year the Council is obliged to prepare a Local Development Scheme (LDS). The LDS is the Council's 'project plan' in which it sets out the range of planning documents that the Council intends to progress throughout the year. The LDS is formally submitted to and approved by the Greater London Authority (GLA). The LDS does not simply state when the particular document is scheduled to be completed but includes the formal milestones necessary for its progression.

One of the purposes of the AMR is to monitor the progress that the Council has made in the implementation of the LDS - Which of the Local Development Documents that the Council have intended to produce been completed? Which are running to schedule and which are being delayed?

The AMR covers the period between 1<sup>st</sup> April 2009 and 31<sup>st</sup> March 2010. However, given that the information is readily available, progress on the production of the documents within the LDS reflects progress of all DPDs being produced, or scheduled to be produced, between 1st April 2009 and 15<sup>th</sup> December 2010.

DPD	The LDS (2010)	Progress
<b>Core Strategy (and Proposals Map)</b>	Adoption was scheduled Dec 2010.	Following an Examination in Public in July 2010 the Core Strategy was found sound. <b>It was adopted in December 2010.</b>
<b>Waste DPD</b>	Public consultation was scheduled for September 2010.	Production of the DPD has been delayed whilst we await clarification from the GLA as to how best to plan for dealing with the Borough's waste.
<b>Latimer Area Action Plan</b>	Public consultation was scheduled from summer 2010.	The nature of the plan to be prepared for the Latimer area remains fluid. As such work on its production has yet to

		begin.
<b>S106 Planning Obligations SPD</b>	Adoption was scheduled for April 2010.	<b>Adopted August 2010</b>
<b>Freston Road Garages SPD</b>	Adoption was scheduled for October 2010.	Public consultation is taking place (Nov/Dec 2010) with final adoption expected March 2011.
<b>Earl's Court SPD</b>	Public consultation scheduled for Sept/Oct 2010.	Draft SPD prepared in autumn 2010 with consultation expected March 2011, and adoption June 2011.
<b>North Kensington Sports Centre site SPD</b>	Public consultation scheduled for Sept/Oct 2010 and adoption Dec 2010.	Consultation delayed due to uncertainty regarding 'Building Schools for the Future' funding. Consultation expected Jan/Feb 2011 and adoption May 2011
<b>Kensal SPD</b>	Sustainability appraisal and evidence gathering was scheduled to take place in 2010	Evidence gathering now planned for 2011, with final adoption May 2012. This document's production has been delayed due to the uncertainty about development scenarios for the site.
<b>Edenham SPD</b>	Document preparation was scheduled for the end of 2010 with public consultation scheduled for Jan 2011.	Public consultation now scheduled for late 2011 with adoption in 2012. The productions of other SPDs have been prioritised over that of Edenham.
<b>Building Height in the Royal Borough SPD</b>	Adoption was scheduled for March 2010.	<b>Adopted July 2010</b>
<b>100 West Cromwell Road SPD</b>	Public consultation was scheduled for May/June 2010,	The Council priorities have changed and it no longer intends to produce this SPD.
<b>Views Methodology SPD</b>	Public consultation was scheduled for June 2010	Public consultation now scheduled for March/April 2011 with adoption in June 2011. The resources required for the production of this SPD were required on other

		projects which had a greater priority.
<b>Westway SPD</b>	Public consultation was scheduled for October 2010 and adoption March 2011.	Initial consultation took place in Nov 2010, with a further period of consultation scheduled for March 2011.
<b>Access Design Guide</b>	Adoption was scheduled for March 2010.	<b>Adoption Dec 2010.</b>
<b>Trees SPD</b>	Adoption was scheduled for March 2010.	<b>Adopted April 2010.</b>
<b>Shopfront SPD</b>	Adoption was scheduled for March 2010.	Consultation took place in June/July 2010. Adoption expected January 2011.
<b>Roofscape SPD</b>	Public consultation was scheduled for June 2010	The necessary planning resource was not available from the design team. The dates for the production of the document are currently under review.
<b>Clearings I and II, Draycott Av SPD</b>	Public consultation was scheduled for Jan 2011	Public consultation scheduled for the end of 2011 with adoption in 2012. Land owners haven chosen to take a slower route.
<b>Wornington Green SPD</b>	Adoption scheduled for October 2009.	<b>Adopted Nov 2009.</b>
<b>Air Quality</b>	Adoption scheduled for March 2009.	<b>Adopted June 2009.</b>
<b>Tent in the Park</b>	Adoption scheduled for March 2009.	<b>Adopted June 2009.</b>
<b>Subterranean Development</b>	Adoption scheduled for March 2009.	<b>Adopted May 2009.</b>
<b>Noise</b>	Adoption scheduled for March 2009.	<b>Adopted May 2009.</b>





### **Part Three: Monitoring Indicators**

This section performs the main monitoring task of the AMR. Monitoring indicators are measured so that we can identify where policies or their implementation are not having the desired effects. Within each policy area some context is given and there is comment on how these indicators will be addressed in future AMRs.

The indicators that we report on come from several sources: core national indicators, regional indicators and key local indicators. The national and regional indicators tend to be targets against which our progress can be quantified and compared to that of other local authorities. The local indicators have been specifically defined to assess the success of our Unitary Development Plan (UDP) policies. In some cases the policies are not directly measurable as indicators and so we have used development management and appeal analysis to gain an insight into whether the policy may have been successful.

Monitoring has been carried out on the policies within the Royal Borough's UDP, rather than using the policies within the emerging Core Strategy. Whilst the policies within the Core Strategy have been used in determining planning applications since the beginning of 2010 (in conjunction with those within the UDP) they only gained significant weight in October 2010 when the Core Strategy was found to be 'sound'. Therefore, given that this AMR relates to the period between the 1<sup>st</sup> April 2009 and 31<sup>st</sup> March 2010, it remains appropriate to concentrate analysis for this AMR on UDP policies.

In future AMRs monitoring will relate to both the policies within the adopted Core Strategy and those policies within the UDP that have been saved.

## Development Management statistics

Type of application	2007/08 Performance	2008/09 Performance	2009/10 Performance	CLG Target
Major	63 %	49 %	<b>70 %</b>	60%
Minor	71%	78 %	<b>91 %</b>	65%
Other	74 %	76 %	<b>92 %</b>	80%

All of the Community and Local Government (CLG) targets were comfortably met for the 2009/10 recording period. This was largely due to a dedicated and hard working development management team. However, since March 2010 a steady increase in planning applications coupled with a reduction in the number of development management officers has had a negative impact on performance and this is likely to be shown in the recording period for 2010/11.

## Housing

### UDP housing objectives:

There are four overall objectives for housing in the Borough:-

- A- To protect permanent residential accommodation in order to maintain and enhance the residential function of the Borough.
- B- To ensure that new residential development, including conversions and extensions, is of good quality in order to maintain and enhance the residential character of the Borough.
- C- To increase the supply of housing in appropriate circumstances to help stem the decline of, and where possible to increase, the Borough's permanent residential population, subject to other policies of the Plan.
- D- To provide and retain a range of housing types and sizes, of a satisfactory standard, to meet the varied physical and economic needs of the Borough's residents.

In future AMRs these indicators will fall within the Core Strategy chapter 'Diversity of Housing'.

### Housing indicators performance 2009/10

It is estimated that there are currently (2010) 86,116 residential dwellings in the Borough of which over 80% are in the form of flats. (Source: Census 2001).

Across all tenures about 70% of the housing stock comprises of homes with one or two bedrooms, the vast majority of these being flats. However, in terms of market housing the majority of demand is for family units of three or more bedrooms. (Source: Strategic Housing Market Assessment, prepared by Fordhams for RBKC 2009).



<b>H1 Plan period and housing targets</b>	

<b>H2(a) Net additional dwellings in previous years</b>	b) 330  d) 350
<b>H2(b) Net additional dwellings for the reporting year</b>	
<b>H2(c) Net additional dwellings in future years</b>	
<b>H2(d) Managed delivery target</b>	

**Commentary**

A minimum of 3,500 homes should be provided between 2007/8 and 2016/17 (350 units per year). This housing target is based on evidence of the housing capacity in the Borough, which formed the basis of the London Plan target.



The London-wide Strategic Housing Land Availability Assessment (SHLAA) indicates that this can go up significantly, principally because of the large strategic sites that have been identified through the Core Strategy. These sites have additional capacity for housing, and subject to development, should deliver the required number of dwellings to achieve the new London Plan target.

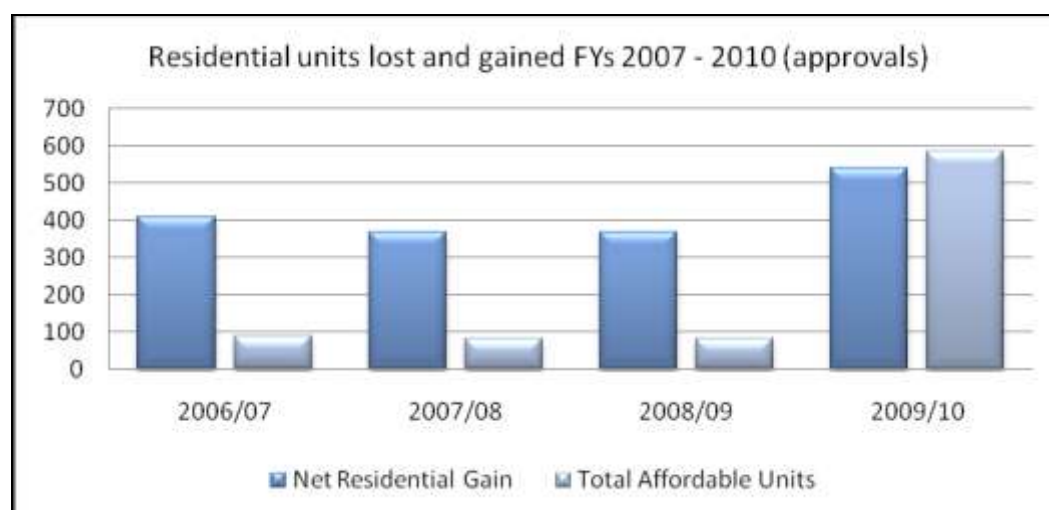
The target is still awaiting confirmation through the new London Plan. However, the Borough will be planning for a new target of 600 net additional units per annum, once the London Plan is adopted.

The targets are derived from the SHLAA and monitoring evidence which have identified sufficient deliverable sites in the initial five years of the Core Strategy, with a further supply of identified developable sites for years 6-10 of the Core Strategy. Delivery will be monitored to manage the supply of land to deliver the housing requirements over the next five years of the housing trajectory.

During 2009/10 an additional 1269 residential units were granted planning permission. This is an increase on recent totals and is largely a result of the redevelopment proposals for Wornington Green. The table below illustrates the overall permissions and net gains.

Residential units lost and gained FYs 2007 - 2010 (approvals).

	2006/07	2007/08	2008/09	2009/10
<b>Proposed units</b>	657	568	568	1269
<b>Net Residential Gain</b>	409	368	368	540
<b>Total Affordable Units</b>	87	82	82	585



During the monitoring period the Council received and determined an application for the Wornington Green Estate redevelopment. The Section 106 agreement was signed on 30 March 2010.

The Strategic Housing Market Assessment (SHMA) identified that there is an overall shortage of all sizes of affordable homes in the Royal Borough. The greatest shortage relative to supply of social rented housing is for properties with four or more bedrooms: 45% of homes are recommended to include one and two bedrooms and 55% three or four bedrooms. The main identified shortfalls in terms of market housing are for three and four bedroom homes. Over the next 20 years, the size of new market housing likely to be required in the Borough is 20% one and two bedroom units and 80% three and four bedroom units. For intermediate affordable housing the reverse is true, with nearly 70% of the demand being for one and two bedroom homes, with only 30% for larger homes of three or more bedrooms. Intermediate affordable housing includes key worker housing. It is estimated there are around 7,000 households in the Borough headed by a key worker.

### H3 New and converted dwellings on previously developed land (brownfield land)

All (100%) development within the Borough is on previously developed land.

### H4 Net additional pitches (Gypsy and Traveller)

There have been 0 additional pitches in the reporting year.

Analysis: The UDP policy resists new Gypsy and Traveller pitches, whereas the London Plan encourages them. The Core Strategy resolves this tension with Policy CH2(s) aimed at identifying additional or alternative sites. Further minor alterations to the London Plan are proposed and these have been subject to the London Plan examination process.

### H5 Gross affordable housing completions

2005/06 66 dwellings	2006/07 64 dwellings	2007/08 0 dwellings	2008/09 99 dwellings	2009/10 22 dwellings
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The agreed affordable housing target in the Mayor's Housing Strategy is 90 units a year, from all sources, between 2008-2011. The revised affordable housing target is 2000 units (200 units per year), to be provided over a ten year period starting from the adoption of the new London Plan (estimated as 2011/12).

This target has been derived by taking account of the overall annual housing target of 600 units, the estimated affordable housing delivery on site allocations and the typical affordable housing delivery rate as a proportion of overall housing together with the objective of increasing affordable housing in the Borough to meet local needs as identified in the Borough's SHMA.

Core Strategy Policy CH2 b Housing Diversity – Housing Mix and Type

**We do not yet carry out Building for Life assessments for new housing applications. However, all housing is built to Housing Corporation and the Homes and Communities Agency standards.**

**Action: Continue to use Housing Corporation and the Homes and Communities Agency standards. To gain expertise in this area and put the CABE 'Building for Life' and the 'Lifetime Homes' standards into practice.**

Regional Indicator KPI2 - Housing density

**See table below.**

**% of units in schemes completed by density range**

FY2008	Measure	Less than 30 units per hectare	From 30 to 50 units per hectare	Over 50 units per hectare	Total units
Kensington and Chelsea	Units	5	5	184	<b>194</b>
	Site area	0.261	0.126	0.911	<b>1.298</b>
	Schemes	5	5	61	<b>71</b>
<b>Percent of total units:</b>		<b>2.6</b>	<b>2.6</b>	<b>94.8</b>	
<b>Percent of site area:</b>		<b>20.1</b>	<b>9.7</b>	<b>70.2</b>	
<b>Percent of schemes:</b>		<b>7.0</b>	<b>7.0</b>	<b>85.9</b>	

The table above shows that housing developments reflect the densely built up nature of the Borough and the need to optimise density.

**Objective: Policy H1 resists the loss of permanent residential accommodation**

**This policy was used to determine 15 applications, of which 2 were refusals.**

Loss of housing through deconversion, and, additionally to other uses reduces the overall stock of housing within the Borough. The AMR monitors the loss of residential units, and has previously identified the need to further prevent further significant losses. Policy H1 of the UDP resists the loss of residential accommodation. This policy has been replaced by Policies CH2 and CH3 in the Core Strategy which also protect the loss of residential accommodation in most circumstances where planning permission is required.

To achieve the annual housing target in Policy CH1 of the Core Strategy, which takes account of the net loss of units, it is important to protect residential units in most circumstances. However, there are a limited number of situations where the modest loss of units will be permitted in order to meet various policy objectives of the Plan.

Houses in Multiple Occupation (HMOs) form an important element of the private market sector in the Borough generally providing cheaper accommodation than self contained flats. The Council has a relatively high proportion of household spaces in a shared dwelling according to the 2001 census, and a recent household survey has estimated that in 2009 there were approximately 1,640 HMO shared flats/ houses in the Borough (1.9% of households). During the monitoring year (2009/10) changes were introduced to the HMO regime to alter the use class. Following a formal consultation process, legislation was introduced which required planning permission to be obtained for dwelling houses (Use Class C3) to be converted into small HMOs (new Use Class C4). The Royal Borough objected to these changes. Further amendments were subsequently announced. The most recent changes, introduced from 1 October 2010, remove the earlier requirement to obtain planning permission to convert a dwelling house into a small HMO. Councils experiencing problems with excessive HMO development can take local action to control their spread. Local councils wishing to do this are able to remove permitted development rights to convert dwelling houses to small HMOs in defined areas by making Article 4 Directions.

Analysis: In the cases where applications have been granted the range of policies applied and individual circumstances have materially outweighed the policy. This is not seen to undermine Policy H1 of the UDP but demonstrates the Borough's considered approach to development management, taking account of all material considerations.

The Policy is superseded by Policies CH2f and CH3a of the Core Strategy.

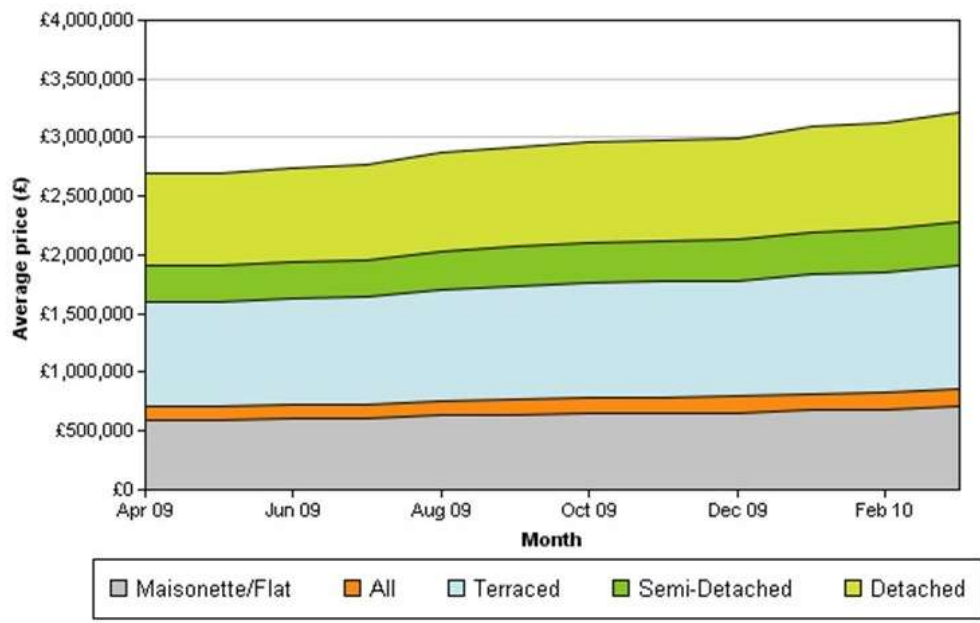
#### Decisions relating to UDP Policy H18

**Objective: Policy H18 seeks a range of dwelling sizes in schemes for residential development.**

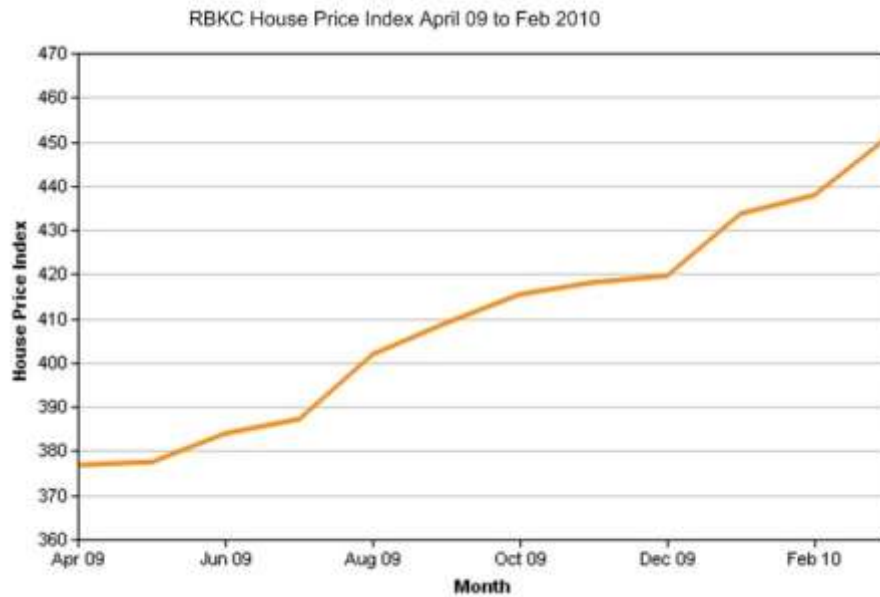
**This policy was referred to in the determination of 42 applications. Of these, the vast majority (39) were granted, while three were refused.**

Analysis: In the cases where applications have been granted the policy was successful in ensuring that a suitable mix of units were provided. The three refusals reflect the fact that the mix was not considered satisfactory compared with the housing need in the Borough. The need for a range of unit sizes has been strengthened in the Core Strategy under Policy CH2a where specific reference is made to current evidence in relation to housing need.

The Policy is superseded by Policy CH2a of the Core Strategy.



Household type breakdown - Royal Borough of Kensington And Chelsea London borough (April 2009 - March 2010)



## Conservation and Design

The Royal Borough of Kensington and Chelsea's built environment is one of the finest in the country with over 4000 listed buildings and over 70% of the Borough being within a designated conservation area.

### UDP Conservation and Design objectives

There are four overall objectives for conservation and development:

- A- To protect and enhance areas of character throughout the Borough, both in terms of use and the physical environment.
- B- To ensure that all development respects local character, is of a high standard of design, takes into account people with special mobility needs and does not adversely affect residential amenity.
- C- To preserve and enhance the Borough's conservation areas and listed buildings.
- D- To protect and enhance the natural environment and to preserve the archaeology of the Borough.

In future AMRs these indicators will fall within the Core Strategy chapter 'Renewing the Legacy'.



#### Regional Indicator KPI25 - Proportion of listed buildings at risk

**Objective: to ensure that listed buildings at risk are managed**

There are just over 4,000 listed buildings in the Royal Borough of Kensington and Chelsea, five of which are on the English Heritage Buildings at Risk Register. This small number is a reflection, not only of property values, but also of the work of the Conservation and Design team who play a vigilant role in ensuring that such buildings do not fall into disrepair.



Decisions relating to UDP Policy CD27

**Objective: Policy CD27 ensures high standards of design.**

**This policy was used to determine 1617 applications, 207 which were refusals.**

Analysis: The high use of this policy demonstrates the importance of high standards of design in the Borough and the fact that this is an important element for appraisal purposes. The policy has been used more than any other in the Unitary Development Plan. It has been strengthened in the Core Strategy under Policy CL1 where opportunities must now be taken to improve the quality and character of buildings and the area and the way it functions.

Decisions relating to UDP Policy CD32.

**Objective: Policy CD32 resists subterranean development where specific criteria are not met.**

**This policy was used to determine 145 applications, 13 of which were refused.**

Analysis: Due to the extremely high value of land across the Borough, the number of applications made for subterranean developments has increased over the last few years. Subject to strict design and construction controls the great majority of these have been granted. Subterranean development can help enlarge residential properties where land is scarce and therefore fulfil an important role within the Borough. However, they are generally a matter of great concern to the occupiers of neighbouring properties.

The Core Strategy has modified the policy approach to subterranean development, introducing an environmental element which reflects the need for sustainable development. The Core Strategy now requires the entire dwelling to meet the EcoHomes 'very good' standard where a subterranean extension is proposed. Future AMRs will assess the success of this policy, whether the relevant standards are met, or whether the number of proposals for subterranean development declines in the face of this robust, but necessary policy.

## Decisions relating to UDP Policy CD42

**Objective: Policy CD42 requires that where possible non-domestic developments should be accessible to people with special mobility needs.**

This policy was used to determine 83 applications of which seven were refused.

**Analysis:** The accessibility of commercial and business premises to people with limited mobility is of importance if we are to achieve a genuinely inclusive Borough. The policy has been useful in this respect and the number of times that it has been used reflects the need for such a policy. Typically Policy CD42 is cited along with other policies, but accessibility is an aspect that is frequently overlooked by developers and this policy has proved useful in getting schemes amended. It has been strengthened in the Core Strategy with the Council now requiring all development to be inclusive for all.



### Office and Industry

Whilst the Borough has not been designated by the Mayor of London as a strategic office location, it does contain locally-important concentrations of offices. The concentrations are within the Borough's higher order town centres, the remaining commercial mews and within the Borough's Employment Zones.

Business uses employ some 34,500 people within the Borough, or 31% of all jobs within Kensington and Chelsea. The office sector is significant, providing 29,000, or a quarter of all jobs in the Borough. This proportion is greater than the national average, and with 587,000 sq m of floorspace, makes the Royal Borough the twelfth largest office provider in the capital. (Source: RBKC Employment Land Study, RTP, 2007).

The average business unit in the Borough measures 230 sq m – less than half the London average. The data however, shows that a high proportion of business premises within the Borough are considerably smaller, at less than 100 sq m. Offices of this size (and indeed smaller) are often home to local businesses including those providing a community or voluntary sector function.



### **Office and Industry UDP objectives:**

The strategy for office and industrial uses in the Borough is:

- A- To ensure that further large-scale office development is located in areas well served by public transport, where there is capacity to accommodate further growth.
  
- B- To concentrate small-scale business development in the Employment Zones.

- C- To encourage small businesses in the Borough by maintaining and increasing the number of small business premises in the Borough, particularly in the Principal Shopping Centres and in the Employment Zones and giving priority to the provision of small light industrial premises in North Kensington.

In future AMRs these indicators will fall within the Core Strategy chapter 'Fostering Vitality'.

National Indicator BD1 - Total amount of additional employment (Class B1) floor space by type

**Objective: to focus business development in the Borough's Employment Zones and to retain existing small business uses in commercial mews, Principal Shopping Centres and light industrial areas in North Kensington.**

	2007/08	2008/09	2009/10
<b>Total B1</b>	4,865 sq m	25,810 sq m	<b>-4,261 sq m</b>
<b>B1(a)</b>	4,996 sq m	27,793 sq m	<b>-4,830 sq m</b>
<b>B1(b)</b>	0	0	<b>285 sq m</b>
<b>B1(c)</b>	-131 sq m	- 1,986 sq m	<b>284 sq m</b>

Analysis: The policies within the UDP seek only to protect offices in certain specified locations. The loss of a significant amount of office floorspace is a reflection of the lack of protection, the recent short term down turn in the wider office market and the high values still being gained for residential uses across the Borough. A continued loss of office floorspace would make it increasingly difficult for the Borough to provide for the office floorspace required for business and employment purposes until 2028 which is the lifetime of the Core Strategy. The policies within the Core Strategy signal a significant change in approach, and a presumption against the loss of offices throughout the Borough, and a concentration of large business premises in accessible locations and within the Employment Zones.

**National Indicator BD2 - Total amount of additional employment floorspace.**

**Objective: to show the amount and type of completed employment floorspace (gross) coming forward on 'previously developed land'**

<b>B1 floorspace gained.</b>	2007/08 6950 sq m	2008/09 35,662 sq m	2009/10 7,419
<b>% on previously developed land</b>	100 %	100 %	100 %

Analysis: Given that the entire Borough was categorised as being “previously developed” (as a definition this will be altered for the next AMR) it is inevitable that all development is on previously developed land. The figure quoted is for planning permissions. A gross rather than the net figure is quoted for National Indicator BD1.

**National Indicator BD3 - Employment land available by type**

**Objective: to show the amount and type of employment land available**

2007/08 9.13 ha	2008/09 9.09 ha	2009/10 6.8 ha
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Analysis: The amount of potential new employment land within the Borough is limited - all sites that are available have at one time or another been in some sort of use which has involved employment. The above figure only represents potential employment (The B Class uses of the Use Classes Order) and is based upon an assessment of planning permissions that have not been fully completed (in some cases not started) as of 31 March 2010.

The apparent reduction in available employment land by 3.1 hectares is misleading. It is due to the different way that the figure has now been calculated rather than a significant take up in land in the last 12 months of review. The former method greatly over estimated the land available, and considered the footprint of sites rather than the amount of business floorspace actually available. None of the 9.09ha identified in the 2009 AMR was developed between 1<sup>st</sup> April 2009 and 30<sup>th</sup> March 2010.

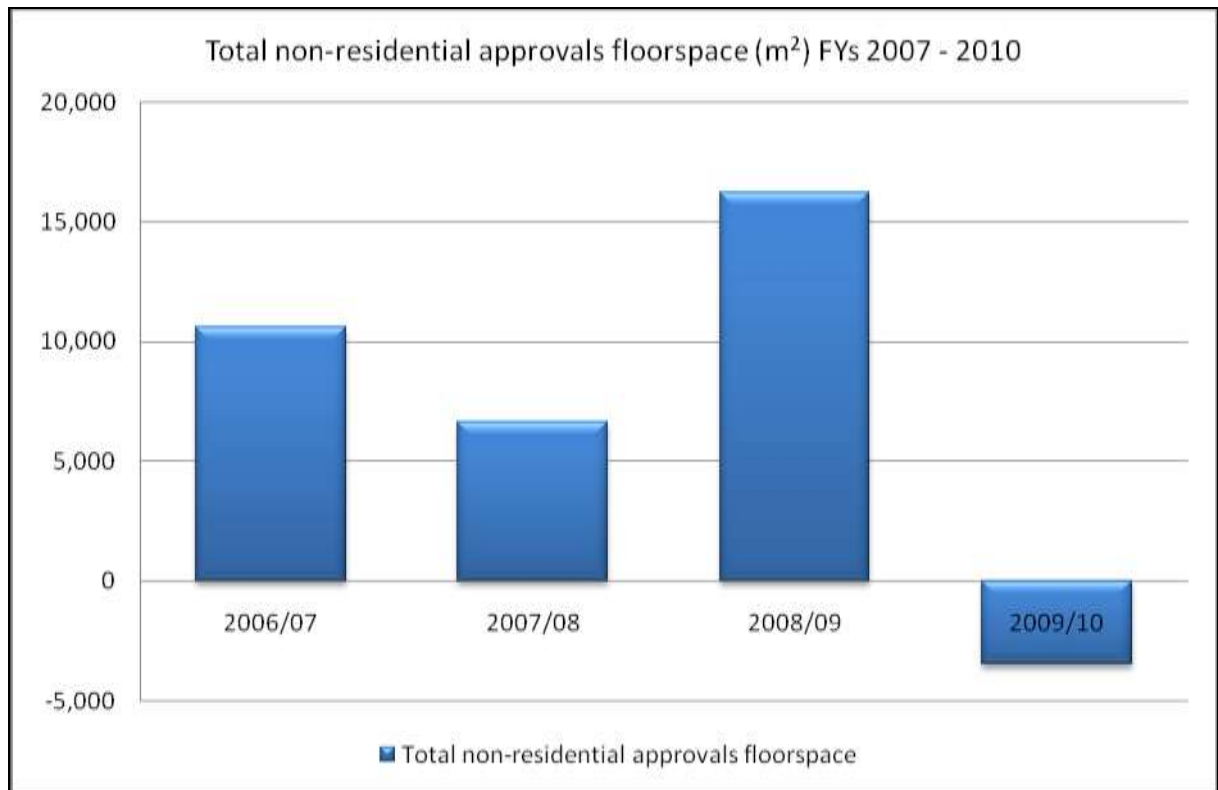
The current figure may underestimate land available as it does not include sites which do not benefit from a planning permission, yet which may be suitable (and indeed likely) to contain some B1 floorspace in the future.

## National Indicator BD4 - Total amount of floorspace for 'town centre uses'

**Objective: to show the amount and type of town centre uses created across the Borough**

	2007/08	2008/09	2009/10
<b>A1 (Retail)</b>	1,794	0	2,870
<b>B1 (Business)</b>	4,835	25,810	-4,261
<b>C2 (Residential institutions)</b>	0	-1,234	-2,100
<b>D2 (Assembly and Leisure)</b>	0	-2,837	0

Analysis: Town centre uses include those which fall within the Class A (Retail) and Class B (Business) uses of the Use Classes Order as well as Class D2 (Assembly and Leisure) uses. There was a modest increase in retail uses over the study period. The vast majority of this would have been in existing town centres, in accordance with the 'town centre' first approach set out in National Policy Guidance PPS4 and its predecessor PPS6.



### Decisions relating to UDP Policy E3

**Objective: Policy E3 - Normally to resist the loss of business units <100 sq m above or below ground floor level within Principal Shopping Centres.**

**This policy was used to determine 25 applications. Only four of these were refusals.**

Analysis: Despite Policy E3 being a strongly worded policy, the Council often took the view that the benefits of the new alternative use outweighed the loss of the small office. The Council were also reluctant to use this policy as a reason for refusal when the premises in question may have been a small office but was part of a larger suite. Larger offices were not protected by Policy E3.

The cumulative impact of this approach has contributed to a significant loss of office floor space in the Borough. This is contrary to the approach that has now been adopted within the Council's Core Strategy. The Core Strategy recognises the important role that businesses play in the health and the function of the Borough, and now protects all offices within designated town centres. The success of this approach will be assessed in next year's AMR.



## Decisions relating to Policy E20

**Objective: E3 Resist the loss of business use in Employment Zones.**

**This policy was used to determine 10 applications, of which only two were refusals.**

Analysis: Despite Policy E20 being a strongly worded policy, the Council often took the view that the benefits of the new alternative use outweighed the loss of the business use.

The cumulative impact of this approach has contributed to a significant loss of office floor space within the Borough. This is contrary to the approach now taken within the Council's adopted Core Strategy. The Core Strategy recognises the important role that businesses play in the health and the function of the Borough, and now confirms that the Council will protect all business floorspace within the Employment Zones. The success of this approach will be assessed in next year's AMR.

## Decisions relating to UDP Policy E28

**Objective: Policy E28 - Resist the establishment of diplomatic use outside of the designated area.**

**This policy was used to determine just one application, a grant of planning permission.**

Analysis: Applications for the creation of new diplomatic uses are rare, but given their nature, they may be controversial in nature. The individual circumstances of the case were considered to outweigh Policy E28. However, it would appear likely that the policy has acted as a strong deterrent against this type of application being made in the first place and it has therefore proved its worth..

## Shopping

The Borough contains some of London's finest shopping areas, including Knightsbridge, the King's Road, Kensington High Street and the Portobello Road. Each of these offers something special, be this access to world-class brands, to eclectic markets or to the quirky and the unexpected. The strength of these centres relies on maintaining a strong core of shop uses within each centre. A wider range of other town centre uses are recognised to also play an important supporting role, but still to remain subservient to the main retail function. Shopping is the principle reason why people visit the Borough, topping the South Kensington Museums Complex for visitor numbers.



The Principal Centres are supported by a network of smaller local centres, centres which provide for the day-to-day needs of those living in and working within the Borough.



### **UDP shopping objectives**

There are three overall objectives for shopping. These are:

- A- To ensure that there are suitable premises throughout the Borough to provide for the range of types of shops and those other uses that serve the various requirements of residents, workers and visitors.
- B- To give priority to retaining, protecting and encouraging the provision of premises and space for convenience shopping to serve the day-to-day needs of the Borough's residents, particularly in areas where existing provision is poor or where there are concentrations of less mobile residents.
- C- To improve environmental quality in shopping streets, to help make shopping safer and more pleasant and, in particular, to alleviate any conflict between shoppers and traffic.

### **Shopping survey results 2010**

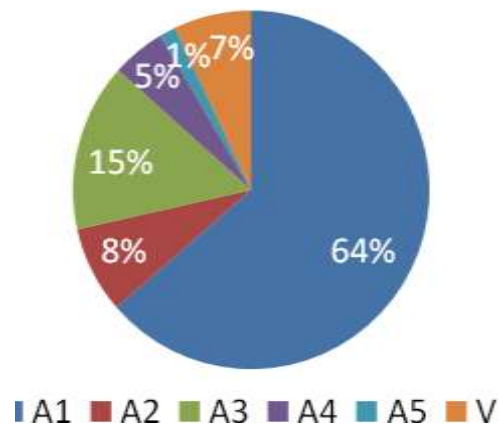
There has been very little change in the makeup of the Town Centres over the past two years. Currently 64% of the shopping centres in the Borough consist of Use Class A1 Shops, which reflects the general historical trend.

**Shopping survey results 2005 – 2010 no. of units divided into different use classes.**

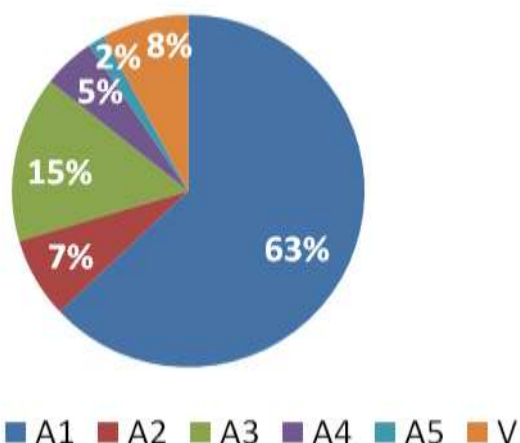
	2005	2007	2009	2010
Class A1 (Retail)	2143	2224	2087	2018
Class A2 (Financial and Professional)	243	252	246	249
Class A3 (Restaurants and Cafes)	527	515	506	483
Class A4 (Drinking Establishments)	214	176	159	154
Class A5 (Hot food takeaways)	53	52	52	47
Vacant (V)	207	215	263	222

**Shopping survey results comparison 2007 – 2010**

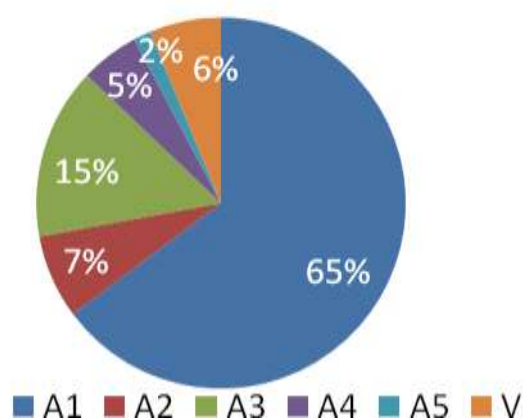
Shopping areas survey results 2010



Shopping areas survey results 2009



Shopping areas survey results 2007



### Decisions relating to UDP Policy S7

**Objective: Policy S7- to seek a concentration of shops in the core frontage of Principal Shopping Centres.**

**This policy was used to determine 10 applications, nine of which were granted.**

Analysis: Despite pressure for development within the Borough's Principal Shopping Centres this policy has been used relatively rarely. The function of the policy has, however, been to deter unwelcome proposals before application stage.

In the cases where applications have been granted the range of policies applied and the individual circumstances have outweighed this policy. This does not undermine policy S7 as demonstrated the Borough's considered approach to development management.

### Decisions relating to UDP Policy S8

**Objective: S8 Normally to resist the loss of shops in Local Shopping Centres**

**This policy was used to determine nine applications, eight of which were granted.**

Analysis: Despite pressure for development within the Borough's Local Centres this policy has been used relatively rarely. The function of the policy has, however, been to deter unwelcome proposals before applications reached their submission stage.

In the cases where applications have been granted, the range of policies applied and the individual circumstances have outweighed the policy. This does not undermine the merits of Policy S8 which has acted as a strong deterrent.

### Decisions relating to UDP Policy S12

**Objective: Policy S12- resists the loss of banks and building societies in North Kensington and South West Chelsea and the loss of launderettes across the Borough.**

**This policy was used to determine one application, which was refused.**

Analysis: The Council greatly values those uses which support the residential character of the Borough. The lack of applications for the loss of these valued uses is significant given the pressure that many of the Borough's launderettes are under from higher value residential or retail uses. The robust nature of the policy is likely to have acted as a deterrent against the loss of launderettes.

## Social and Community

### Social and Community UDP policies

Two overall planning objectives have been identified for social and community developments in the Borough. These are:

- A- To protect existing social and community uses and facilities in the Borough where an established local need exists.
- B- To encourage the provision of new social and community uses and facilities in appropriate locations and according to the needs of the Borough's population.

In future AMRs these indicators will fall within the Core Strategy chapter 'Keeping Life Local'.



Nearly 75% of the Borough is within a 5 minute walk of day-to-day shopping facilities. There are, however, a number of areas which lie outside a 5 minute (400m or 440yard) walk of local facilities. These are: the very south of the Borough along the Thames; along the western boundary with the London Borough of Hammersmith and Fulham; and in the far north.

## Decisions relating to UDP Policy SC2

**Objective: Policy SC2 - resist the loss of accommodation for social and community uses.**

**This policy was used in six applications, all of which were granted.**

Analysis: The fact that the policy has been rarely used does not mean that it is unsuccessful. To the contrary, the strength of this policy largely derives from its use as a deterrent. Despite the significant differential in value between residential and social and community uses, very few applications for the loss of social and community uses have been received.

## Decisions relating to UDP Policy LR8

**Objective: Policy LR8 -resist the loss of existing public and private open space**

**This policy was used on five occasions, all of which were permissions.**

Analysis: The fact that this policy has been rarely used indicates that it has been a successful deterrent. There is, however, some concern that this policy has not formed the basis of any refusals.

The policy, which has been carried forward as Policy CR5 in the Core Strategy will require continual monitoring to ensure that the importance of maintaining existing open space continues to be recognised.



## Hotels

The Council had identified three policy objectives relating to hotels to ensure that hotels developments does not harm the character and functions of the borough residential areas:

- A- To limit hotel development to acceptable locations within the Borough.
- B- To ensure that extensions to existing hotels in the Borough do not cause loss of residential accommodation or detriment to residential amenity.
- C- To limit the development of holiday let and time-share schemes to acceptable locations within the Borough

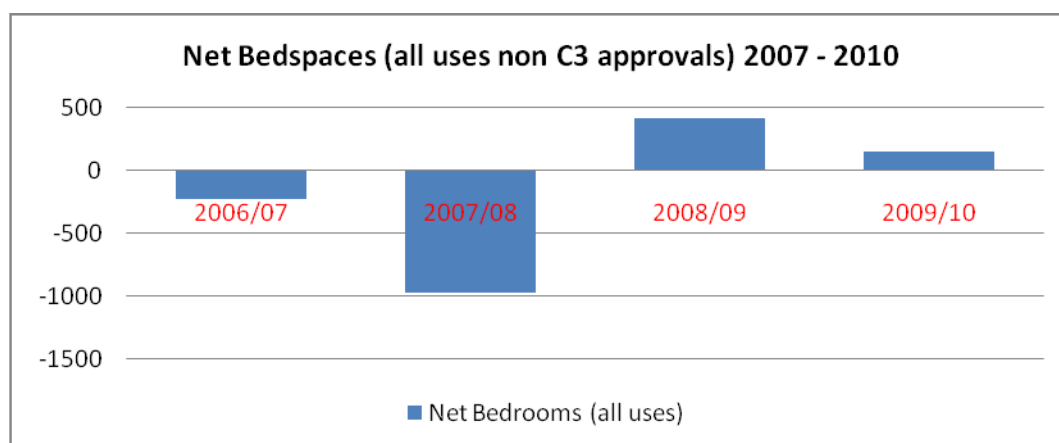
### Use Class C1 - bedrooms approvals - the trend (losses and gains) 2007 – 2010

Class C1 (hotel bedroom) approvals during the UDP period have fluctuated (see table and chart below). In 2009/10 there was a modest increase which was offset by a drop in the number of Class C1 bedspaces that were lost.

	2006/07	2007/08	2008/09	2009/10
Existing C1 Hall Bedspaces	9	10	0	0
Proposed C1 Hall Bedspaces	0	0	50	283
Net C1 halls	-9	-10	50	283
Existing C1 Hotel Bedspaces	297	915	157	147
Proposed C1 Hotel Bedspaces	46	45	224	78
Net C1 Hotel bedspaces	-251	-870*	67	-69
Existing C1 Serviced Apartment bedspaces	0	12	0	6
Proposed C1 Serviced Apartment bedspaces	56	14	333	0

Net C1 Service Apartment bedspaces	56	2	333	-6
Existing C2 Bedspaces	0	0	55	0
Proposed C2 Bedspaces	0	0	0	0
Net C2 bedspaces	0	0	0	0
Existing C4 Bedspaces	0	0	0	0
Proposed C4 Bedspaces	0	0	0	0
Net C4 HMO bedspaces	0	0	0	0
Existing SG Bedspaces	31	97	115	67
Proposed SG Bedspaces	8	5	76	10
Net SG bedspaces	-23	-92	-39	-57
Total Bedspaces Lost	337	1,034	272	-220
Total Bedspaces Gained	110	64	683	371
Net Bedspaces (all uses)	-227	-970	411	151

The noticeable fall of bedspace numbers in the year 2007/08 was a result of the effect of the Kensington Park & Kensington Palace Thistle Hotels scheme (loss of 638 bedspaces).



#### Hotel bedspaces approved (losses and gains) in all Use Classes 2007 – 2010

	2006/07	2007/08	2008/09	2009/10
Existing C1 Hotel Bedrooms	297	915	157	147
Proposed C1 Hotel Bedrooms	46	45	224	78
Net C1 Hotel bedrooms	-251	-870	67	-69



## Decisions relating to UDP Policy T1

**Objective: Policy T1 - resists new hotels unless there are no material adverse effects.**

This policy was used to determine two applications which were granted.

Analysis: It is perhaps unsurprising that this policy was only infrequently used given the more normal pressure for hotels to be turned into residential uses.

## Decisions relating to UDP Policy T2

**Objective: Policy T2 – to resist new hotel development in areas of existing over-concentration of hotels**

**This policy was used to determine two applications which were granted.**

Analysis: It is perhaps unsurprising that this policy was only infrequently used given the more normal pressure for hotels to be turned into residential uses.

The Core Strategy takes a more positive approach to hotels than the UDP. In accordance with the London Plan the Council will now protect hotel in all wards but Earl's Court. This reflects the visitor need that the 2012 Olympics will generate on the capital's hotel stock. An assessment of the early success of this policy will form part of next year's AMR. It is perhaps significant that there has been a slow down in the loss of hotel bedspaces over the last couple of years. This slow down has occurred despite there being no policy protection for the loss of hotels within the UDP.



## **Environment**

### **UDP Environment objectives**

Six overall objectives were identified for the Environment in the UDP:

- A- To control development in ways which reduce or minimise pollution and its impact on the environment, particularly with respect to water and air quality, and land contamination.
- B- To promote the reduction, re-use and recycling of waste.
- C- To support the provision of waste management facilities which minimise the distances that waste has to be transported and minimise the need for transportation by road.
- D- To promote the appropriate provision and use of land to accommodate the needs of public utilities, telecommunications and emergency agencies.
- E- To encourage high environmental standards in all works by statutory undertakers and other providers of utilities services.
- F- To ensure the adequate provision of public conveniences and of facilities for street cleaning, waste disposal and recycling services.

In future AMRs these indicators will fall within the Core Strategy chapter, 'Respecting Environmental Limits'.



UDP Policy E1 - number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

**Objective: to avoid unnecessary development in areas of flood risk**

**92% of the Borough is in tidal Flood Risk Zone 1 (low probability), 2% in Zone 2 (medium probability) and 6% in Zone 3a (high probability).**

**The combination of surface water and sewer flooding is a problem that Thames Water and the Council are investigating, but the modelling is very complex and involves the catchment area of other local authorities and partnership working with other organisations.**

Analysis: Potential flooding from the River Thames would affect areas along the embankment, but most of the Borough is not under threat. There have, however, been two events since 2007 of sewer flooding caused by the

Counters Creek combined sewer and storm water drain, which runs down the western boundary with the London Borough of Hammersmith and Fulham. This has insufficient capacity in extreme storm events.

Action: Continue to work on our mapping ability to be able to accurately map the combination of surface and sewer water flood risk. Lobby for a unified London-wide approach to this issue. Policy CE2 of the Core Strategy considers flooding and flood alleviation in more detail and the success of this policy will be monitored in future years.

## National Indicator E2 - change in the area of sites of biodiversity importance

Analysis: There has been no change in the area of sites which are important to nature conservation in the Borough: 130.8 hectares. UDP Policy LR24 identified and protected Sites of Nature Conservation Importance and Green Corridors and clearly has been successful in this objective. Policy CE4 (Biodiversity) of the Core Strategy has superseded this policy.



### National Indicator E3 - renewable energy generation

Analysis: There was no change for renewable energy generation within monitoring period which reflects the lack of a suitable policy in the UDP. However, Policy CE1 of the Core Strategy contains renewable energy requirements for new developments. The previous reliance on the renewable energy policy in the London Plan appears not to have been robust enough.

All Strategic Sites within the Core Strategy contain a requirement for renewable energy generation and these requirements are also contained within the Infrastructure Development Plan.

Action: Communicate findings to the Council's Energy Officer and encourage further investigation of renewable energy generation on any residential and other private property.

### National Indicator W1 - amount of municipal waste arising and managed by type

Nearly all of the Borough's waste is transported by barge from Wandsworth by the Western Riverside Waste Authority. Just under 28% of our household waste is recycled, which is below the London average of 35%. (Source: DEFRA 2007/08). In view of the relatively low recycling rates, efforts and being made to increase the amount of recycling in the Borough.

### Decisions relating to UDP Policy PU1

**Objective: UDP PU1 Air quality**

**Levels of fine particles (PM<sub>10</sub>) and nitrogen dioxide (NO<sub>2</sub>) have improved. See table below.**

Analysis: The whole Borough is designated as an Air Quality Management Area. The primary sources of air pollution are vehicular traffic and diesel trains. The main railway line out of Paddington is a principal source of air pollution in the north of the Borough. The trend for the amount of nitrogen dioxide and particulate matter is gradually falling which is welcome news. Policy CE5 in the Core Strategy should help reduce these amounts still further.

Pollutant	Annual Objective	Monitoring Site Type	Monitoring Site Location	2006	2007	2008	2009
Nitrogen Dioxide (NO <sub>2</sub> ) µg/m <sup>3</sup>	40 µg/m <sup>3</sup> (Annual mean)	Background	North Kensington	38	39	33	33
		Roadside	Cromwell Road	83	71	67	73
Particulate Matter (PM <sub>10</sub> ) µg/m <sup>3</sup>	40 µg/m <sup>3</sup> (Annual mean)	Background	North Kensington	23	22	20	21
		Roadside	Cromwell Road	34	30	28	28

As stated in the Air Quality Action Plan 2009 – 2014 the Council has been working hard to reduce pollution levels in the Royal Borough following the first Air Quality Action Plan (AQAP) produced in 2003, and by so doing mitigating the harmful health effect of air pollution on the local residents.

As an inner London borough Kensington and Chelsea is crossed by a number of arterial roads carrying thousands of vehicles per week. In fact, a large proportion of emissions in the Borough come from through-traffic over which the Council has little control. This highlights the potential contribution of London-wide measures if national air quality objectives are to be met.

Over the past six years, many of the measures in the original action plan have been implemented, and for some actions progress is continuing beyond the original target. The Action Plan together with further information and detailed monitoring reports are available on the Council website.

## Transport

UDP Transport policies:

The Council has adopted the following objectives for transport in the Borough:

- A- To locate high trip-generating activity in areas well served by public transport.

- B- To improve access to all land uses, especially for those with special mobility needs through the efficient use of the transport network.
- C- To reduce the need to travel and, in particular, the number and length of motor vehicle trips by ensuring that development is located appropriately.
- D- To promote measures to reduce the need to travel.
- E- To reduce overall levels of road traffic in the Borough.
- F- To reduce air pollution from road traffic and the noise nuisance caused by transport.
- G- To increase the proportion of journeys made on foot and by bicycle.
- H- To improve public transport so it is more convenient and reliable to use, is better able to meet demand and is attractive as an alternative to the private car.
- I- To reduce the number and severity of road accident casualties.
- J- To minimise the adverse effects of traffic in the Borough, particularly on the environment of residential areas and shopping centres.
- K- To ensure that development does not add to on-street parking stress, in particular where demand is already saturated.
- L- To ensure that changes to the transport infrastructure improve the Borough's townscape.

In future AMRs these indicators will fall within the Core Strategy chapter, 'Better Travel Choices'.





## Access to public transport

Examining Public Transport Accessibility Levels (PTAL) as a whole, they vary from 'excellent' around the Notting Hill Gate and South Kensington areas, to poor or very poor in the far south and North West of the Borough.

Car ownership is well below the national average. Fewer than 50% of households own a car. Walking and cycling are above average, reflecting not only lower car ownership, but also the availability of pleasant high quality quiet 'side roads' for many journeys.

## Transport policy decisions review

Regional Indicator KPI12 - use of public transport per head

**Objective: to encourage policy and practice that increases the use of public transport and sustainable transport**

**Trips per person per day: Source Transport for London**

	2006/07	2007/08	2008/09	2009/10
<b>Public transport</b>	0.7	0.9	<b>0.9</b>	0.9
<b>Private transport</b>	1.1	0.5	<b>0.7</b>	0.5
<b>Walk /Cycle</b>	1.1	1.6	<b>1.4</b>	1.4
<b>All</b>	2.8	3.0	<b>3.0</b>	2.8

Analysis: The data may show the impact of the Western extension of the Congestion Charging zone on the use of private transport. There has also been an accompanying slight increase in walking, cycling and the use of public transport. However, robust conclusions cannot be drawn from these incremental changes. Instead monitoring needs to examine the trend over a three to five year period.

Decisions relating to UDP Policy TR36

**Objective: Policy TR36 – to resist development which would result in any material increase in traffic or parking**

**This policy was used to determine 553 applications which were granted.**

Analysis: Policy TR36 is one of the most widely used policies and traffic and parking issues are referred to frequently by Inspectors in their determination



of planning appeals. This is in contrast to Policy CD42 where only one appeal decision was determined by reference to parking and traffic congestion. The extensive use of policy TR36 indicates that this is a valuable policy and the appeal statistics indicate that it has been applied correctly in the great majority of cases.

#### Decisions relating to policy TR37

**Objective: UDP TR37 - negotiate developer contributions to related transport improvements**

**This policy was used to determine nine applications which were granted.**

Analysis: This policy has proved to be useful when negotiating infrastructure improvements in relation to transport related schemes. Without this policy it is doubtful whether developer contributions would have been forthcoming. It is replaced by Policy C1 of the Core Strategy and the Planning Obligations SPD.

#### Decisions relating to UDP Policy TR42

**Objective: Policy TR42 - require new residential development to include off-street parking**

**This policy was used to determine 193 applications which were granted.**

Analysis: The relatively high use of this policy demonstrates the importance of off-street parking in the Borough where on street parking has reached saturation point. Permit free development is now the accepted approach and this is normally controlled by a suitably worded planning obligation..



## Conclusion

This is the last AMR which is based on policies contained wholly in the Unitary Development Plan. The AMR shows that these policies have been generally successful in resisting development that is not in line with this Plan. However, there are areas such as Climate Change which were not adequately addressed under the Plan and it was also not clear what the Council's long term vision really was with the use of a number of generic policies which were not locally specific. The Unitary Development Plan served the Borough well as the results of this AMR show. However, the adoption of the Core Strategy will mean that there is now a clear vision as to where the Council wishes to be in 2028 and this is accompanied by spatial policies which are Borough specific. It is hoped that future AMRs will show the delivery of planning policies in a more tangible and useful manner. The policies contained within the UDP provided a firm foundation on which to build and with the advent of the Core Strategy we are now entering an exciting period for change which will stimulate regeneration, enhance our reputation as a Borough and uphold our residential quality of life.

## Looking ahead

The UDP had a relatively small set of indicators to monitor selected policies. This approach will change with the adopted Core Strategy, not only in terms of the fact that all policies contained in the Plan will be monitored with a clear set of quantifiable targets, but also in terms of the move away from monitoring not just Development Management policies but also monitoring policies for the identified 'Places' in the Plan and the Strategic Sites.

The monitoring section of the adopted Core Strategy contains a list of performance indicators under each of the Strategic Objectives and this is where the Development Management policies can be found. The main four areas of monitoring contained within the Core Strategy are: the delivery of infrastructure schemes; the monitoring of the Strategic Objectives through the Development Management Policies; the monitoring of 'Places' within the Plan and the monitoring of Strategic Sites.

Guided by this comprehensive approach the Core Strategy AMRs are expected to closely scrutinise the impact of planning decisions and identify any trends that would indicate a need for a change or modification of policies.

## **Appendices**

<b>Appendix 1</b>	<b>Population</b>
<b>Appendix 2</b>	<b>Office and Industry indicators</b>
<b>Appendix 3</b>	<b>Housing Trajectory</b>
<b>Appendix 4</b>	<b>Housing stock and house price indices</b>
<b>Appendix 5</b>	<b>Shopping survey results</b>
<b>Appendix 6</b>	<b>Health</b>
<b>Appendix 7</b>	<b>Crime</b>
<b>Appendix 8</b>	<b>Employment and labour supply</b>
<b>Appendix 9</b>	<b>Education</b>
<b>Appendix 10</b>	<b>Parks and open spaces</b>



## 1- Population

Table1: RBKC 2009 Ward Population Estimates

Ward Name	People	Males	Females
Abingdon	10,569	5,310	5,259
Brompton	10,086	4,565	5,521
Campden	9,084	4,477	4,607
Colville	8,612	4,277	4,335
Courtfield	10,579	5,558	5,021
Cremorne	10,354	5,032	5,322
Earl's Court	10,306	5,318	4,988
Golborne	10,269	5,120	5,149
Hans Town	11,039	5,251	5,788
Holland	11,220	5,527	5,693
Norland	9,781	4,786	4,995
Notting Barns	9,977	4,867	5,110
Pembridge	9,132	4,478	4,654
Queen's Gate	11,348	5,609	5,739
Redcliffe	8,786	4,150	4,636
Royal Hospital	8,484	4,276	4,208
St Charles	10,425	4,993	5,432
Stanley	8,592	4,025	4,567

<b>RBKC</b>	<b>178,643</b>	<b>87,619</b>	<b>91,024</b>
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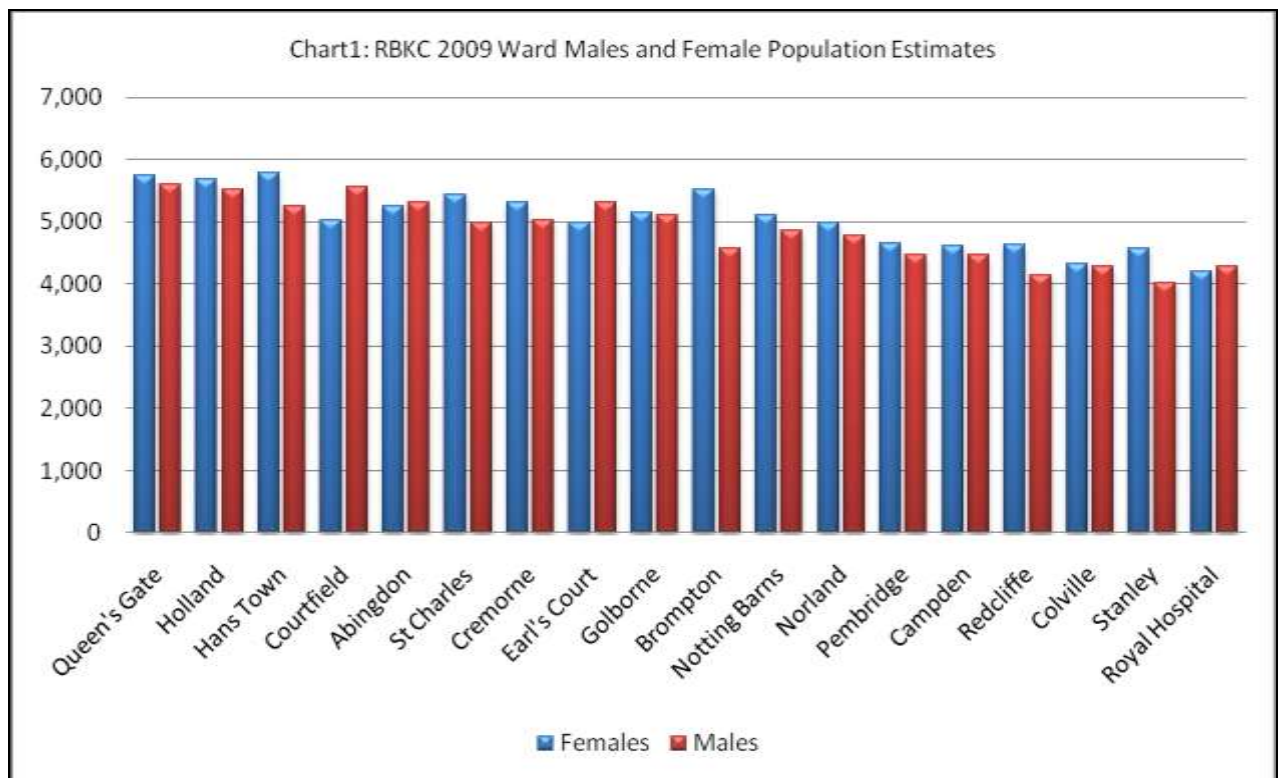


Table 2: Population Density

Ward Name	Population	Area Hectare	Density Person/ Hectare
Abingdon	10,569	63	168
Brompton	10,086	96	106
Campden	9,084	91	100
Colville	8,612	39	220
Courtfield	10,579	48	219
Cremorne	10,354	61	169
Earl's Court	10,306	46	224
Golborne	10,269	95	108
Hans Town	11,039	55	200
Holland	11,220	104	108
Norland	9,781	73	135
Notting Barns	9,977	62	160
Pembridge	9,132	49	187
Queen's Gate	11,348	60	188
Redcliffe	8,786	69	127
Royal Hospital	8,484	90	94
St Charles	10,425	71	147
Stanley	8,592	66	130
<b>RBKC</b>	<b>178,643</b>	<b>1,239</b>	

ONS 2009 Estimates, mid-2007 (experimental statistics)

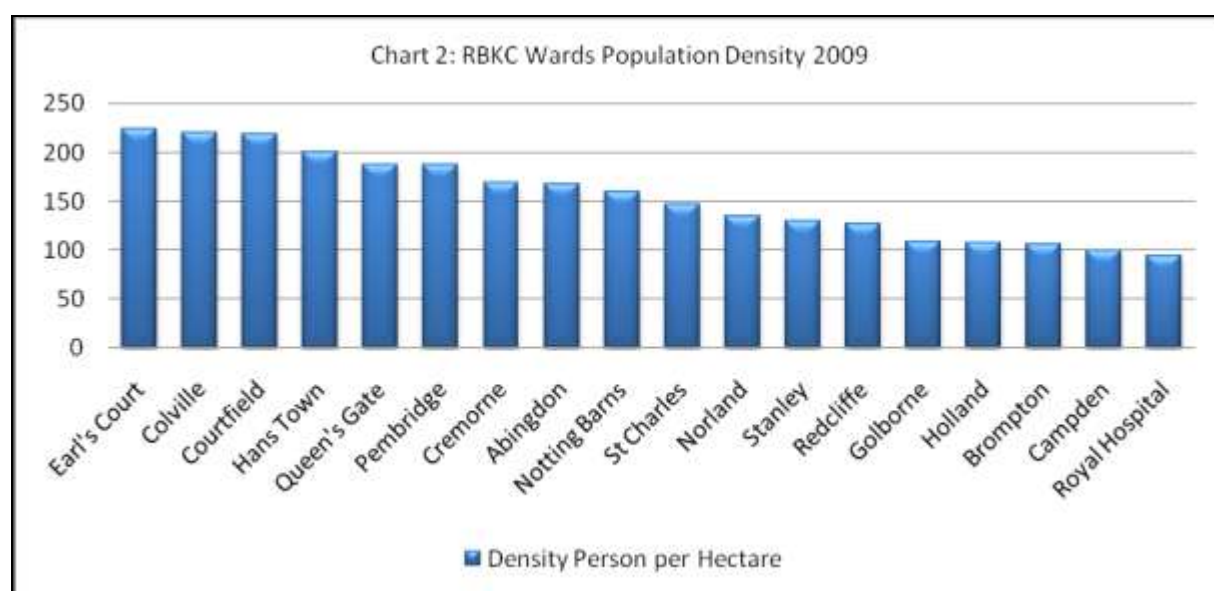


Table 3: Population and land use

	Population (June 2007)	Area (Hectares)	Population Density	Number of Domestic Hereditaments	Number of Non- Domestic Hereditaments	Non- Domestic Rateable Value £
London	7,556.600	157.353	48.0	3,191.464	279.520	12,034.571
RBKC	178.600	1.213	147.2	82.122	7.934	487.869

Source : CIFA 2010, Returns submitted by local authorities

## 2- Office and Industry Indicators: definition and calculation method

**BD type indicators are used to show the amount and type of completed employment floorspace (gross and net).**

### **BD1: Total amount of additional employment floorspace – by type**

To show the amount and type of completed employment floorspace (gross and net). Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

Net additional employment floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

### **BD2: Total Amount of employment floorspace on previously developed land – by type**

To show the amount and type of completed employment Floorspace (gross) coming forward on previously developed land (PDL).

### **BD3: Employment land available – by type (potential employment sites)**

To show the amount and type of employment land available.

Land available should include (i) sites allocated for employment uses in Development Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i). This should include sites which may be under construction but are not yet completed or available for use in the reporting year.

### **BD4: BD4: Total amount of floorspace for ‘town centre uses’**

Completed floorspace for town centre uses should be shown within (i) town centre areas as defined by LPAs through their Development Plan Documents (these should be set out on their proposals map) and (ii) within the local authority area.

**Where gross and net figures are:**

**Gross Employment floorspace =  $a + b + c$**   
*a = new floorspace completions (gross)*  
*b = change of use (gross gain)*  
*c = conversions (gross gain)*

**Net additional floorspace =  $a - b + c + d$**   
*a = new floorspace completions (gross)*  
*b = demolitions*  
*c = change of use (net gain)*  
*d = conversions (net gain)*



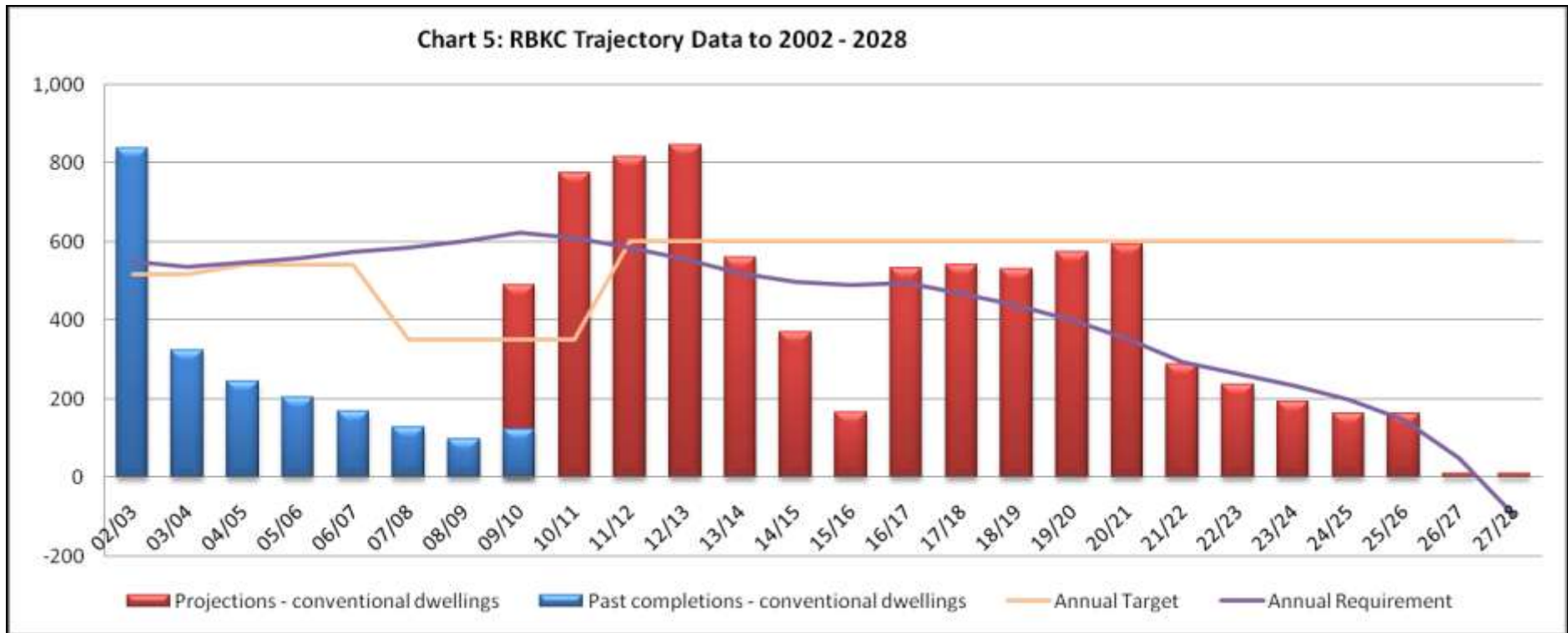
### 3- Housing trajectory

Table4: Housing Trajectory 2002 - 2024

Completions	02/3	03/4	04/5	05/6	06/7	07/8	08/9	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Past vacancies returning to use					128	118	118															
Projected vacancies returning to use						0	0	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
Vacancies returned to use					128	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
Past Minor Windfall Dwellings																						
Projected Minor Windfall dwellings							0	130	130	130	130	130	130	130	130	130	130	65	65	65	65	65
Minor Windfall Dwellings							67	130	130	130	130	130	130	130	130	130	130	65	65	65	65	65
Past completions - non-selfcontained					0	0																
Projections - non-selfcontained	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-selfcontained dwellings					0	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Past completions - conventional dwellings	837	324	245	203	168	127	97	123														
Projections - conventional dwellings						0	0	490	776	816	846	561	370	166	534	541	531	573	594	289	236	194
Conventional dwellings	837	324	245	203	168	127	97	613	776	816	846	561	370	166	534	541	531	573	594	289	236	194
All past completions	837	324	245	203	296	245	282	123														
All projections						0	0	738	1,024	1,064	1,094	809	618	414	782	789	779	756	777	472	419	377
<b>Total Completions</b>	<b>837</b>	<b>324</b>	<b>245</b>	<b>203</b>	<b>361</b>	<b>245</b>	<b>215</b>	<b>861</b>	<b>1,024</b>	<b>1,064</b>	<b>1,094</b>	<b>809</b>	<b>618</b>	<b>414</b>	<b>782</b>	<b>789</b>	<b>779</b>	<b>756</b>	<b>777</b>	<b>472</b>	<b>419</b>	<b>377</b>
Cumulative Completions	837	1,161	1,406	1,609	1,970	2,215	2,430	3,291	4,315	5,380	6,473	7,282	7,900	8,314	9,096	9,885	10,664	11,420	12,197	12,668	13,088	13,465
Annual Target	517	517	540	540	540	350	350	350	350	600	600	600	600	600	600	600	600	600	600	600	600	600
Dwellings above/below cumulative allocation	837	1,161	1,406	1,609	1,970	2,215	2,430	3,291	4,315	5,380	6,473	7,282	7,900	8,314	9,096	9,885	10,664	11,420	12,197	12,668	13,088	13,465
Annual Requirement	0	-33	-48	-61	-73	-94	-111	-128	-183	-254	-336	-432	-520	-608	-693	-827	-989	-1,185	-1,427	-1,742	-2,111	-2,618

Chart 5: RBKC Trajectory Data to 2002 - 2028



#### 4- Housing stock and house price indices

Table 5: Residential Properties in Royal Borough of Kensington and Chelsea

Ward	Detached	Semi-	Terraced	Flat	HMO	Bungalo w	Caravan	House- Boat	Sheltered	Other	Total
<b>Abingdon</b>	20	108	709	4,594	20	11	0	0	0	10	<b>5,472</b>
<b>Brompton</b>	11	34	841	5,585	22	2	0	0	0	10	<b>6,505</b>
<b>Campden</b>	46	60	976	3,518	-	2	0	0	0	13	<b>4,615</b>
<b>Colville</b>	3	10	265	4,354	12	-	0	2	0	3	<b>4,649</b>
<b>Courtfield</b>	4	23	521	5,445	19	5	0	0	0	27	<b>6,044</b>
<b>Cremorne</b>	17	41	494	3,750	9	5	0	55	0	4	<b>4,375</b>
<b>Earl's Court</b>	1	14	218	5,300	53	1	1	0	0	13	<b>5,601</b>
<b>Golborne</b>	5	16	171	4,067	-	3	0	13	0	4	<b>4,279</b>
<b>Hans Town</b>	11	28	960	5,508	1	5	0	0	0	6	<b>6,519</b>
<b>Holland</b>	131	81	739	4,046	15	1	0	0	0	2	<b>5,015</b>
<b>Norland</b>	17	188	1,016	3,176	-	8	0	0	0	13	<b>4,418</b>
<b>Notting Barns</b>	7	47	493	3,675	-	4	0	0	0	18	<b>4,244</b>
<b>Pembridge</b>	43	123	466	3,952	1	-	0	0	0	15	<b>4,600</b>
<b>Queen's Gate</b>	22	116	573	5,184	-	-	0	0	0	10	<b>5,905</b>
<b>Redcliffe</b>	25	130	555	4,556	-	2	0	0	0	6	<b>5,274</b>
<b>Royal Hospital</b>	15	40	848	3,557	-	8	0	0	11	5	<b>4,484</b>
<b>St Charles</b>	23	32	530	3,826	49	1	1	0	0	2	<b>4,464</b>
<b>Stanley</b>	24	168	892	3,292	-	4	0	0	0	7	<b>4,387</b>
	425	1,259	11,267	77,385	201	62	2	70	11	168	<b>90,850</b>

Source : Local Land and Property Gazetteer, 17 May 2010

Table 6: RBKC Housing Stock Profile 2008 – 2009

	Private Landlord	Owned Outright	Owned Mortgage/ Loan	Housing Association	Local Authority	Other Rented	Total
<b>2008</b>	41,000	36,000	36,000	37,000	24,000	9,000	<b>182,000</b>
<b>2009</b>	41,000	38,000	33,000	31,000	23,000	14,000	<b>180,000</b>

Source: ONS – 2010

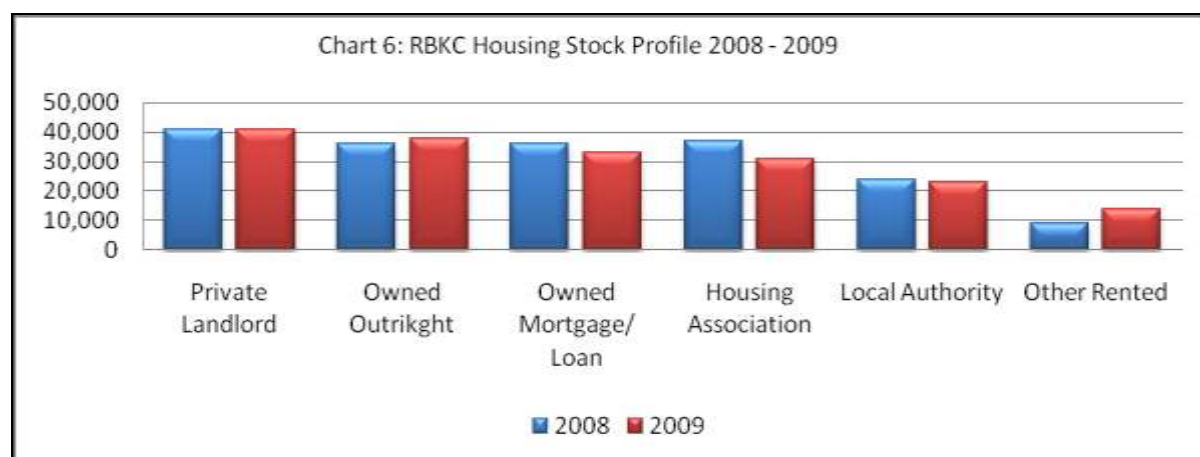


Table 7: Properties in Royal Borough of Kensington and Chelsea

Ward	Non-Residential			Residential			Total
	Building	Unit	Sub-Total	Building	Unit	Sub-Total	
Abingdon	152	331	<b>483</b>	1,109	4,387	<b>5,496</b>	<b>5,979</b>
Brompton	506	803	<b>1,309</b>	1,028	5,501	<b>6,529</b>	<b>7,838</b>
Campden	281	409	<b>690</b>	1,157	3,478	<b>4,635</b>	<b>5,325</b>
Colville	190	381	<b>571</b>	652	4,012	<b>4,664</b>	<b>5,235</b>
Courtfield	107	180	<b>287</b>	689	5,387	<b>6,076</b>	<b>6,363</b>
Cremorne	144	305	<b>449</b>	677	3,701	<b>4,378</b>	<b>4,827</b>
Earl's Court	160	204	<b>364</b>	317	5,298	<b>5,615</b>	<b>5,979</b>
Golborne	206	800	<b>1,006</b>	892	3,393	<b>4,285</b>	<b>5,291</b>
Hans Town	246	303	<b>549</b>	1,276	5,275	<b>6,551</b>	<b>7,100</b>
Holland	155	139	<b>294</b>	1,197	3,830	<b>5,027</b>	<b>5,321</b>
Norland	154	178	<b>332</b>	1,494	2,934	<b>4,428</b>	<b>4,760</b>
Notting Barns	149	199	<b>348</b>	959	3,286	<b>4,245</b>	<b>4,593</b>
Pembridge	226	310	<b>536</b>	647	3,972	<b>4,619</b>	<b>5,155</b>
Queen's Gate	193	353	<b>546</b>	865	5,049	<b>5,914</b>	<b>6,460</b>
Redcliffe	91	173	<b>264</b>	806	4,495	<b>5,301</b>	<b>5,565</b>
Royal Hospital	224	177	<b>401</b>	1,020	3,466	<b>4,486</b>	<b>4,887</b>
St Charles	59	256	<b>315</b>	847	3,624	<b>4,471</b>	<b>4,786</b>
Stanley	160	332	<b>492</b>	1,149	3,235	<b>4,384</b>	<b>4,876</b>
	<b>3,403</b>	<b>5,833</b>	<b>9,236</b>	<b>16,781</b>	<b>74,323</b>	<b>91,104</b>	<b>100,340</b>

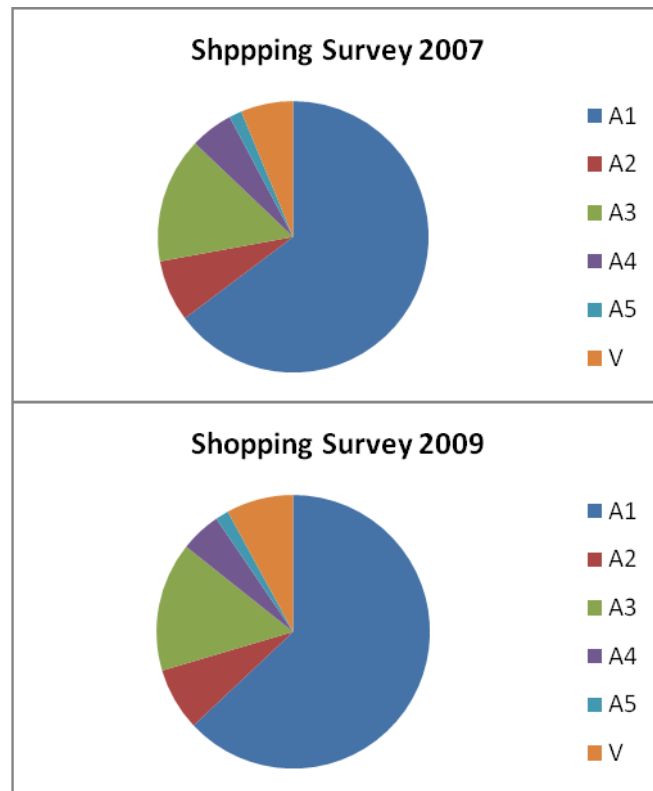
Source : Local Land and Property Gazetteer, 23 July 2010

### 5- Shopping survey results

Table 8: Principal and local Shopping survey results

	2005	2007	2009	2010
<b>A1</b>	2143	2224	2087	2018
<b>A2</b>	243	252	246	249
<b>A3</b>	527	515	506	483
<b>A4</b>	214	176	159	154
<b>A5</b>	53	52	52	47
<b>V</b>		215	263	222

Chart 7: Shopping survey results 2007 – 2009 and 2010



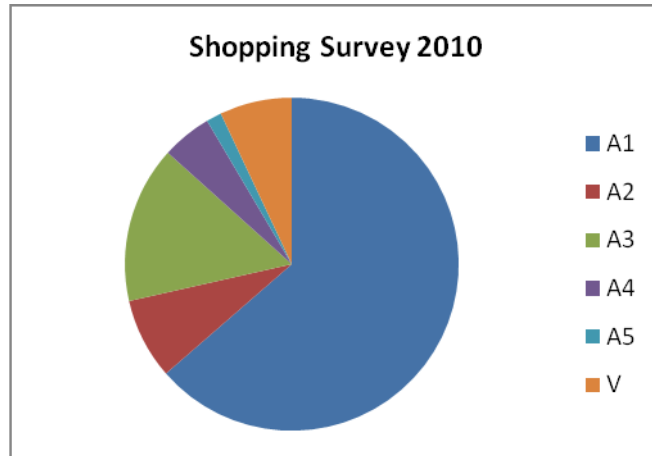


Table 9: Principal Shopping Centres

South Kensington

	2005	2007	2008	2009	2010
<b>A1</b>	105	90	90	84	87
<b>A2</b>	19	19	18	18	20
<b>A3</b>	51	44	49	51	59
<b>A4</b>	1	3	3	3	4
<b>A5</b>	5	4	4	4	3
<b>V</b>	16	14	10	16	8

Portobello Road

	2005	2007	2008	2009	2010
<b>A1</b>	231	222	220	214	202
<b>A2</b>	9	10	10	9	13
<b>A3</b>	36	27	32	35	44
<b>A4</b>	12	16	14	13	13
<b>A5</b>	4	5	5	5	3
<b>V</b>	17	15	10	13	21

Notting Hill Gate

	2005	2007	2008	2009	2010
<b>A1</b>	167	153	156	152	149
<b>A2</b>	37	33	34	34	39
<b>A3</b>	53	35	36	33	41
<b>A4</b>	5	10	10	10	10
<b>A5</b>	1	5	4	4	5
<b>V</b>	15	0	0	0	15

### Kensington High Street

	2005	2007	2008	2009	2010
<b>A1</b>	232	230	226	224	234
<b>A2</b>	26	22	20	19	21
<b>A3</b>	53	44	43	44	44
<b>A4</b>	7	7	6	7	6
<b>A5</b>	2	3	4	4	4
<b>V</b>	24	15	7	16	13

### Knightsbridge

	2005	2007	2008	2009	2010
<b>A1</b>	202	229	241	231	188
<b>A2</b>	19	28	27	28	22
<b>A3</b>	36	40	40	37	31
<b>A4</b>	5	10	10	10	7
<b>A5</b>	1	2	2	2	2
<b>V</b>	39	15	6	11	13

### Fulham Road

	2005	2007	2008	2009	2010
<b>A1</b>	206	186	185	170	176
<b>A2</b>	22	19	20	20	19
<b>A3</b>	53	46	47	48	45
<b>A4</b>	12	9	9	9	9
<b>A5</b>	2	1	0	0	0
<b>V</b>	25	28	26	34	39

### Kings Road

	2005	2007	2008	2009	2010
<b>A1</b>	283	274	265	265	286
<b>A2</b>	16	15	15	14	16
<b>A3</b>	51	33	30	31	31
<b>A4</b>	3	6	5	5	4
<b>A5</b>	1	2	2	2	2
<b>V</b>	25	20	23	23	19



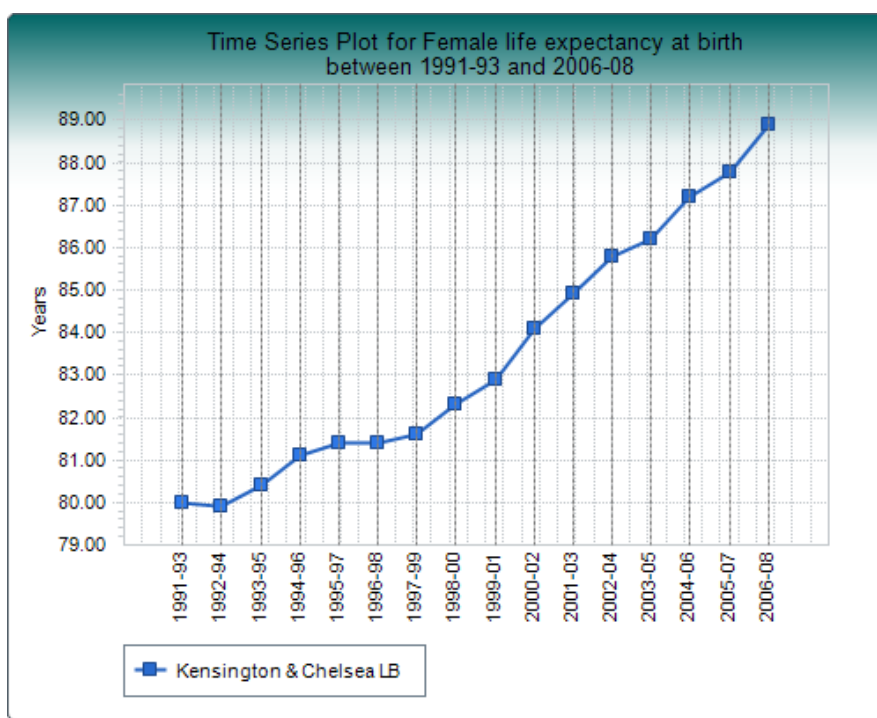
Table 10: Local Shopping Centres

Ref	Centre	2009	2010		2009	2010
		2009 A1 /A5	2010 A1/A5	Net	Vacant	Vacant
<b>L24</b>	North Pole Road	20	17	-3	1	0
<b>L13</b>	Elystan Street	42	40	-2	3	4
<b>L01</b>	Ifield Road	5	4	-1	0	0
<b>L14</b>	Hooland Road	8	7	-1	3	3
<b>L10</b>	Ladbroke Grove (North)	9	8	-1	2	1
<b>L12</b>	Chelsea Manor Street	9	8	-1	2	4
<b>L02</b>	Fulham Road - Old Church Street	31	30	-1	6	4
<b>L32</b>	Holland Park Avenue	42	41	-1	3	3
<b>L05</b>	Commonwealth Institute	52	51	-1	6	7
<b>L08</b>	Gloucester Road South	54	53	-1	0	1
<b>L17</b>	Napier Road	5	5	0	3	5
<b>L03</b>	Barlby Road	6	6	0	1	1
<b>L30</b>	Kensington High Street (West)	6	6	0	0	1
<b>L20</b>	St Helens Gardens	9	9	0	0	0
<b>L29</b>	Westbourne Park Road	9	9	0	4	3
<b>L28</b>	Sloane Avenue	11	11	0	2	1
<b>L04</b>	Thackeray Street	23	23	0	0	0
<b>L25</b>	Old Brompton Road East	24	24	0	0	0
<b>L27</b>	Old Brompton Road West	56	56	0	5	2
<b>L18</b>	Clarendon Cross	6	7	1	3	3
<b>L16</b>	Golbrone Road (North)	9	10	1	3	4
<b>L23</b>	Cromwell Road	11	12	1	5	7
<b>L07</b>	Pont Street	11	12	1	0	1
<b>L37</b>	Lowndes Street	15	16	1	0	2
<b>L33</b>	Stratford Road	18	19	1	3	2
<b>L26</b>	Lower Sloane Street	29	30	1	0	4
<b>L06</b>	Pembroke Road	8	10	2	0	1

<b>L31</b>	The Billings	16	18	2	0	0
<b>L11</b>	Walton Street	17	19	2	0	0
<b>L36</b>	Worlds End	41	43	2	0	0
<b>L15</b>	All Saints' Road	25	28	3	0	3
<b>L21</b>	Westbourne Grove	86	89	3	0	2
<b>L22</b>	Golborne Rd	73	77	4	0	1
<b>L19</b>	Gloucester Road	54	59	5	9	8
<b>L35</b>	Earls Court Road	117	126	9	16	13
<b>L09</b>	Ladbroke Grove Station	23	40	17	4	2
<b>L34</b>	Duke of Yorks Square	0	30	30	0	1
Total		980	1053		84	94

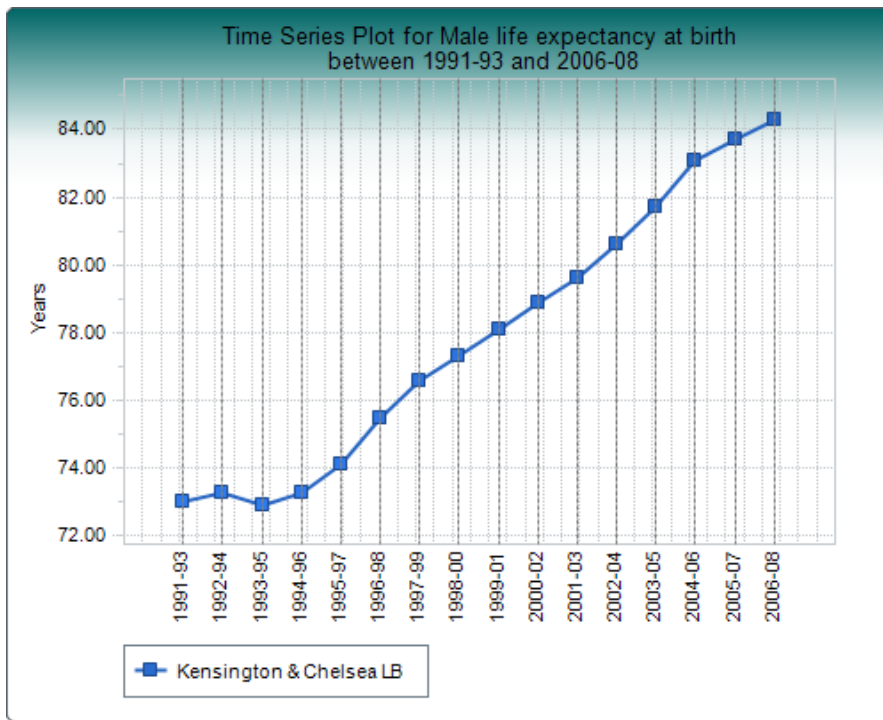
## 6- Health

Chart 8: Female life expectancy



Source: DCLG – Places Analysis Tool, <http://www.pat.communities.gov.uk/pat>

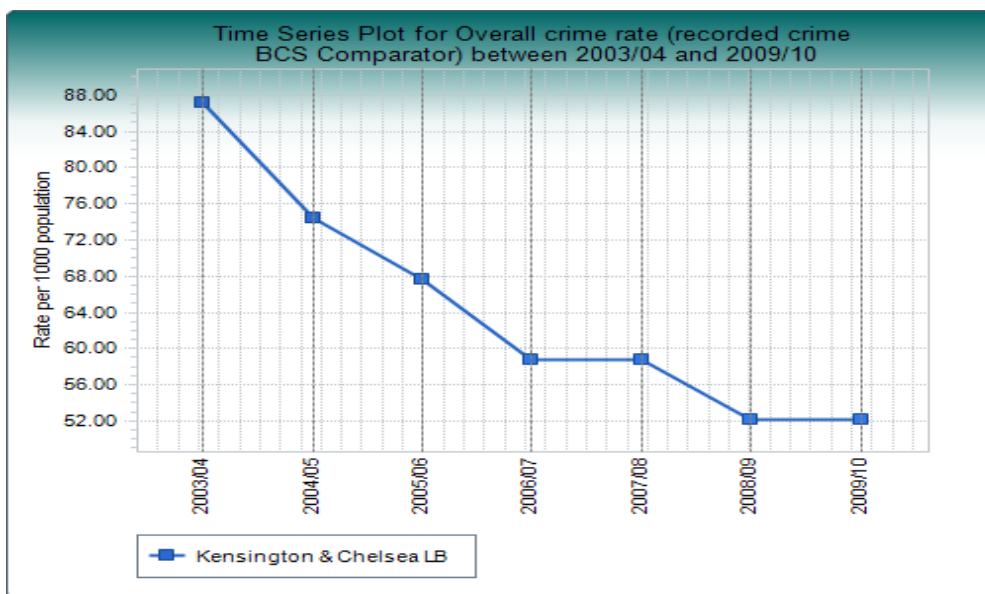
Chart 9: Male life expectancy



Source: DCLG – Places Analysis Tool, <http://www.pat.communities.gov.uk/pat>

## 7: Crime

Chart 10: Crime rate 2003 – 2010

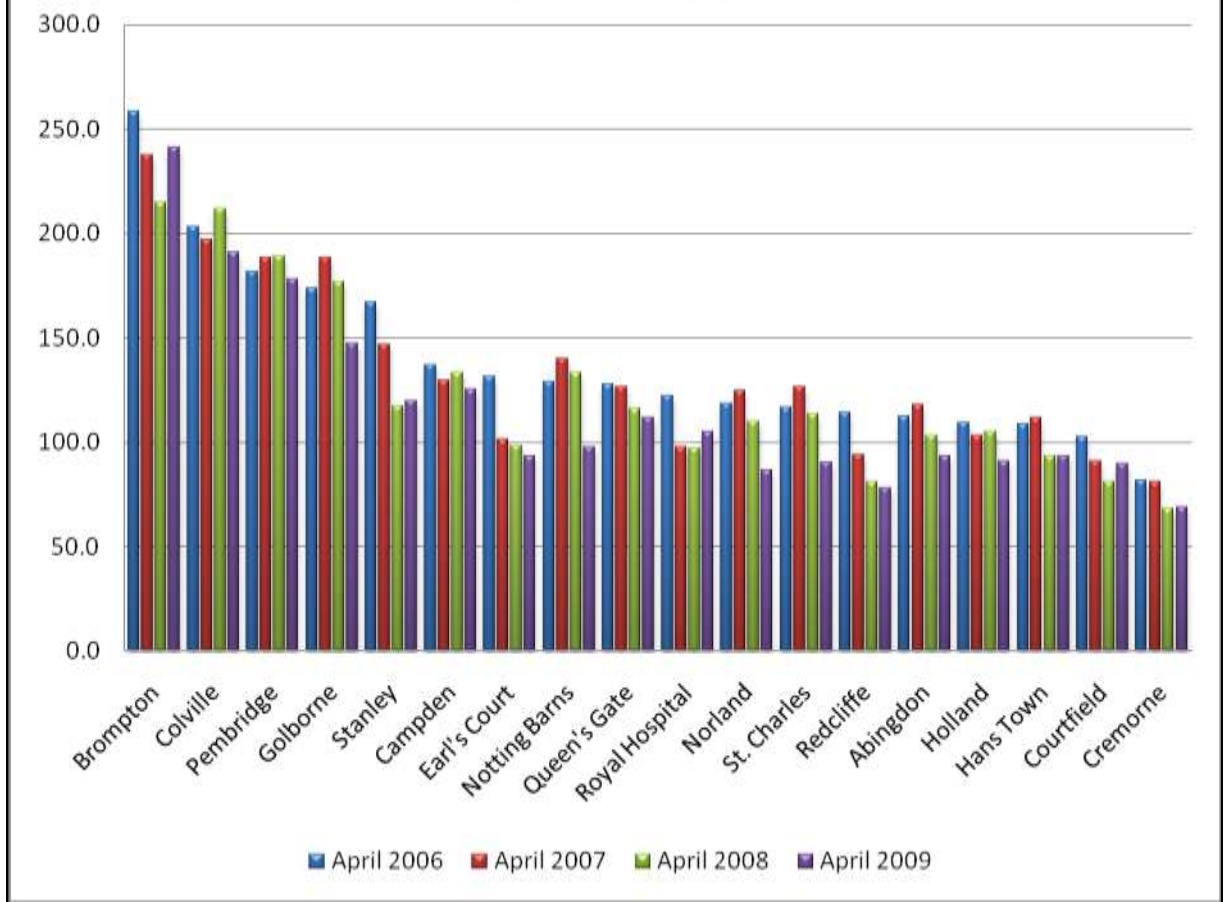


Source: DCLG – Places Analysis Tool, <http://www.pat.communities.gov.uk/pat>

Table 11: RBKC Wards Overall Crime Rate 2001 – 2009

	April 2001	April 2002	April 2003	April 2004	April 2005	April 2006	April 2007	April 2008	April 2009
<b>Abingdon</b>	130.3	151.3	132.6	124.4	110.2	112.3	117.5	102.8	93.5
<b>Brompton</b>	252.9	256.4	265.9	254.6	247.7	258.5	237.8	214.6	241.1
<b>Campden</b>	173.6	188.3	158.8	152.5	126.5	137.0	129.7	133.4	125.0
<b>Colville</b>	212.3	208.7	208.9	198.1	210.9	203.1	196.9	211.6	190.7
<b>Courtfield</b>	121.5	128.1	132.8	114.1	96.1	102.7	90.7	80.9	89.3
<b>Cremorne</b>	98.4	94.1	91.2	90.4	75.8	81.8	80.8	67.9	68.9
<b>Earl's Court</b>	131.1	147.0	125.3	123.7	109.0	131.0	101.2	98.3	93.1
<b>Golborne</b>	246.8	222.3	197.1	187.0	187.0	173.5	188.3	176.5	147.0
<b>Hans Town</b>	134.1	133.4	129.5	125.0	113.1	108.5	111.7	93.5	93.1
<b>Holland</b>	137.6	161.3	133.5	120.0	107.6	109.4	103.0	105.2	90.8
<b>Norland</b>	132.2	129.3	146.6	120.7	118.5	118.6	124.7	109.7	86.3
<b>Notting Barns</b>	145.9	134.0	153.1	140.7	131.5	129.1	140.1	133.3	97.8
<b>Pembridge</b>	173.2	179.0	181.2	174.4	180.9	181.9	188.3	188.9	177.7
<b>Queen's Gate</b>	155.8	136.9	136.9	129.0	120.5	127.6	126.6	115.7	111.8
<b>Redcliffe</b>	129.5	136.5	117.9	108.9	93.4	114.1	94.2	81.2	78.2
<b>Royal Hospital</b>	163.8	170.4	135.1	125.7	109.8	122.1	97.5	97.2	104.7
<b>St. Charles</b>	136.2	127.5	118.9	111.1	114.5	116.4	126.4	113.3	90.1
<b>Stanley</b>	223.2	232.6	187.7	165.7	153.8	167.2	146.7	117.3	119.9

Chart 11: RBKC Wards Overall Crime Rate 2006 - 2009



## 8- Employment and Labour Supply

Table 12: Labour Supply April 2009 – April 2010

	RBKC (count)	RBKC (%)	London (%)	GB (%)
<b>All people</b>				
Economically active	70,400	70.6	74.9	76.5
In employment	65,900	66.1	68	70.3
Employees	50,000	51.1	56.7	60.9
Self employed	15,600	14.8	10.9	9
Unemployed	4,500	6.4	9.1	7.9
<b>Males</b>				
Economically active	41,700	79	82.3	82.7
In employment	39,400	74.7	74.8	75.2
Employees	28,100	53.8	59.4	62
<b>Females</b>				
Economically active	28,700	61.2	67.4	70.3
In employment	26,500	56.4	61.1	65.5
Employees	21,900	48	53.9	59.8

Source: ONS annual population survey (NOMIS 2010)

Table 13: Employment by occupation (Apr 2009-Mar 2010)

	RBKC (Count)	RBKC (%)	London (%)	GB (%)
<b>Soc 2000 major group 1-3</b>	<b>50,700</b>	<b>76.9</b>	<b>54.9</b>	<b>44.3</b>
1- Managers and senior Officials	19,200	29.1	17.4	15.7
2 - Professional occupations	15,000	22.7	18.2	13.7
3 – Associate professional/ technical	16,500	25.1	19	14.7
<b>Soc major group 4-6-9</b>				
4- Administrative & secretarial	4,100	6.2	11	11.2
6- Personal service occupations	4,000	6	7.1	8.7
9- Elementary occupations	2,600	3.9	8.7	11.1

Source: ONS annual population survey

Table 14: Employment by sector 2010

	RBKC (count)	RBKC (%)	London (%)	GB (%)
<b>Total employee jobs</b>	<b>95,200</b>			
<b>Full-time</b>	<b>67,900</b>	<b>71.3</b>	<b>73.9</b>	<b>68.8</b>
<b>Part-time</b>	<b>27,300</b>	<b>28.7</b>	<b>26.1</b>	<b>31.2</b>
<b>Employee jobs by industry</b>				
<b>Manufacturing</b>	<b>4,400</b>	<b>4.6</b>	<b>4.3</b>	<b>10.2</b>
<b>Construction</b>	<b>800</b>	<b>0.8</b>	<b>2.9</b>	<b>4.8</b>
<b>Services</b>	<b>89,600</b>	<b>94.1</b>	<b>92.4</b>	<b>83.5</b>
<b>Distribution, hotels &amp; restaurants</b>	<b>35,400</b>	<b>37.2</b>	<b>21</b>	<b>23.4</b>
<b>Transport &amp; communications</b>	<b>4,000</b>	<b>4.3</b>	<b>7.4</b>	<b>5.8</b>
<b>Finance, IT, other business activities</b>	<b>22,400</b>	<b>23.5</b>	<b>34.7</b>	<b>22</b>
<b>Public admin, education &amp; health</b>	<b>18,300</b>	<b>19.2</b>	<b>22.2</b>	<b>27</b>
<b>Other services</b>	<b>9,500</b>	<b>10</b>	<b>7.2</b>	<b>5.3</b>
<b>Tourism-related</b>	<b>21,300</b>	<b>22.4</b>	<b>8.3</b>	<b>8.2</b>

Source: ONS annual business inquiry employee analysis

## 10- Parks and Open Spaces

Site name	Area sq m	Acres	Perimeter
<b>Holland Park</b>	220322.40	54.44	2509.35
<b>Little Wormwood Scrubs</b>	87640.00	21.65	
<b>Royal Hospital South Grounds</b>	43142.50	10.66	891.61
<b>Kensington Memorial Park</b>	26950.02	6.65	800.76
<b>Lancaster West</b>	18570.45	4.58	713.94
<b>Avondale Park Sports Ground</b>	18184.97	4.49	679.12
<b>St Luke's Gardens</b>	13231.53	3.27	469.78
<b>Emslie Horniman Garden</b>	12370.10	3.05	646.5
<b>Westfield Park</b>	11144.88	2.75	728.88
<b>Athlone Gardens</b>	8669.57	2.14	519.46
<b>Cremorne Gardens</b>	4784.28	1.18	481.52
<b>Rootes Square</b>	4130.88	1.02	279.33
<b>St Mary Abbots Church Yard</b>	3331.66	0.82	264.5
<b>Redcliffe Square Gardens</b>	3267.26	0.8	230.43
<b>Royal Avenue</b>	2973.01	0.73	333.92
<b>Tavistock Crescent</b>	2845.17	0.7	284.62
<b>Dovehouse Green</b>	2681.37	0.66	208.48
<b>Powis Square</b>	2211.68	0.54	225.35
<b>Colville Square</b>	1782.95	0.44	211.14
<b>St. Mary Abbots Garden</b>	1549.40	0.38	262.86
<b>Roper's Gardens</b>	1504.18	0.37	183.51
<b>Avondale Park Gardens</b>	864.60	0.21	151.65
<b>Ifield Road Playground</b>	823.52	0.2	120.99
<b>Barlby Gardens</b>	716.19	0.17	130.96
<b>Yalta Memorial</b>	475.89	0.11	111.05
<b>Alec Clifton-Taylor Memorial Garden</b>	307.25	0.07	71.95
<b>St Thomas Moore Statue</b>	233.17	0.05	70.14
<b>Cluny Mews</b>	194.75	0.04	59.93
<b>Sunbeam Gardens</b>	145.11	0.03	118.57
<b>Chelsea Common</b>	71.89	0.01	37.58
<b>Alderson Street Canal bedside</b>	29.18	0.01	25.74