

Proposed Submission Core Strategy for the Royal Borough of Kensington and Chelsea with a focus on North Kensington

Development Plan Document

Local Development Framework

Publication Stage Representation Form

Please e-mail this form to: planningpolicy@rbkc.gov.uk

Alternatively send this form to:

Planning Services
Policy Team
Room 328
The Town Hall
Hornton Street
London
W8 7NX

For further information:

Visit our website at: <http://ldf-consult.rbkc.gov.uk>

Phone the LDF hotline on: 020 7361 3879

Responses must be received no later than midday Thursday 10th December 2009

Personal Details

Name:.....Susie Parsons

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Organisation:.....Golborne Forum

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"Justified" means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- deliverable
- flexible
- able to be monitored

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Do you consider the core strategy to be legally compliant?	<input type="checkbox"/>	<input type="checkbox"/>
Do you consider the core strategy to be Sound?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please tick the appropriate box

If you have selected YES and you wish to support the legal compliance or soundness of the core strategy, please be as precise as possible when setting out your comments below

Please make it clear which Paragraph number, Vision box number, Policy box number or Objective box number you are commenting on.

Please attach additional pages as required

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4.5.10 Estate renewal is being actively considered at Wornington Green, which is an estate owned by Kensington Housing Trust, just south of the Paddington main line. A planning application for the redevelopment of the estate in a number of phases is expected in the autumn of 2009. The Homes and Community Agency are understood to support the scheme. 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.

The Golborne Forum wishes to draw attention to the detailed comments which it has previously submitted in relation to Wornington Green, in particular in relation to the need to protect and improve the Venture Community Centre and Athlone Gardens if there is to be a greater housing density on the estate and to ensure that these amenities continue to be available to the whole community in Golborne. Please see the Golborne Forum's detailed comments on the Wornington Green Planning Brief Supplementary Planning Document.

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4.5.14 The Council has an ambitious secondary school building programme. The first is under construction in the south of the Borough in the Lots Road area. The second has planning permission at Holland Park School. The third is planned for the north of the Borough. The Kensington Sports Centre site is allocated for a new academy, along with a leisure centre.

While the Kensington Sports Centre is not located in Golborne, it provides the only swimming pool in North Kensington and is therefore of great importance to Golborne people. The Golborne Forum requests an assurance that there will be

continued public access to swimming facilities. The existing pool should be kept open until any new pool within the proposed leisure centre/academy development is opened. The Forum requests a further assurance that there should be a full-size swimming pool, at least as large as and preferably bigger than the current one, as well as a training pool for children and others learning to swim.

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4.5.18 Portobello Road market is home to one of London's most iconic markets. It provides for a rich mix of antique, clothing and fresh produce stalls. Golborne Road Market provides a more traditional local function by nature of its stalls but still has a London-wide appeal.

The Golborne Forum continues to promote the concept of 'Golborne Village' and to advocate for improved signage, street lighting and public art to attract visitors to continue up Portobello Road and visit Golborne Road with its vibrant shops, cafes and restaurants as well as the street market.

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5.3.5 Housing will form a significant component of any redevelopment of the Gasworks site. Development in this location has the potential to be significant and will be expected to act as a catalyst to major regeneration in North Kensington.

5.3.6 A mix of sizes and tenures will be expected to create a balanced and mixed community. Included within this mix, might be the potential to cater for some of the Borough's student population.

The Golborne Forum supports the proposal for a mixed community on the Gasworks site but would wish to see a

substantial proportion of social and affordable housing in view of the housing need in the Borough.

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5.3.8 The Council will address local retail and social and community needs in Kensal, especially around Ladbroke Grove). Kensal is one of two places in the Borough that has been identified as having a deficiency in local shopping provision. A Neighbourhood Shopping Centre may be needed depending on the scale of any future development on the Gasworks sites. A new primary school as well as police and health facilities will also be desirable to ensure that the needs of the community are delivered locally.

The Golborne Forum is committed to the development, enhancement and success of Golborne Road as a local shopping street and urges caution in providing more retail units which may not be let. The retail units on Ladbroke Grove near the Harrow Road which continue to stand empty illustrate this point.

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6.1.3 There is a strong sense of community amongst the retailers in Golborne Road, and Golborne Road Market is seen as an integral part of the Portobello Road Market offer to the south. The Golborne Road Market provides for the local community through the selling of hot food, fruit and vegetables, as well as antiques and bric-a-brac, which also attracts people from across London, particularly at weekends.

The Golborne Forum continues to promote the concept of 'Golborne Village' and to advocate for improved signage, street lighting and public art to attract visitors to continue up Portobello Road and visit Golborne Road with its vibrant shops, cafes and restaurants as well as the street market.

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6.1.5 At Wornington Green, the Kensington Housing Trust are exploring ways to renew the Estate. The need for renewal is driven by a number of factors. Amongst these are the Government’s Decent Homes agenda which means that the 538 homes on the Wornington Green Estate will need to be brought up to ‘decent homes’ standards by 2014.

Please see the Golborne Forum’s detailed comments on the Wornington Green Planning Brief Supplementary Planning Document.

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6.1.6 The Edenham site, located next to Trellick, also provides opportunities for regeneration including new housing and extra care facilities.

The Golborne Forum urges the Council to look seriously at the regeneration plans for the Edenham site which have been drawn up with local people by architects Novarc Studio Ltd.

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6.3.4 The Council envisages the Golborne and Trellick area developing in a way which maintains and enhances its function of a neighbourhood centre whilst preserving and enhancing the setting of the Grade II listed Trellick Tower.*

The Golborne Forum wishes to draw attention to the substantial threat posed to the environmental heritage of the Golborne/Trellick area by the proposals from Urban Eye to put glass reinforced polyester cladding on the Victorian iron railway bridge and urges the Council to consider the alternative design from Bownbaby for refurbishing the bridge in a way which respects its integrity.

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6.3.7 The market breathes life into this area and has a unique character, which differs from the Portobello Road Market. It is currently separated from the Portobello Road Market by a 300m (328 yard) section of Portobello Road that is flanked by blank walls which significantly reduce the number of pedestrians that walk up to Golborne Road. Different ways to enliven this stretch of road, which ‘close the gap’ are being explored. These initiatives may include the provision of electricity points in this part of Portobello Road for use by market traders and their customers. A well designed scheme of street lighting could also prove useful in the creation of a visual linkage between the two centres, a linkage which could further encourage visitors to continue north. Other possible initiatives to inject more life into the area could include the

development of a speciality market in this area or the use of the blank wall opposite the Spanish School as an ever-changing 'Art Wall' or outdoor exhibition space for artists. Collaboration with the Spanish School will be encouraged.

6.3.8 The Council will support initiatives which will help unify the Portobello Road and Golborne Road markets and which will draw visitors north up the Portobello Road, past the Spanish School, to Golborne Road).

The Golborne Forum continues to promote the concept of 'Golborne Village' and to advocate for improved signage, street lighting and public art to attract visitors to continue up Portobello Road and visit Golborne Road with its vibrant shops, cafes and restaurants as well as the street market.

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