

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
LOCAL DEVELOPMENT FRAMEWORK – HOUSING RESPONSE TO
ISSUES AND OPTIONS PAPER

REPORT BY THE CHIEF HOUSING OFFICER

Purpose

To provide a summary of the draft Housing response to the 'housing' section of the LDF Issues and Response Form. Comments are sought from the TMO Board on this draft response.

For comment and discussion

1. Introduction

The relevant provisions of the Planning and Compulsory Purchase Act came into force at the end of September 2004. The Act requires the Council to prepare a Local Development Framework - which will be made up of a portfolio of Local Development Documents (LDDs) - by September 2007. This will replace the Unitary Development Plan at that point. The UDP is "saved" for those three years. The Local Development Framework (LDF) will include several Development Plan Documents (DPDs) and a number of Supplementary Planning Documents (SPDs). The Development Plan Documents, along with the Mayor's London Plan, will form the Royal Borough's Development Plan and will be the basis upon which all planning decisions are made.

One of the first stages in the preparation of the LDF is to identify and gather information on the key planning issues facing the borough and to consider the various options for addressing them. To this aim the Council launched its Issues and Options paper. It takes two parts; the main Issues and Options Paper and the response form.

2. Context

2.1 A number of HSD Department managers completed the response form. These results were collated and then discussed with Councillor Fiona Buxton. The final Housing response (incorporating the feedback from the Tenant Management Organisation) will be sent from Councillor Fiona Buxton. The draft response form attached (**Appendix I**) has been changed slightly to incorporate further comments. The final version will be submitted as the main body of the Housing response.

2.2 At the end of December 2005 it was discovered that the TMO had not been directly consulted on this issue by the Planning Department. As such, it was agreed with Gordon Perry, TMO Chief Executive that the Housing Department would seek further comments from the TMO on our draft response for submission to the Planning Department after the TMO Board meeting.

3. Highlights of Draft Response

3.1 The response form allows for more than one option to be chosen for each issue. Key points from the response may be summarized as follows:

- Continue to ensure the protection of existing stock subject to strict exceptions.
- New homes in the borough should be located in any area in the borough, subject to good standards of residential amenity and design.
- New homes in the borough may come from allowing rational changes from other uses.
- New housing should be encouraged to help local people stay within the borough (see further comments on response form).
- Higher density housing should be in any location subject to design, character and infrastructure considerations.
- Estate renewal operations should result in mixed and balanced communities and tenures, increased density (subject to considerations above) with no net loss of affordable housing.
- The London Plan target should be adopted- 50% affordable housing to be sought across the borough in private developments.
- The affordable housing threshold should be reduced to developments with a capacity of five units or more.
- Affordable housing should be sought from appropriate commercial developments as part of mixed use schemes.
- The current hierarchical test should continue in seeking the affordable housing element of the scheme on the development site.
- Good quality and well managed HMOs should be protected.
- Any loss of residential and nursing homes should be replaced within the borough by supported housing to meet appropriate needs. (Policy should be responsive to demographic changes)
- All homes should be built to lifetime standards.

The response will also include further comments on the following:

- The paper is under developed in terms of the Supported Housing Sector and much wider consideration should be given to such a major component of housing.
- The current UDP details space standards. More detail should be given to these in order to ensure that appropriate weighting is given to considering these in the development of the LDP.
- Parking issues are not contained in the Housing section of the response form, however we would encourage developments to provide off street parking subject to a fair and viable assessment.
- Wider regeneration issues should cross reference with health provision issues wherever appropriate.

4. Recommendation

- 3.1 The TMO Board are invited to discuss the Issues and Options paper in more detail and feedback to the Council's Housing Policy Team.

Gerald Wild
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Background papers used in the preparation of this report:

LDF Issues and Options Paper

LDF Issues and Options Response Form

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