

Labour Party candidates' response to the Lots Road Neighbourhood Forum Election Questionnaire

1. What do you believe are the key local issues facing the residents and businesses in the Lots Road Neighbourhood Area?

Lots Road is already under pressure from the development of the power station and adjacent plot. Creating a dormitory zone with little or no life or community such as the neighbouring Chelsea Harbour, much of which is never lived in, is the result of bad Planning and a focus on developer profit rather than local benefit. Getting the balance right between development that works for existing residents, and consideration of long-term community benefit is what good Planning should achieve. The current plans for the area do not address this in any meaningful way. Labour Councillors will support residents in their campaign to get a healthy long-term balance between business, local services and new housing for this area.

2. How do you view new developments in the area, particularly issues such as building heights and the impact of new developments on the employment zone and on local infrastructure and services?

With two Labour candidates living next to the Lots Road Neighbourhood, we are well aware of the potential impact of unrestricted development in an area of established communities living in or near conservation areas. When the new RBKC Chief Executive joined the Council in July 2017, he publicly stated that one major issue he needed to address was that 'the Council behaved like a property developer', and that this mindset contributed to the atrocity of the Grenfell Tower fire. Sadly little has been achieved in the intervening five years and the Council has learnt nothing. The huge influx of new residents and workers in the area cannot possibly be supported with no improvements to transport infrastructure or local services and provision for daily needs. It seems no one is responsible for strategic planning, monitoring and oversight of what could become a very congested area, with residents reliant on private transport and online shopping services. Our concerns extend to the proposed development of Cheyne Nursery by the Council, and proposals by the owners of the Chelsea Houseboats site who are planning to oust current resident boat-owners to replace them with high-end luxury houseboats for the mega-rich.

3. What is your approach to the specific development of the Lots Road South site?

The Council sold Thamesbrook Residential Care Home in Dovehouse Street for £75m, the income of which was to be used to build a new care home on the car pound site, but instead the Lots Road South site is to be 'self-financing' with a mix of private and 'affordable' homes plus care home places managed by an outside organisation. Early plans for the Lots Road South site are entirely out of keeping with existing local character, and the 'design and build' contract is destined to deliver yet more bland and boring buildings that serve only to restrict light and sunlight from

neighbouring buildings. Building heights across the borough are hugely contentious, and Labour Councillors are fighting against excessive height from Kensal Gasworks to Earl's Court, to South Kensington; we are demanding that the Council considers low-to mid-rise high density typologies which can deliver sufficient homes without ruining our skylines. While current proposals for Lots Road South are 'only' up to 10 storeys, in a narrow street facing two-storey homes, with no set-back (as the proposal for a garden is on the 'sunny side') they are inappropriate, undistinguished, and contrary to good Planning practice.

Having questioned Planning officers on the response to possible flooding – from Counter's Creek or from the Thames – we were informed that 'care home residents will be housed on upper floors'. That was the precise response, and is negligent and shows a lack of care and zero sense of responsibility.

Cihan Cheron, Mike Coelho and Jake Thomas, with Cllr Emma Dent Coad, Deputy Leader, K&C Labour Group, Planning spokesperson