

Royal Borough of Kensington & Chelsea Local Plan Partial Review

Examination in Public

Site Allocations for Earl's Court Exhibition Centre (CA6)

POSITION STATEMENT

Between

The Royal Borough of Kensington and Chelsea

And

Earls Court Partnership Ltd

Introduction

The purpose of this Statement is to provide an up to date and agreed position between the Royal Borough of Kensington and Chelsea (RBKC) and Earls Court Partnership Ltd (ECPL) in relation to the delivery of the Earl's Court Exhibition Site Allocation. The Statement is intended to inform the Examination in Public in relation to RBKC's Local Plan Partial Review.

Background

The Earl's Court Exhibition Site Allocation falls within the London Plan (2016) designated Earl's Court and West Kensington Opportunity Area (ECWKOA). The ECWKOA is divided into several land holdings. The entire Site Allocation comprises land controlled by ECPL: a joint venture between Capital & Counties Properties Plc (Capco) and Transport for London (TfL).

RBKC and ECPL are working collaboratively and are engaging regularly in respect of the ECWKOA. This engagement is focused on bringing forward the Earl's Court Exhibition Site Allocation within the context of the wider ECWKOA.

Progress to date

Planning permissions are in place for comprehensive development of the ECWKOA, including the entire area covered by the Earl's Court Exhibition Site Allocation. Significant progress has been made in the implementation and delivery of development in the ECWKOA and very substantial investment has been committed by ECPL.

Planning permissions secured for the ECWKOA amount to 8,000 new homes and over 1m sqm of development floor area. Of this, planning permissions for the Earl's Court Exhibition Centre Site Allocation are:

- PP/11/01937 outline planning permission granted in 2013 for 930 new homes and 168,333 sqm of development floor area. To date reserved matters have been consented for a total of 586 new homes and 122,478 sqm of development floor area.
- PP/15/00369 full planning permission granted in 2015 for 16 new homes and 2,569 sqm of development floor area.

The above outline planning permission has been implemented and forms an early delivery phase in the context of the wider ECWKOA development. Substantial progress is being made by ECPL in delivering the above referenced consented new homes and development floor area. The demolition of the former Earl's Court Exhibition Centres is complete and a phase of substantial post-demolition site preparation is nearing completion. The area covered by the Earl's Court Exhibition Site Allocation is now effectively cleared and ready for the construction of new infrastructure and buildings.

Future delivery and programme

In respect of the Earl's Court Exhibition Site Allocation, the current development programme anticipates initial construction works commencing later this year.

Although planning permissions have been secured and implemented for the Earl's Court Exhibition Site Allocation, ECPL is currently undertaking a review of consented development and looking at ways of both bringing forward more homes, including affordable homes, and speeding-up delivery. ECPL and RBKC are engaging positively in this respect.

End.

21st February 2018