

## **EARLS COURT PROJECT**

### **HOUSING STATEMENT ADDENDUM**

#### **PLANNING APPLICATION 2 (REF. 2011/02001/OUT)**

#### **FEBRUARY 2013**

1. A Housing Statement was submitted in support of applications for planning permission on behalf of EC Properties Ltd (the Applicant) for the development of the Earls Court Site in June 2011 (Application 1 in respect of RBKC (ref. PP/11/01937) and Application 2 in respect of LBHF (ref. 2011/02001/OUT)). This Addendum has been produced as an update to the June 2011 Statement.
2. The June 2011 Housing Statement describes the proposed affordable housing offer. The Valuation Office (VO) was jointly appointed in May 2011 by RBKC, LBHF and the GLA to independently review the Applicant's open book appraisals (which accompany the Applications). The VO reported and confirmed the proposed affordable housing – as set out in the June 2011 Housing Statement – represents the maximum reasonable offer.
3. On 12th September 2012, LBHF's Planning Committee resolved to grant planning permission in respect of Application 2 on the basis of the June 2011 affordable housing offer. This is reflected in the Section 106 Heads of Terms as set out in the Officer's Committee Report, summarised as:
  - The re-provision of existing housing to be secured in the form of up to 67,910 sqm GIA or up to 760 units to be provided in the Application 2 site, Seagrave Road and 11 Farm Lane, for use as replacement housing units for re-housing residents from West Kensington and Gibbs Green estates.
  - The delivery of additional affordable housing units to be secured in the form of 740 housing units (up to 57,000 sqm GIA) of an appropriate mix of 1, 2, 3 and 4 bed units, constructed and made available for use as intermediate affordable housing within the Application 2 site, subject to nomination and apportionment agreements between LBHF and RBKC.
4. As discussions progressed with both authorities, post-LBHF Planning Committee, it became evident that the Applicant's proposal to provide nominations to a proportion of the new 740 intermediate homes proposed within Application 2 would not be acceptable to RBKC. The Applicant was asked to consider allocating a proportion of 740 units within the boundary of Application 1, rather than within Application 2. This has been achieved by:
  - Reducing the number of net additional affordable intermediate tenure units within Application 2 from 740 to 676 (i.e. apportioning the difference of 64 to Application 1);
  - Reducing the amount of market housing units within Application 1 from 930 to 866 (i.e. converting 64 market units to affordable intermediate tenure units).

- Altering the balance of market housing floorspace and intermediate housing floorspace.
5. The 64 units to be provided within Application 1 are to be provided as intermediate tenure homes comprising 40% 1 beds and 60% 2 beds and will comprise a maximum affordable residential floorspace to be provided of 3,681 sqm (GIA) across two Development Plots (WV01 and WK04). The proposals are acceptable to RBKC: their Major Planning Development Committee resolved to grant planning permission on this basis on 20<sup>th</sup> November 2012.
6. In terms of the implications on LBHF (Application 2):
- There is no change to the overall quantum of residential floorspace in Application 2.
  - There is no reduction in the amount (floorspace and units) or type of affordable housing delivered scheme-wide (i.e. the combination of Application 1 and 2).
  - There is an amendment to the distribution of the new intermediate homes with 64 of these homes being delivered within the boundary of Application 1, but this does not impact nominations available to LBHF as it was originally an accepted principle that there would be an apportionment of nominations between LBHF and RBKC irrespective of where the new homes were located.
  - The number of market units able to be delivered within Application 2 increases from 4,345 to 4,409 units.
  - The number of net additional intermediate tenure affordable homes delivered within Application 2 reduces from 740 to 676 units.
  - As a result of the above, the maximum intermediate housing floorspace within Application 2 has decreased from 57,000 sqm (GIA) to 53,319sqm (GIA).
  - There is no impact on the re-provision of existing homes on Gibbs Green and West Kensington Estates.
7. **For the avoidance of doubt, the amount (both units and floorspace) of affordable housing proposed site-wide (i.e. combination of Application 1 and Application 2) remains unchanged.**

Quod

February 2013