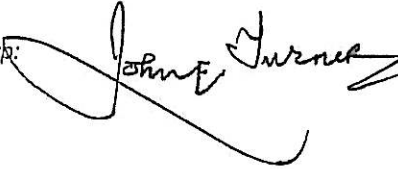


Statement of Common Ground between the Royal Borough of Kensington and Chelsea and Ballymore Group.

Declaration

Ballymore Group, a major landowner of the Kensal Gasworks Strategic Site confirm that the attached statement is an accurate representation of our position and we consider that the Local Development Framework Submission Core Strategy to be sound in respect to the policies set out below and we make no representation to the contrary.

Signed on behalf of Ballymore Group:



PRINT NAME: J. E. TURNER DATE: 19 March 2010

and Countersigned on behalf of the Royal Borough of Kensington & Chelsea:



PETER LERNER
Executive Director of Planning and Borough Development

Date: 19 March 2010

Statement of Common Ground between the Royal Borough of Kensington and Chelsea and Ballymore Group

Context

This Statement of Common Ground has been prepared by the Royal Borough of Kensington and Chelsea. It sets out the areas of agreement between the above two organisations and has been produced to aid the Inspector in their consideration of the Core Strategy.

The Royal Borough of Kensington and Chelsea consider that the Core Strategy is a sound document as submitted to the Secretary of State. Any improvements set out in this Statement are clarifications to the approach set out in the Core Strategy and have been agreed to ensure that the Core Strategy accurately reflects the Council's intentions.

Statement

Ballymore consider that there are no outstanding issues with the Royal Borough's Submission Draft Core Strategy and support the designation of Kensal Gasworks as a strategic site.

Sainsbury's also support the Council's vision to stimulate regeneration in North Kensington. The site allocation as written in Policy CA1 is considered to be an accurate description of the likely development to come forward, albeit any redevelopment proposal involving the Sainsbury's should provide a bigger and better store. As landowners, Ballymore expect to be closely involved in the production of a future Supplementary Planning Document (SPD) for Kensal and to potentially be working up a Masterplan alongside this process to inform the policy document and ensure early delivery of development.

Ballymore and adjoining landowners have sought flexibility in the Core Strategy to allow development to come forward on the Central site (note this has a planning history for stand alone development), or a combination of sites (e.g. east and central, as shown on the Site Plan on page 130 of the Proposed Submission) in the event the Crossrail station cannot be delivered, the level of density and site layout would be assessed as part of discussions relating to the production of a site specific SPD. However, we would still expect this development to be of a scale that would enable some regeneration of the surrounding area to be delivered and would make the best use of this important brown field site in the Borough.