

# West Kensington & Gibbs Green Residents Steering Group Newsletter



SEPT 2012

Issue 3

## **OUTLINE PLANNING PERMISSION IS GRANTED BY THE COUNCIL**

*On Wednesday 12<sup>th</sup> September at the Town Hall, the Council's Planning Committee approved the outline planning application from the developers CapCo (EC Properties), which will enable our estates to be redeveloped and provide us with brand new homes. These will be built according to the Mayor of London's design space standards, which will be comparable to the size of our current homes. It will also mean that residents will be able to take advantage of the job and training opportunities and other community benefits the development will offer.*

*There is still a long way to go and lots of work to do but you can be sure that we will continue to make sure that the Council and the developers have Estate residents' best interests at heart, every step of the way.*

*We have set out the **key facts** of what Outline Planning Permission is, what the next steps are and the likely timescales to get the new homes.*

**Hello and welcome to the third newsletter from the West Kensington and Gibbs Green Residents Steering Group.**

**The Council has now approved the Outline Planning Application proposals for redeveloping our estates.**

**We have gathered the facts about what this means and the process ahead to make sure you are kept up to date.**

**We hope you find it informative and useful...**

### **What is Outline Planning Permission and what does it mean for our estates?**

1. This gives the developer **permission for the principles of development – this means the size, scale, height and type of building uses** (housing, retail and community etc.) that they can build.
2. Outline Planning **Permission does NOT give the developer permission relating to the detail and design of buildings.** These aspects will also need planning approval and **residents will be consulted on each detailed design phase in later applications.**
3. The proposed **redevelopment of our estate will be in phases and residents will only move when their new homes have been completed** and are ready to be lived in.

**NB: The application for Seagrave Road was submitted in detail and has been approved by the Council. The developer is due to start building the scheme in 2013.**

# LIKELY TIMESCALES FOR REDEVELOPING OUR ESTATES

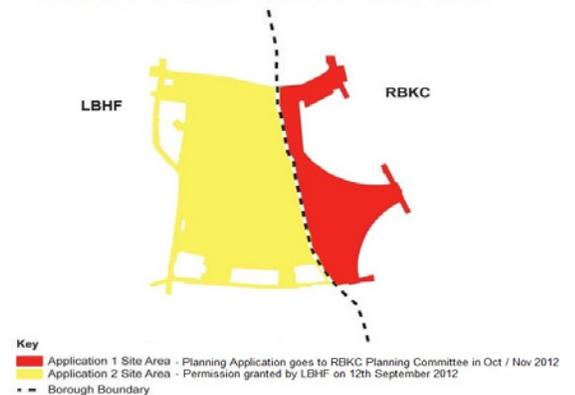
- **2012** – The Council will shortly be opening up a local office beside the estate where dedicated housing officers will be based to answer all resident's questions as well as making sure that the new homes are big enough for Council Tenants and their family's needs.
- **2012** – Council Officers will be working closely with individual Leaseholders and Freeholders on their financial offers and housing options.
- **2012** - The Council will consult residents on a Phasing Strategy to redevelop the estate. This will give information on when residents will be able to move into their new homes.
- **2013** - Work starts on building the Seagrave Road development which will provide up to 200 brand new homes for the First Phase of Estate residents.
- **2015** – Seagrave Homes are built and ready for the First Phase of Estate residents to move into.
- **2015** – Work starts on the Second Phase of building new homes on our estates land.
- **2017** – New homes are ready on our estate for the Second Phase of residents to move into.
- **2017** – Work starts on the Third Phase of building new homes on our estates land.

**NB: These dates are the earliest that the phases of development will take place as the developer still needs to obtain planning approval for the detailed design of our new homes, which residents will also be consulted on.**

## NEXT STEPS IN THE PLANNING PROCESS...

- The Kensington and Chelsea Outline Planning Application is decided upon by RBKC's Planning Committee in October / November 2012.
- Both Applications go to The Mayor of London for a final decision in 2012.
- Secretary of State makes a decision on the transfer of estates land to the developer for redevelopment to build new homes in 2013.

MAP SHOWING SITE AREAS FOR BOTH OUTLINE PLANNING APPLICATIONS



## WANT TO HELP?

We are always looking for more people to get involved in making this area a better place. So if you are a local resident, or run a local business, and you want to help improve the area, then we want to hear from you.

If you would like to join the Residents Steering Group or would just like more info on the regeneration proposals then please get in touch with us by either phoning Maureen on **07547020170** or e-mailing us at [westkensteeringgroup@hotmail.co.uk](mailto:westkensteeringgroup@hotmail.co.uk) .