

Statement of Community Involvement: Addendum

Kanda
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1.0 Executive Summary



The ECDC team carried out a wide range of engagement activities between August 2024 and July 2025, encouraging participation in the LPA consultations



1.0 Executive Summary

This Statement of Community Involvement Addendum has been prepared by Kanda Consulting to form part of the previously submitted Statement of Community Involvement ("SCI"), dated July 2024, as a record of continued public engagement between August 2024 and July 2025.

The July 2024 SCI documents over four years of continuous community and stakeholder engagement, and how feedback informed the Proposed Development.

Since the submission of the Hybrid Planning Applications, extensive engagement has been undertaken with the London Borough of Hammersmith and Fulham ("LBHF"), Royal Borough of Kensington and Chelsea ("RBKC") and relevant statutory and non-statutory consultees.

This addendum to the July 2024 Statement of Community Involvement demonstrates the Earls Court Development Company's ("ECDC") genuine and ongoing commitment to continued dialogue and consultation by providing a record of all events and activities that took place following the commencement of the public consultation period.

As an organisation, ECDC is committed to embracing co-creation and inclusivity; promoting equality and diversity; engaging

and supporting lesser heard voices; investing in the community; creating jobs and opportunities and developing skills and careers for the future.

These commitments are set out in ECDC's Community Charter and this ongoing approach is clearly demonstrated in the number and extent of the activities described in this document.

Following validation of the Hybrid Planning Applications, ECDC committed hundreds of hours to meet with over 2,000 residents, stakeholders, and members of the public at exhibitions, pop-up events, doorstep engagement, and meetings.

Feedback from these activities has demonstrated there is positive support for delivery of the project and the local benefits it will bring, notably the new public spaces, pedestrian connections across the Site, the new homes, and employment opportunities.

ECDC is the long-term steward of the Site and recognises the need for, and is committed to, genuine and ongoing dialogue with local residents and businesses.

Amendments have been made to the Proposed Development following engagement with the Local Planning

Authorities (LPAs) and review of the representations made to them during their statutory consultation processes.

The amendments are set out in detail within the supporting documentation submitted within the Hybrid Planning Addendums, such as the Design & Access Statement. Amendments include:

- Amendments to Parameter Plans to reduce height of ECO3 by one storey, refine massing of WKO2, and other incidental modifications
- Minor design updates to Development Plots within the RBKC Detailed Component (Plots ECO5 and ECO6) and LBHF Detailed Component (Plots WBO3, WBO4 and WBO5)
- Inclusion of additional and updated codes within the Design Code
- Development Specification updates to reflect the above amendments
- The number of residential units within LBHF increased from 1,600 to 2,000 (proposed to be secured by an appropriately worded planning condition)
- Inclusion of community use space and public toilet within the RBKC Detailed Component





Engagement activities took place at local stations, street stalls, at the Earls Court Community hub and other locations easily accessible by local residents





2.0 Introduction

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This addendum to the July 2024 Statement of Community Involvement demonstrates ECDC's ongoing commitment to public and stakeholder engagement by providing a record of all events and activities that took place between August 2024 and July 2025.

These commitments are set out in ECDC's Community Charter and are clearly evident in the number and extent of the activities described in this document that include:



5 'Understanding the Detail' public meetings for residents living close to the Site to explain how to access the Hybrid Planning Applications



4 meetings with the Public Realm Inclusivity Panel (PRIP)



Inclusive Safety Panel meeting and launch of the Inclusive Safety Toolkit



3,119 local homes visited via doorstep engagement across the area surrounding the Site



6 public pop-up events meeting 195 people



10 public site tours welcoming 252 people



22 open drop-in sessions at Conversation Corner attended by 162 people



6 community events at the Community Hub attended by 295 people



13 meetings with local resident groups, organisations and stakeholders



Continued monitoring of the ECDC information email and phone enquiry service, responding to questions relating to the masterplan from 55 people



An update of the project website to provide details about the Hybrid Planning Applications with FAQs, a Hybrid Planning Application User Guide, and all submitted documents and a brochure available to view



2.0 Introduction

Since the validation of the Hybrid Planning Application documentation in September 2024, ECDC has committed hundreds of hours to meet with and have direct conversations with 2,319 residents, stakeholders, and members of the public.

Feedback from these engagements, although informal, has shown a good level of support and a sense of urgency for delivery of the project and the local benefits it will bring, notably the new public spaces and pedestrian connections across the Site.

An analysis of sentiment gathered by ECDC staff on the doorstep of over 1,000 homes in the area since September 2024 shows that significantly more people spoken to (33%) support the project than oppose it (22%). The remaining 45% of residents were neutral - neither supported or objected.

This SCI Addendum sets out:

RBKC and LBHF Public Consultation Details:

Details on the public consultation process undertaken by the Local Planning Authorities

Methodology:

The various methods, both formal and informal, used to raise awareness of the planning applications, support people in getting involved with the Local Planning Authorities' consultation, and answering questions on the planning applications

Wider Community Outreach and Impact:

The wider community outreach activities carried out by ECDC that have been used to develop positive relationships locally and generate wider social value

Engagement Activities:

When engagement activities took place, ECDC person hours, and the number of people engaged

Statutory Consultation Representations:

How the engagement activities have informed the proposals

Amendments to the Hybrid Planning Applications:

How the proposals have been amended

Conclusion:

What continued engagement has shown

Appendices:

Engagement and promotional materials



3.0 LBHF and RBKC Statutory Consultation Details

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London Borough of Hammersmith and Fulham

As stated on the LBHF planning portal, the Application (2024/01942/COMB) was received on Tuesday 8 July 2024, registered on Thursday 1 August 2024, and validated on Tuesday 17 September 2024. LBHF's statutory consultation period ended on Monday 25 November 2024, with comments received after that date continuing to be accepted.

Copies of selected documents were made available for members of the public to view at Cobbs Hall. A press notice was placed in the West London Gazette on 25 September 2024.

As per their standard process, LBHF notified residents (11,100 addresses) of the application by post and displaying planning application notices on street furniture / lampposts in the areas surrounding the Site.

Royal Borough of Kensington and Chelsea

As stated on the RBKC planning portal, the Application (PP/24/O5187) was received on Tuesday 30 July 2024 and registered on Tuesday 17 September 2024. RBKC's statutory consultation period began on Friday 20 September 2024 and ended on Monday 25 November 2024, with comments received after that date continuing to be accepted.

Copies of selected documents were made available for members of the public to view at the Town Hall in South Kensington, and at Brompton Library and North Kensington Library.

As per their standard process, RBKC notified residents (12,846 addresses) of the application by post, in the West London Gazette, and displaying planning application notices on street furniture / lampposts in the areas surrounding the Site.



Meeting of the Joint Societies,
Monday 21 October 2024



Tour for representatives of local businesses and
charities following a breakfast briefing at
Conversation Corner on Thursday 31 October 2024



4.0 Methodology

4.0 Methodology

This section sets out methodology for community engagement following validation of the Hybrid Planning Applications.

The Earls Court Development Company (ECDC) has maintained regular engagement with the community, immediate neighbours, the Public Realm Inclusivity Panel, and stakeholders through a variety of methods outlined below and in the following pages.

4.1 Public information sessions at Conversation Corner

4.2 'Understanding the Detail' public meetings

4.3 The Public Realm Inclusivity Panel

4.4 Inclusive Safety Toolkit

4.5 Local area doorstep engagement

4.6 Public and pop-up events

4.7 Public site tours

4.8 Meetings with groups and stakeholders

4.9 Engaging local businesses

4.10 Enquiry service

4.11 Printed newsletter distribution

These extensive activities have continued ECDC's proactive approach to engagement and sought to:

- Raise awareness of the Hybrid Planning Applications with residents and the wider public
- Support neighbours in accessing and understanding the content of the Hybrid Planning Applications documentation
- Continue to engage local people, stakeholders and the members of the Public Realm Inclusivity Panel on key themes related to the project
- Encourage residents and businesses to submit their views to the Local Planning Authorities
- Continue to embed ECDC and the project into the local community as a long-term partner
- Answer questions raised



Users of the Community Hub visiting Conversation Corner for an explanation of the proposals



4.1 Public information sessions at Conversation Corner

The information on display at Conversation Corner, a publicly accessible and welcoming space located on Lillie Road, was updated in September 2024 with the content of the Hybrid Planning Applications to help members of the public navigate the information submitted (see Appendix A).

New information included:

- Updated wall mounted information panels
- Detailed scaled models showing building façades and examples of the proposed materials that will be used in the Detailed Components of the Hybrid Planning Applications
- Updates to the large-format, wall-hung scale model showing what will be delivered across the landscape and ground-floor spaces of Phase 1
- An update to the large model in the centre of the space to show the Hybrid Planning Application
- A printed brochure summarising the planning applications, also accessible on the Earls Court website ([link](#))

The exhibition was staffed by members of the ECDC team and opened to the public on multiple days during the formal Local Planning Authorities consultation period, with local residents and groups notified and invited to attend to view the proposals. The exhibition set out, in an easy-to-understand way, how residents could give their views through the formal process to the LPAs.

Printed copies of key documents such as the Design and Access Statement, Design Code, the Statement of Community Involvement and other documents were made available at Conversation Corner for people to browse.

Members of the ECDC team were available to answer questions throughout the public drop-in sessions.

Conversation Corner was open from Friday 20 September to Thursday 5 December, twice a week from 12pm to 6pm and was visited by 295 people.



Wall-mounted model showing indicative landscape and ground floor layouts at Conversation Corner

The themes that were most frequently discussed during the public information sessions included:

- Height and density
- Green spaces and parks
- Traffic, parking and congestion
- Public transport
- Daylight and sunlight



4.2 'Understanding the Detail' public meetings

A series of five public meetings were held to support residents neighbouring the Site in understanding the Hybrid Planning Applications, the planning process, and how to submit comments to the Local Planning Authorities, as well as the process for technical assessments.

The meetings were advertised to residents by printed leaflet invitations which were posted via Royal Mail to households across the immediate local area, along with social media promotion, emails to people registered on the ECDC database and relevant local resident groups, businesses and charities.

The first three sessions were held at Conversation Corner to provide access to the updated materials and detailed scale models ahead of a discussion session held in the first-floor meeting space.

These meetings were for residents from:

- 📍 Philbeach Gardens (Monday 21 October 2024)
- 📍 Eardley Crescent and Kempsford Gardens (Tuesday 22 October 2024)
- 📍 The area south of Lillie Road, east of North End Road, north of Halford Road and west of Brompton Cemetery (Monday 4 November 2024)

The remaining two meetings were for:

- 📍 Residents of the West Kensington and Gibbs Green Estates and nearby streets, held at the Earls Court Community Hub on Aisgill Avenue (Monday 11 November 2024)
- 📍 Residents of Earl's Court, held at the Old Brompton Gallery (Thursday 14 November 2024)

Attendance numbers for the above sessions are listed in the activities schedule in Chapter 6.



West Kensington residents
Understanding the Detail meeting



Eardley Crescent and Kempsford Gardens residents
Understanding the Detail meeting



4.2 'Understanding the Detail' public meetings

Top themes that emerged during the public meetings in RBKC were:

- Accessing property specific daylight/sunlight information
- Impact on the public transport network and local stations
- Understanding how the proposed built form differs from the extant consent and the previously existing buildings on the Site
- Estate management and maintenance
- Community benefits

The most common themes raised during the public meetings in LBHF were:

- The sustainability of and flexibility of the proposed uses
- Affordability of homes, retail and services
- Community benefits
- Jobs and opportunities for local people
- Construction related impacts and management



Philbeach Gardens residents Understanding the Detail meeting



4.3 The Public Realm Inclusivity Panel (PRIP)

ECDC's work with the members of the PRIP (see the SCI submitted with the Hybrid Planning Applications for more detail) continued between September 2024 and May 2025.

In this period there have been four sessions. Each session was attended by members of the ECDC team, architects and relevant project consultants to help inform the next stages in the landscape and public realm design.

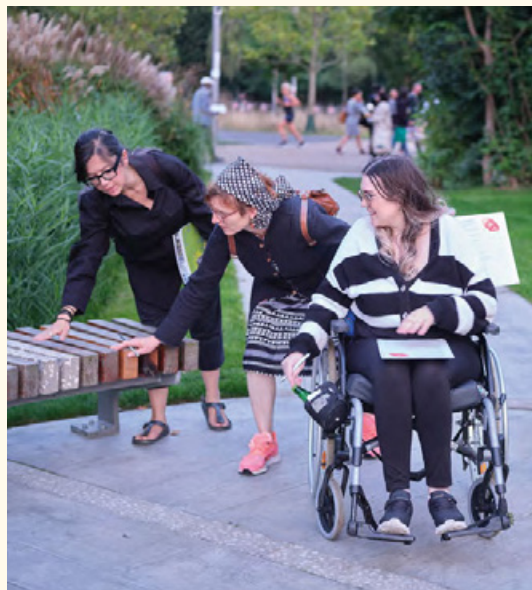


PRIP session 24

Session 23: Visit to Queen Elizabeth Olympic Park with the London Legacy Development Corporation

Thursday 19 September 2024

Members of the panel and the ECDC design team visited the Queen Elizabeth Olympic Park in Stratford with the aim of looking at how a new large-scale park was co-designed, understanding the planning and delivery of it from those who worked on it, and to test out the Inclusive Safety Toolkit Principles checklist within the public spaces (see section 4.4).



Panel members discussing seating and accessibility in the QEOP

Session 24: Exploring how visualisation can be more inclusive with City Scope Digital and RealWorth

Thursday 21 November 2024

This session introduced the PRIP to the digital model of the future Earls Court Masterplan. It explored how the place will be represented in virtual reality, how this can be inclusive and used as a wayfinding tool as well as a future resource to tell people about the masterplan.



PRIP session 24



4.3 The Public Realm Inclusivity Panel

Session 25: Phasing and Phase 1 of the Masterplan with Studio Egret West

Thursday 13 February 2025

The aim of this session was to understand the phasing plan for delivering the Proposed Development, to review the interim conditions while construction is underway (including aspects such as hoardings), and to address any concerns the group members have and hear further suggestions from them.



Floyd, a member of the PRIP presenting his group's work on ensuring the interim conditions are inclusive

Session 26: Reflections on the past 3 years of the PRIP

Thursday 8 May 2025

The purpose of this meeting was for panel members to reflect on key learning and insights from previous sessions, and for ECDC to update on the Hybrid Planning Applications and latest progress since the last session in February. Working in small groups, members gave presentations to the other panel members and representatives from ECDC's team and their architects setting out the PRIP's input into public spaces such as the Cascades and Aisgill Gardens. They also fed back on their role in shaping the Design Code, contributing to the Inclusive Safety Toolkit, and gave their views on how the panel's work helped in meeting local cultural and community needs, ending with a group discussion.



PRIP session 26



4.4 Inclusive Safety Toolkit

Since 2021, ECDC has gathered feedback through thousands of conversations with local residents at masterplanning workshops, community events, site tours, and sessions with the Public Realm Inclusivity Panel.

One of the key themes to emerge from these discussions has been around safety. This emphasis motivated ECDC to undertake more focused efforts on considering safety and to make sure it included as many people in the conversation as possible, this has resulted in the Inclusive Safety Toolkit.

The emerging toolkit was tested at an Inclusive Safety Briefing on Wednesday 12 March 2025 that brought together representatives from the PRIP, local community groups, stakeholders, and officers working on issues related to safety from both RBKC and LBHF. The session included a visit to Empress Space where participants had the opportunity to try out the Inclusive Safety Test, followed by a facilitated discussion at the Earls Court Project Rooms.

The Inclusive Safety Toolkit was launched on Tuesday 24 June 2025 at the New London Architecture centre. This public event was

attended by 40 people from a range of local organisations and stakeholders. The breakfast event was chaired by Manijeh Verghese, CEO, Open City and included a panel discussion with contributions from ECDC, Neil Smith (Chair of the Built Environment Access Panel at the London Legacy Development Corporation), Olaide Oboh (Socius) and PRIP members Elisabeth Petts and Natasha Trotman.



The Inclusive Safety Toolkit



Two members of the PRIP joined ECDC, ZCD Architects and guests to discuss Inclusive Safety at the NLA



4.5 Local area doorstep engagement

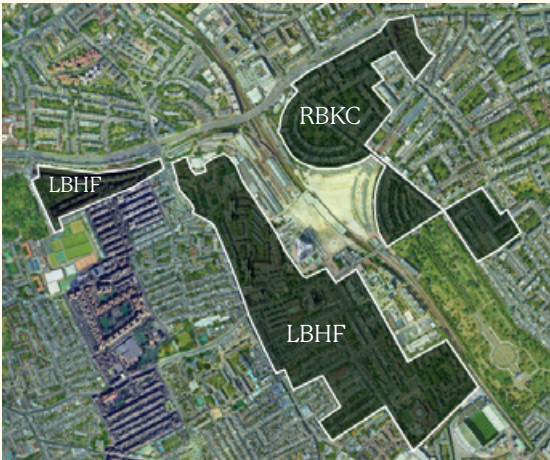
ECDC's engagement team visited local residential addresses around the Site from September 2024 to June 2025. The purpose of this activity was to make residents aware of the proposals and to explain how to make representations on the submitted Hybrid Planning Applications.

Areas covered included addresses to the east, west and south of the Site, across the West Kensington and Lillie wards in LBHF, and the Redcliffe and Earl's Court wards in RBKC (refer to map).

3,119 (1,803 in LBHF and 1,726 in RBKC) doors were knocked on during this period with the team speaking to 1,002 households.

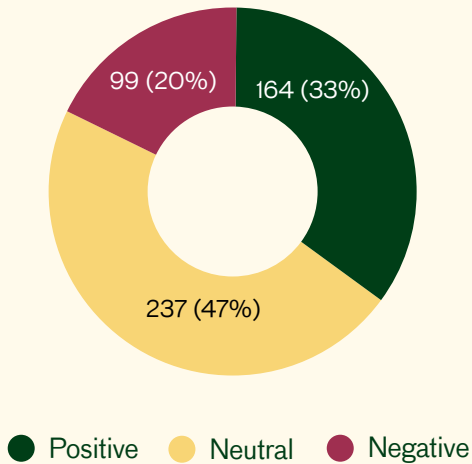
The ECDC team answered questions people had on the doorstep and promoted activities taking place at the Community Hub. Questions that residents posed that were not able to be answered at that visit were, where possible, responded to by email.

The team also measured the sentiment towards the project, as negative / opposition, neutral, to positive / support. This was carried out by the team member analysing the conversation they had on a sliding scale and inputting this into a mobile phone application. This has allowed the team to understand how the local community views the Proposed Development in real time and react accordingly.



Areas visited during doorstep engagement

Sentiment of those that expressed a view				
	Residents engaged	Negative	Neutral	Positive
LBHF	268	19	115	134
RBKC	232	80	122	30
Total	500	99 (20%)	237 (47%)	164 (33%)



4.5 Local area doorstep engagement

The most common themes raised during the doorstep engagement were:

- Support for the new public offers including open spaces, retail and community facilities
- Eagerness to see the Site developed
- Support for affordable housing
- Training and job opportunities
- Improving local services

54 residents asked to be kept informed about the project, with 25 of these asking directly how to get more involved in supporting the project.

'Sorry we missed you' calling cards were posted through letterboxes when no-one was home, providing contact details for the team if residents wished to arrange a follow up visit (see Appendix D).

Doorstep engagement sessions are listed in the activities schedule in Chapter 6.



ECDC's engagement team calling on residential addresses in the local area



4.6 Public and pop-up events

ECDC hosted or had a presence at a range of public events following the submission of the Hybrid Planning Applications:

- ECDC's Summer Fête held at the Community Hub on Saturday 17 August 2024
- Brompton Cemetery Open Day on Sunday 1 September 2024
- ECDC's Christmas Lights Switch-On at Empress Place on Tuesday 10 December 2024
- An ongoing programme of community events at the Community Hub, Conversation Corner and other locations in the immediate area.

Images, detailed scale models and other documentation related to the Hybrid Planning Applications were available at these community events, with members of the ECDC team present to answer questions.

Pop-up events were held at:

- Old Brompton Gallery, 238 Old Brompton Road, on Thursday 14 November 2024
- At the corner of Empress Place and Lillie Road on Tuesday 15 April 2025
- Stall pitch at North End Road Market on Thursday 24 April 2025



Stall pitch at North End Road Market



Empress Place pop-up

- Earl's Court station on Tuesday 13 May 2025
- West Kensington station on Thursday 22 May 2025
- West Brompton station on Thursday 19 June 2025

The most common themes of discussion at pop-up activities were:

- Building heights
- Public transport, parking and road network

- Support for a new public park
- Connections across the Site
- Community facilities and the Community Hub

The pop-up events have engaged 195 people in conversations. The sentiment of attendees at these events demonstrated 73% in support and 23% neutral.

Dates of all events are listed in the activities schedule in Chapter 6.



4.6 Public and pop-up events



Pop-up engagement activities and events at Earl's Court and West Brompton stations, North End Road market, and the Old Brompton Gallery



4.7 Site tours

ECDC continued to offer public site tours with increased take up from September 2024.

Public tours can be pre-booked on ECDC's Eventbrite booking page and were widely advertised to the project's mailing list, through ECDC's social media channels, and by printed newsletter and postcards distributed locally.

Attendees were notified that ECDC is not currently consulting on the proposals and if they wished to express views on the Hybrid Planning Applications, they should do so via the LPA's planning portals. Where requested, the Application case numbers and the website details were provided to attendees.

Site tours also included a visit to the exhibition at Conversation Corner.

252 people have attended a Site tour since September 2024. Feedback from 28 attendees who completed the post-tour evaluation forms demonstrated that 93% 'strongly liked' or 'somewhat liked' the proposals they had viewed.

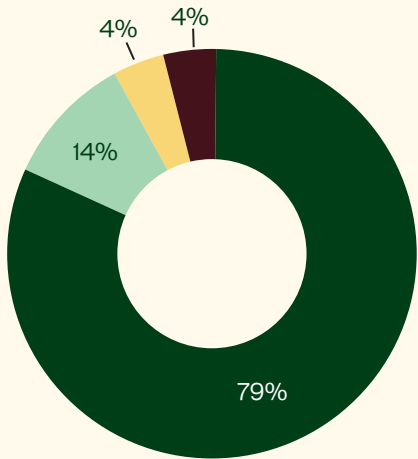
Details of the Site tours, including attendance numbers are listed in the activities schedule in Chapter 6.



Site tour for local residents undertaking training course at the Earls Court Skills Centre



Local residents visiting The Table for a site tour



- Strongly like
- Somewhat like
- Neutral
- Strongly dislike



Visit to The Table for local residents and stakeholders



4.8 Meetings with groups and stakeholders

Meetings were offered to a range of stakeholder groups, with the purpose being to ensure awareness of the Hybrid Planning Applications, listen to concerns, and answer any questions. Questions that could not be answered at the meeting were noted and responded to by email.

Discussions were held with local community stakeholders including:

- Discover Fulham BID on Tuesday 27 August 2024
- Action on Disability on Monday 21 October 2024, Wednesday 13 March and Monday 2 June 2025
- The Joint Societies - Committee members representing The Earl's Court Society, The Fulham Society, The Hammersmith Society, The Kensington Society, Earl's Court Area Action Group, Friends of Brompton Cemetery, The West London Line Rail Users Group on Tuesday 5 November 2024 and Tuesday 4 February 2025
- The Royal Parks on Thursday 24 October 2024
- Kensington Hall Gardens Owners Association on Wednesday 20 November 2024



The ECDC team meeting with members of Action on Disability

- St Cuthbert's Church Thursday 24 October, Friday 15 November 2024 and Friday 11 July 2025
- West Kensington Tenant and Residents Association on Monday 10 February 2025
- The Kensington, Chelsea & Westminster Chamber of Commerce on Tuesday 6 May and Tuesday 1 July 2025

- The Kensington Society and the Earl's Court Society on the 16 June 2025

In addition, ECDC continued engaging with the Member of Parliament for Chelsea and Fulham, Ben Coleman, and Member of Parliament for Kensington, Joe Powell, and local ward councillors, meeting with them when requested and ensuring, when required, LBHF and RBKC officers are present.



4.9 Engaging with local businesses

Since its formation in 2020, ECDC has sought to build good relationships with local small and medium-sized enterprises (SMEs), creating early benefits for the local economy. This includes Site activations, skills and training programmes, direct business engagement, and events designed to help local firms understand and benefit from the development.

ECDC has worked closely with business owners, business groups, the economic development teams at RBKC, LBHF and the Greater London Authority (GLA) and education and skills providers to ensure these opportunities are shaped with local needs in mind.

Direct engagement with the local business community has involved visits to individual businesses, meetings with networks and trade bodies, and active participation in business forums.

On 17 October 2024, the Kensington, Chelsea & Westminster Chamber of Commerce hosted its annual Business Awards ceremony at the Porchester Hall, bringing together key figures from the business community to recognise and celebrate the success of locally based enterprises. The Earls Court Development Company was named the winner of the Corporate Social Responsibility Award.



Site tour with local businesses

ECDC has formed strong relationships with groups such as:

- Business LDN
- Discover Fulham
- Earl's Court Business Forum
- Kensington, Chelsea & Westminster Chamber of Commerce (KCWCC)
- Opportunity Kensington
- Opportunity London

- West London Business
- West London Chambers of Commerce

ECDC representatives regularly attended the monthly Hammersmith and Fulham Business Network meetings at which updates were given to the businesses present, and this engagement continues.

ECDC's engagement team has visited hundreds of local shops and businesses to raise awareness of the development and the LPA-led consultations, and has communicated regularly via letters, leaflets and newsletters.



4.9 Engaging with local businesses

ECDC hosted the following events specifically for the local business community since September 2024:

- The Earls Court Masterplan: Understanding the Detail event held on Thursday 31 October 2024 at Conversation Corner on Lillie Road. Attended by 35 local business representatives, the session provided a comprehensive overview of the proposals, including a new cultural offer, climate tech workspaces, affordable commercial space and a landscape-led neighbourhood. It offered an open forum to ask questions and discuss the Proposed Development's likely impact on the local economy.
- Masterplan exhibition and Site tour on Tuesday 6 May 2025 for 20 members of the Kensington, Chelsea and Westminster Chambers of Commerce (KCWCC).
- Economic Development Workshop on Tuesday 17 June 2025 at Morley College's Chelsea Centre for Creative Arts campus attended by 18 representatives of community organisations working in the skills and education sector, and officers from RBKC and LBHF. This session set out how ECDC is approaching the preparation of its Economic Development



KCWCC / Opportunity Kensington summer business reception

and Skills Strategy and participants gave their responses to the emerging proposals through a collaborative workshop.

- Local Business Reception at The Prince in West Brompton on Tuesday 1 July 2025 bringing together around 150 business stakeholders, Cllr Faulkes from RBKC, and

representatives from KCWCC, Opportunity Kensington, Discover Fulham and other business organisations. The event strengthened ties across the local business community, helped maintain transparency and awareness about the Site's progress, and encouraged businesses to engage with the LPA's consultations.



4.10 Enquiry service

Anyone with a question, comment or suggestion about the Earls Court development can contact ECDC via a 24-hour telephone answering service on 0330 333 1510. All messages are transcribed and forwarded to the ECDC team, who respond directly to each enquiry.

The email info@earlscourtdevco.com is continuously monitored, with responses issued by the Project Team. Enquiries submitted via social media are also tracked and replied to as appropriate.

Between September 2024 and July 2025, ECDC received 55 email enquiries and comments about the proposals. Most were neutral in tone and focused on general interest in the Proposed Development, particularly around the prospect of future property sales. Around a third of these enquiries (18 out of 55) came from individuals specifically interested in purchasing homes within the Proposed Development. These were responded to with clarification that it was too early for property sales, with reassurance that their details would be kept on file and they were encouraged to engage with the planning process led by the local authorities.

Where more detailed comments were submitted, recurring themes included requests for confirmation about the inclusion of specific amenities such as a nursery, sports hall, or community centre and requests from property owners for access to daylight/ sunlight assessments and impact studies on individual properties. When studies were requested by local residents, these were prepared and issued by email.

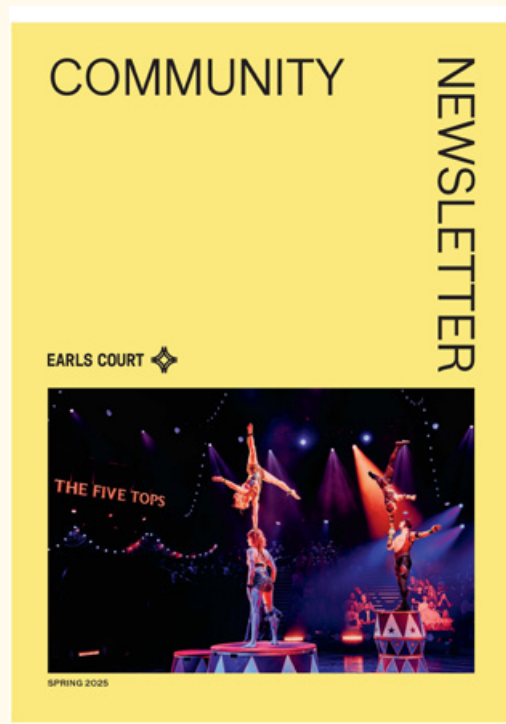
Sentiment across all correspondence was largely neutral (40 comments), with a small number of positive messages (9), including expressions of support for the proposals, and only six expressing concerns or objections. All enquiries were responded to in a timely manner with relevant information provided including links to the relevant documentation and to the LBHF and RBKC planning microsites.

Contact page on Earls Court website



4.11 Printed newsletters distribution

ECDC distributed newsletters in Autumn 2024 and Spring 2025, each to c.36,000 local residential addresses (see shaded area to the right) with details of the Hybrid Planning Applications and information on how residents could participate in the LPA consultation process. See Appendix E for copies of the newsletters.



Spring 2025 newsletter



Newsletter distribution area



5.0 Wider Community Outreach and Impact

5.0 Wider Community Outreach and Impact

Community investment programme

ECDC continues to support the local community through a programme of meanwhile uses, educational programmes and the Earls Court Community Fund. The Fund is a grant programme for local charitable organisations operating within the immediate area of interest of the Site.

Now entering its fifth year, the fund has awarded £720,000 to 37 local organisations. The economic impact of the fund created £621,000 of additional spend in the local area and £11.7 million of social impact through a range of projects since its inception in 2021.

The Earls Court Community Hub continues to host a wide range of events, classes and services. Information about the Proposed Development is permanently on display at the Community Hub, giving local residents access to the information. The Community Hub team are regularly briefed to enable them to answer questions residents have and to engage the support of the wider ECDC team to cover technical topics as required. Before



Spring celebratory event for local families at the Community Hub

and after classes and activities at the hub (where appropriate), Hub team members give updates on the Proposed Development and encourage attendees to visit Conversation Corner, take part in a Site tour and make their own representations to the Local Planning Authorities.



Launch of the Green Plant Academy at the Earls Court Skills Centre



5.0 Wider Community Outreach and Impact

Earls Court Impact Report

The third annual Impact Report ([link](#)) was launched at an event at the Community Hub on Tuesday 13 May 2025. This report found that investment by ECDC between November 2023 and October 2024 has created £9.1m worth of social impact to communities in RBKC and LBHF.

During this period, activities related to the Earls Court project have resulted in:

- £23.1m additional local spend
- The creation of 413 full time equivalent jobs
- £3.1m worth of health value including support for people with disabilities, support for drug abuse and increased mental and physical health
- £1.7m worth of improved educational outcomes and skills development, including digital skills for young people, better educational attainment and improved school readiness

Engagement and outreach took place with the 400+ people employed across the Site through temporary activations such as the



COME ALIVE! The Greatest Showman Circus Spectacular and the Padel Social Club. Many of the employees of the organisations active on the Site are local residents, and this process was undertaken to ensure they understand the detail of the Hybrid Planning Applications and are aware of how they can submit their views through the formal planning process.



Launch of the Earls Court Impact Report



5.0 Wider Community Outreach and Impact

The Accelerate Programme

ECDC continued to partner with Open City on the Accelerate programme which supports young people aged 16 to 18 from underrepresented backgrounds to pursue careers in the built environment industries. The course delivers skills development workshops - each covering a key topic of the built environment, mentoring opportunities, and continued support through education and practice via the Alumni network.

A total of ten students, six from Hammersmith and Fulham and four from Kensington and Chelsea, have been supported by ECDC over the 2024/25 programme, following eight in the previous year. These students have fed ideas into the emerging design and Proposed Development, with ECDC exploring how the company and its consultants can support their journey towards careers in the built environment.

Young City Makers 2025

ECDC has worked in partnership with Open City for the third year running on this programme, which introduces local primary school students in Years 4, 5 and 6 to the built environment sector, and challenges them to consider the role they each play in shaping their city. The programme has paired eleven local primary schools with leading architecture, design and engineering practices. Through in-school workshops and visits to the Earls Court Development Site, a total of 353 students explored the built environment in a hands-on, engaging way.

In the third year of the programme at Earls Court, Young City Makers 2025 centred on the theme of landscape and play, aiming to spark interest in the built environment among local children. Collaboratively, the pupils built models, developed teamwork skills, and learnt directly from industry professionals about how cities are planned and brought to life. The pupils' concepts generated through the programme will help inform the detailed landscape design phase of the Earls Court development, such as shaping the way play is incorporated within the landscape design.



Site tour to explore ideas for play with students



5.0 Wider Community Outreach and Impact

The 2025 participating schools and their professional partners are:

- Ashburnham Primary School (RBKC), partnered with Sheppard Robson
- Avonmore Primary School (LBHF), partnered with The Earls Court Development Company
- Bousfield Primary School (RBKC), partnered with ACME and Open City
- Fulham Primary School (LBHF), partnered with WSP
- Kensington Primary Academy (RBKC), partnered with The Earls Court Development Company and ZCD Architects
- Larmenier & Sacred Heart Primary School (LBHF), partnered with Hawkins\Brown and Arcadis
- Normand Croft Primary School (LBHF), partnered with Maccleanor Lavington
- Park Walk Primary School (RBKC), partnered with Cast
- Sir John Lillie Primary School (LBHF), partnered with Turner & Townsend
- St. Barnabus & St Philip's (RBKC), partnered with Studio Egret West



- St. Cuthbert with St. Matthias CofE Primary School (RBKC), partnered with Open City

At the end of the programme, all participating students, teachers, and families came together for a celebration and awards ceremony, held at the Empress Museum, home to 'COME ALIVE! The Greatest Showman Circus Spectacular' on Tuesday 1 July 2025. At the event, which attracted hundreds of local families and teachers, details of the Hybrid Planning Applications and a scale model of the Proposed Development were on display, with ECDC staff on-hand to answer questions from attendees.



Examples of some of the ideas generated by students



6.0 Summary of Engagement Activities

6.0 Engagement Activities

The schedule below lists engagement activities that have taken place between September 2024 and July 2025.

Date	Activity	Person hours	Attendance / conversations
W/C 16 September 2024	Conversation Corner public drop-in session	6	5
	Conversation Corner public drop-in session	4	14
	Public Realm Inclusivity Panel #23	14	13
W/C 23 September 2024	Conversation Corner public drop-in session	6	2
	Conversation Corner public drop-in session	4	7
	Discover Fulham BID meeting	2	2
W/C 30 September 2024	Conversation Corner public drop-in session	6	10
	Conversation Corner public drop-in session	4	4
W/C 7 October 2024	Community Hub event	1	30
	Conversation Corner public drop-in session	6	13
	Conversation Corner public drop-in session	4	11
W/C 14 October 2024	Doorstep engagement	3	14
	Public site tour	1	27
	Conversation Corner public drop-in session	6	5
	Conversation Corner public drop-in session	4	10



6.0 Engagement Activities

Date	Activity	Person hours	Attendance / conversations
W/C 21 October 2024	Understanding the Detail Philbeach Gardens meeting	12	21
	Understanding the Detail Eardley Crescent and Kempsford Gardens meeting	10.5	15
	Doorstep engagement	12	11
	Conversation Corner public drop-in session	6	18
	Doorstep engagement	6	12
	Conversation Corner public drop-in session	4	2
	Meeting with Action on Disability	1	6
	Meeting with St Cuthbert's Church	1	2
	Meeting with The Royal Parks	2	10
W/C 28 October 2024	Doorstep engagement	9	12
	Community Hub event - Black History Month	9	110
	Doorstep engagement	12	13
	Conversation Corner public drop-in session	2	5
	Doorstep engagement	9	12
	Conversation Corner public drop-in session	4	8
	Understanding the Detail Business Meeting	7.5	35



6.0 Engagement Activities

Date	Activity	Person hours	Attendance / conversations
W/C 4 November 2024	Understanding the Detail meeting for Lillie Road, east of North End Road, north of Halford Road and west of Brompton Cemetery	7.5	9
	Doorstep engagement	5	13
	Meeting with Joint Societies #1	2	15
	Conversation Corner public drop-in session	6	5
	Doorstep engagement	12	14
	Conversation Corner public drop-in session	4	8
W/C 11 November 2024	Understanding the Detail West Kensington public meeting	12	28
	Doorstep engagement	6	14
	Understanding the Detail Earl's Court public meeting	12	25
	Doorstep engagement	8	14
	Conversation Corner public drop-in session	4	7
	St Cuthbert's Church meeting	1.5	2



6.0 Engagement Activities

Date	Activity	Person hours	Attendance / conversations
W/C 18 November 2024	Doorstep engagement	9	12
	Public site tour	1	5
	Conversation Corner public drop-in session	6	5
	Doorstep engagement	12	14
	Conversation Corner public drop-in session	4	9
	Public Realm Inclusivity Panel #24	2	15
	Meeting with Kensington Hall Gardens Owners Association	1	6
W/C 25 November 2024	Doorstep engagement	12	14
	Conversation Corner public drop-in session	4	4
	Pop-up	9	63
	Conversation Corner public drop-in session	4	7
W/C 5 December 2024	Conversation Corner public drop-in session	6	3
W/C 9 December 2024	Empress Place Christmas Event	2	200
W/C 27 January 2025	Community Hub event - Happy Healthy Homes	6	40



6.0 Engagement Activities

Date	Activity	Person hours	Attendance / conversations
W/C 3 February 2025	Doorstep engagement	12	22
	Meeting with Joint Societies #2	2	12
W/C 10 February 2025	Doorstep engagement	6	15
	Doorstep engagement	12	18
	Public Realm Inclusivity Panel #25	2	14
	Meeting with West Kensington Tenant and Residents Association	1	4
W/C 17 February 2025	Doorstep engagement	12	22
	Public site tour	1	29
	Doorstep engagement	9	21
	Public site tour	1	35
	Kensington, Chelsea & Westminster Chamber of Commerce Chairman's Reception	2	75
W/C 10 March 2025	Doorstep engagement	6	11
	Doorstep engagement	12	10
	Inclusive Safety Toolkit local briefing session	2	15
	Meeting with Action on Disability	2	4



6.0 Engagement Activities

Date	Activity	Person hours	Attendance / conversations
W/C 17 March 2025	Doorstep engagement	12	18
	Public site tour	1	33
	Doorstep engagement	12	18
W/C 24 March 2025	Doorstep engagement	12	13
	Community Hub event - Women Can Dance	1	11
	Community Hub event - Women's Month celebration	1	40
	Doorstep engagement	6	12
W/C 31 March 2025	Doorstep engagement	6	6
	Doorstep engagement	6	7
	Doorstep engagement	12	9
W/C 7 April 2025	Doorstep engagement	12	7
	Doorstep engagement	12	8



6.0 Engagement Activities

Date	Activity	Person hours	Attendance / conversations
W/C 14 April 2025	Empress Place pop-up stall	15	40
	Public site tour	1	47
	Doorstep engagement	6	6
	Community Hub event - Nurturing Nature	9	64
W/C 21 April 2025	Doorstep engagement	6	9
	North End Road Market pop-up stall	12	43
W/C 28 April 2025	Doorstep engagement	15	10
	Doorstep engagement	12	11
W/C 5 May 2025	Doorstep engagement	12	14
	Doorstep engagement	12	14
	Public Realm Inclusivity Panel #26	2	10
	Public site tour	2	26
	Meeting with Kensington, Chelsea & Westminster Chambers of Commerce	2	20



6.0 Engagement Activities

Date	Activity	Person hours	Attendance / conversations
W/C 12 May 2025	Earl's Court station pop-up stall	3	21
	Doorstep engagement	8.5	13
W/C 19 May 2025	West Kensington station pop-up stall	3	5
	Doorstep engagement	12	25
	Public site tour	2	13
W/C 26 May 2025	Doorstep engagement	12	9
W/C 2 June 2025	Meeting with Action on Disability	2	2
	Public site tour	2	8
W/C 16 June 2025	West Brompton station pop-up stall	6	23
	Public site tour	2	29
	Economic Development and Skills workshop	2	18
	Kensington Society AGM	2	100
W/C 23 June 2025	Launch of ECDC Inclusive Safety Toolkit	2	40
W/C 30 June 2025	Local Business Reception	2	200
Totals		677.5	2,319



7.0 Representations to the LPA Statutory Consultations

7.0 Representations to the LPA Statutory Consultations

At the time of this document's submission, there have been 637 individual public representations submitted on the Hybrid Planning Applications: 471 to RBKC and 166 to LBHF.

Across both boroughs, the main themes as assessed by ECDC are:

- The positive impact on the community that the project will have
- Building heights
- Excitement for new green and open spaces
- Support for new homes, particularly new affordable homes
- Impact on the local public transport and movement network
- The effect that an increase in local population will have on local services

The top five themes in RBKC are:

- Traffic and transport
- Height
- Density
- Heritage and local character
- Impact on local services

The top five themes in LBHF are:

- The positive impact on community
- Housing and affordability
- Height
- Traffic and transport
- Open / green space



Engagement taking place at Conversation Corner



8.0 Amendments to the Hybrid Planning Applications

8.0 Amendments to the Hybrid Planning Applications

Amendments have been made to the Proposed Development following engagement with the Local Planning Authorities (LPAs) and review of the representations made to them during their statutory consultation processes.

The amendments are set out in detail within the supporting documentation submitted within the Hybrid Planning Addendums, such as the Design & Access Statement.

Since August 2024 ECDC has met with:

- Immediate neighbours
- The general public
- Community societies, resident groups, and other local organisations
- Members and officers of national government, RBKC, LBHF, GLA, and other statutory bodies

All of this engagement has informed the Amendments to the Proposed Development.

A summary of key engagement themes and ECDC's response is set out as follows.

Engagement theme	Description	Changes to proposals
Homes	Support for new homes - and affordable homes	The updated proposals confirm a higher minimum (2,000) number of new homes on the Site within LBHF
Social infrastructure	The effect that an increase in local population will have on social infrastructure	Potential spaces for health, community and childcare uses are included in the proposals, and ECDC continues to work with stakeholders to agree the financial contributions to enhance existing services that will be part of any planning approval. Within RBKC, the proposals now include the requirement of a Community Use of minimum 100 sq. m. and a public toilet
Public transport	Improvements to public transport to accommodate increase in people, especially to local stations	Discussion continues regarding potential improvements to the local transport network with Transport for London and both boroughs
Local roads	The impact of the proposed cycle lane along part of Warwick Road on the local road network after completion	The proposed cycle lane along part of Warwick Road has been removed from the applications
Local roads	Pedestrian and cycle connections to the north of the Site in RBKC	Safeguarding introduced for a pedestrian and cycle connection northwards from the Site within RBKC to Cromwell Road or via Cluny Mews



8.0 Amendments to the Hybrid Planning Applications

Engagement theme	Description	Changes to proposals
Local roads	The impact of construction related traffic through the West Kensington / Gibbs Green Estates during construction	Amendment to the plans so that Mund Street is used for emergency access during construction, and not as a transit route for regular construction vehicle access or day to day servicing after completion
Height and density	The impact of the buildings adjacent to Kensington Hall Gardens on Beaumont Avenue	The maximum parameter envelope of plot WKO2 has been reduced
Height and density	Understanding the relationships to specific properties and in relation to the extant permission on the Site	<p>Dedicated engagement sessions were hosted for immediate neighbours, groups and stakeholders to explain the technical assessments</p> <p>Follow up correspondence, by request, provided links to technical documents and page references to signpost the information for specific properties</p>
Heritage and local character	Reviewing townscape views from key locations in RBKC	Reduction in maximum parameter of Plot ECO3 to reduce the impact of the building in key views
Local character	Ensuring the quality of the outline component of the Hybrid Planning Applications	Further illustrative design work has been undertaken to provide additional information on what the design of plots in Outline could look like, with imagery provided



Stakeholder engagement at Conversation Corner



8.0 Amendments to the Hybrid Planning Applications

Engagement theme	Description	Changes to proposals
Retail, cultural and community uses	Clarifying the potential types of retail, cultural and community uses across the masterplan	Further illustrative design work has been undertaken, informed by ongoing stakeholder and potential operator engagement, to provide additional information on what uses could be provided within the development, and what they could look like
Cultural offering	More detail on what the potential cultural offer on the development will be	The Cultural Strategy has been updated to provide reassurance on what will be delivered
Landscape	Reassurance that the landscaping and planting depicted in images can be delivered	Further illustrative design work has been undertaken to provide additional information on how landscaping, planting and new trees will be delivered in the development and further detail provided around planting
Fire safety	Responding to the latest fire safety regulations	The detailed building designs across the first five plots have been updated to address the new Fire Safety British Standard 9991:2024 that was introduced following the submission of the Hybrid Planning Applications



Stakeholder engagement at Conversation Corner



9.0 Conclusion

9.0 Conclusion

The Proposed Development has been informed by over four and half years of extensive consultation by The Earls Court Development Company, demonstrating genuine engagement with residents, businesses, and stakeholders. To date, thousands of individuals have contributed their views and opinions and those insights have been instrumental in shaping a vision that reflects the aspirations of the local community and the wider city.

This Addendum to the Statement of Community Involvement sets out how this inclusive and collaborative approach has continued following validation of the Hybrid Planning Applications in September 2024 through to July 2025.

ECDC delivered a series of engagement activities that directly engaged over 2,000 local people, empowering and encouraging them to participate in the formal planning process.

The ongoing dialogue with residents, stakeholders, businesses and the general public has consistently shown strong support for the project's delivery and the significant local benefits it will bring. This reinforces ECDC's belief that the Proposed Development will create an exceptional place for everyone to enjoy.

Throughout the stages of extensive pre-application and post-validation engagement, the ECDC team has listened, learned, and used the feedback gathered to evolve the proposals.

The team are proud of the comprehensiveness of the process and the extent that the community's involvement has guided the proposals. This collaborative journey underpins ECDC's confidence in the Proposed Development; a plan that will achieve the vision to 'discover wonder' and deliver extensive and much-needed benefits.

It represents a unique opportunity to deliver a world-class destination that provides substantial public good, economic vitality and environmental stewardship. The team will continue to engage extensively as the project evolves, welcoming new ideas and diverse perspectives.

ECDC looks forward to continuing the ongoing, open dialogue as this extraordinary project comes to fruition.



ECDC stall at the Nurturing Nature event at the Community Hub



North End Road Market stall





Appendices

Contents

Appendix A	Exhibition boards from display at Conversation Corner
Appendix B	Conversation Corner exhibition flyer
Appendix C	‘The Earls Court Masterplan - Understanding the detail’ event invite postcards
Appendix D	Doorstep engagement ‘Sorry we missed you’ cards
Appendix E	Printed local resident newsletters

Appendix A

Exhibition Boards

Phase 1 Detailed Design

We have designed part of Phase 1 in detail as this will be the first plots to be built. These buildings are part of the Detailed Planning Application.



Design Principles

Our design principles have governed the detailed design of the first buildings ensuring design excellence.

A New West Side Story

To create a new chapter in the history of Earls Court, we have designed a new residential development that will be a landmark in the area. The design is inspired by the architecture of the 1930s and 1940s, but with a modern twist. The buildings are designed to be a mix of residential and commercial, with a focus on creating a vibrant community.

Be Good Ancestors

Our design is inspired by the architecture of the 1930s and 1940s, but with a modern twist. The buildings are designed to be a mix of residential and commercial, with a focus on creating a vibrant community.

An Earls Court for Everyone

The design is inspired by the architecture of the 1930s and 1940s, but with a modern twist. The buildings are designed to be a mix of residential and commercial, with a focus on creating a vibrant community.

Empress Place

A new landmark of innovation and creation designed by Sheppard Fehsen and Toner Architects



Aisgill Gardens

A community green with a new permanent community hub designed by dRMM Architects



Warwick Crescent

A quiet residential street, Warwick Crescent is defined by the entrance to the two residential buildings and houses designed by Macquarie Langston architects



The Table

The heart of Earls Court's Exhibition Gardens, the Table Park, is framed by two of the first residential buildings designed by Macquarie Langston architects



Principles for Future Living

Our Sustainable Development Charter for Earls Court

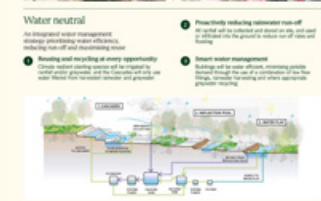


Delivering a sustainable development

Going beyond net zero



Delivering clean air



The site



Four years of listening



Listening has shaped our plans for the better



Opening up the site from day one

We've consistently heard from almost everyone the need to open up the site. We've brought over 300,000 people to events including at the Community Hub, refurbished Little Road and activities on Empire Place. This has supported local businesses bringing 428m economic impact and 47m social impact locally.



What has been submitted

About Hybrid Planning Applications



Where to view the applications

Finding Relevant Information

The Early Court website has full versions of the Planning Application documents to view



Next steps for planning



Where to comment

Anyone can comment on the Planning Applications online, by email or in writing



You can comment online via the LBRIF planning website:



Or by email to PlanComments@lbrif.gov.uk quoting planning reference: 2024/01042/C0100



You can comment online via the RBKC planning website:



Or by email to planning@lbrif.gov.uk quoting planning reference: 2024/01042/C0100

To comment on both Planning Applications, comments should be sent separately to each Local Authority

Interested in living here? Register your interest today

Takenaway information on how to comment



Appendix B

Conversation Corner exhibition flyer



Over the past four years, with input from local people, we've worked up new plans for the future of the iconic Earls Court Site. The plans will create new jobs, homes, cafes, shops and local amenities, a network of Exhibition Gardens including a new urban park for all to enjoy.

You can find out more via our public exhibition at Conversation Corner on Lillie Road, or see an overview at www.earlscourt.com



Hybrid Planning Applications have been submitted to both Hammersmith & Fulham Council (2024/01942) and Kensington & Chelsea Council (PP/24/05187) and are being consulted on through the public planning process.

The applications comprise detailed designs for the first five buildings, whilst Outline Planning Permission is sought for the remainder of the site. The masterplan proposals are on display in an exhibition that is open to the public where you can meet our team and find out more.

Conversation Corner is open

Thu: 12pm – 6pm
Sat: 12pm – 4pm

Visit www.earlscourt.com for opening hours from December onwards.



You can view the proposals and comment via both councils' planning websites or by emailing the councils directly:

The Earls Court Development Company



planning@rbkc.gov.uk
planning reference: PP/24/05187

plancomments@lbhf.gov.uk
planning reference: 2024/01942

The plans are also available to view at www.earlscourt.com and you can email us at info@earlscourtdevco.com if you have any questions or want to sign up to our regular newsletter.

Appendix C
‘The Earls Court Masterplan
- Understanding the Detail’
event invite postcards

Appendix D

Doorstep engagement

‘Sorry we missed you’ cards

EARLS COURT 

Sorry we missed you!

Hello, I'm _____ from the Earls Court Development Company. I came by to talk to you about the plans that we have for the site. Last summer we submitted a planning application to Kensington & Chelsea and Hammersmith & Fulham councils, which is now under consideration by the authorities.

We want to build homes, cafes, shops, cultural venues, a nursery, community centre, places to work, green spaces, playgrounds and parks. If approved later this year, there will be many benefits to the area and its residents, including creating many new jobs, opportunities and amenities.

Turn over for more info on how you can get involved..

EARLS COURT 

How you can find out more

Please join one of our upcoming public site tours, where you can ask any questions you have. To do this, please scan the code below or visit www.bit.ly/EarlsCourtSiteTours.



Information about the proposals are at earlscourt.com or you can email us questions at info@earlscourtdevco.com

Thank you


Appendix E

Printed local resident newsletters

COMMUNITY

NEWSLETTER

EARLS COURT



AUTUMN 2024



Rebekah Paczek
Director of Public Affairs,
Social Impact and
Community Relations

Hello neighbour,

After four years of conversation and collaboration with local residents, businesses, stakeholders and interest groups, The Earls Court Development Company (ECDC), is delighted to have now submitted a Hybrid Planning Application to transform the iconic site.

Recognising the importance of the past, present and future of the site to the local area, the vision and the masterplan has evolved and been shaped by working with our communities.

First and foremost we want to thank you all for sharing such a breadth of knowledge and insight, for the meetings and workshops you attended, the design groups you took part in, and the feedback you gave us. All of which has guided us to where we are now: a masterplan for the 22nd century, submitted to the London boroughs of Hammersmith & Fulham and Kensington and Chelsea for their consideration.

We are still very much open and listening to feedback, and we hope you will come to Conversation Corner to meet some of the team and find out more.

Best wishes,
Rebekah Paczek

To find out more about the future plans for Earls Court

Visit Conversation Corner, Liffie Road where you can view our latest exhibition

It is open on Thursday 12-5pm and Saturday 12-4pm each week up until the end of November.

To sign up for the latest news please enter your details in the newsletter sign-up box at www.earlscourt.com

The ECDC team will be hosting a series of community-led and public meetings from mid-October. For details on how to attend see the website or scan this code.



Join us and discover wonder

Our 4.4-acre masterplan will come alive with sustainability, it will be a neighbourhood designed to weaving, putting Earls Court back on the map as a global destination.

- C. 4,000 homes, targeting 30% affordable
- 52,000 new jobs for West London, and up to 2,000 construction jobs
- 20 acres of green and open public realm, arranged as a network of Exhibition Gardens, connecting the site and providing generous spaces to play, meet and relax in
- A 4.5-acre park at the heart of the site
- 1,000 new trees, with half of them semi-mature
- Up to 2.0m sq ft of commercial space will become a showcase for clean and climate tech

A local fleet of electric network will supply the heating, hot water and cooling demands for the site, providing the cost-pass carbon energy

- Up to 100 cafes, restaurants and shops
- A new community hub and up to two nurseries
- Three main cultural venues, forming a new cultural ecosystem for the future of talent
- A clean fleet delivers for London and the UK, projecting £1.2bn per year to the UK economy

With an ambition to be a global exemplar of sustainability, it will be a neighbourhood designed for all stages of life, learning, homes, workplaces, culture, leisure, open space and community uses within a landscape-led development.



Warwick Square and the arrival from Earls Court Station

Our four place pillars underpin our vision and set the ambitions for the place we want to create at Earls Court

1 Nature
A celebration of nature and its ability to connect and revive

2 Innovation
A showcase for climate and clean innovation and skills

3 Culture
A cultural ecosystem for the future of talent

4 Neighbourhood
An inspiring neighbourhood designed for all stages of life



The planning documents are on the ECDC website in full and applications can be viewed and commented upon via the formal planning process.

You can comment online via the Royal Borough of Kensington and Chelsea planning website, or by post to the borough.

Or email planning@rbkc.gov.uk quoting planning reference: PP24/0387 and your name and address.

You can comment online via the London Borough of Hammersmith and Fulham planning website, or by post.

Or email planning@hlf.gov.uk quoting planning reference: 2024/00942/00088 and your name and address.

For further advice please go to



Principles for Future Living

Our Sustainable Development Charter for Earls Court

The ambitious strategy sets out how we will deliver innovative buildings and spaces while protecting and enhancing the environment and creating long-term social and economic value for the local area.

Social Value
A calm, inclusive and supportive place for everyone
Including local people

Economic Inclusion
Maximise opportunities economic growth in the local area
Provide access to economic opportunities for all
Create an affordable economy

Environmental Well-being
Beyond Net Zero carbon
Celebrating and enhancing our natural environment
Water reuse
Delivering cleaner air
Healthy living
Circular resource use

The purpose of the charter is to:

- Show how we intend to build a sustainable Earls Court from early measurable activities through development and occupancy
- Provide the basis for the way we will measure and report on progress
- Establish the means to improve our performance year on year for the good of the Earls Court community
- Provide a mechanism by which those who live, work and visit Earls Court can assess the extent to which we have delivered our promises



Liffie Sidings

What's happening on site?

The Great Showman Circus Spectacular 'Come Alive!'

We're excited to announce that The Earls Court Development Company's latest temporary installation, 'COME ALIVE! The Greatest Showman Circus Spectacular', is due to open in October on Englemore Square.

Circus meets musical theatre in an epic spectacle featuring a brand-new story inspired by the 20th Century Fox Motion Picture and featuring all the hit songs by Frank and Fred including 'This Is Me', 'Remember the Stars', 'A Million Dreams' and more.

'COME ALIVE!' will feature the finest international circus stars (Cirque du Soleil, Cirque Medus, Cirque du Soleil) and musical theatre talent from the West End.

The opening of 'Come Alive! The Greatest Showman Circus Spectacular' has created over 100 jobs on site, with a significant number going to local residents.

Ticket prices start at £35. Sign up for tickets and to find out further information at www.comealivehow.com



Earls Court Skills Centre and Fulham Cross Academy Construction Challenge

Earls Court Skills Centre hosted a Construction Challenge with Fulham Cross Academy (read all about it) as the teams grapple with the challenges of the construction industry and how buildings are made.

For more information on the Earls Court Skills Centre and the courses they have available, visit theearlscourt.co.uk

What's happening on site?

Community Charter

We have developed a Community Charter that sets out our belief in the importance of working with our neighbours and the wider Earls Court community. It establishes the relationship between ECDC and the community and provides structure and clarity on how and when we engage, and opportunities for the community to get involved with the Earls Court development going forward. It also sets out how we will act, and what our neighbour and stakeholders can expect from us.

As an organisation, ECDC is committed to:

- Enhancing co-creation and inclusivity
- Engaging and supporting those heard voices
- Working in the community
- Creating jobs and opportunities

To find out more, visit our website, or you can pick up a copy of the Community Charter from Conversation Corner. See our website for latest opening times.



Young City Makers 2024

The programme enables young people to play a part in shaping the future of their neighbourhood.

This year's initiative saw the ECDC team and its architects work with the educational charity City to deliver a programme for pupils from nine local primary schools. The children explored how to make Earls Court more sustainable and their ideas included: green spaces for food growing, more green, tree-lined streets with more trees.

Working as groups the kids made models of their ideas, which were then judged by a panel which included City's Deputy Mayor, Deputy Mayor of Hammersmith & Fulham Council and City Culture Enrich, Lead Member for Family & Children's Services.

The winning proposals are now being further explored by the project's architects for possible inclusion within the new development.

The programme will run again in 2025, for more details on the programme and which schools are taking part please see the ECDC website.

Autumn Timetable

Monday	Tuesday	Wednesday
Past 2 Create 9:00 - 10:45 Free (Individuals/Adults) Zumba, Intermediate Intensity 9:00 - 10:00 Free Zumba, High Intensity 10:00 - 10:30 Free Chair Exercise 10:45 - 11:30 Free Hall closed from 15:00 Therapies Sport Massage Book in advance 15:00 - 15:00 £25 for 2 sessions	Yoga for Adults 9:00 - 10:00 Free (Adults/Adults) Chair Yoga with Paula 10:30 - 11:30 £1 Dance Exercise 11:30 - 11:30 £1 (Open Age) Arts in Residence Art Workshop 12:30 - 14:30 Free Therapies Rakhi 12:00 - 15:00 £25	Plasma with Paula 9:00 - 11:00 £1 African Dance with Paula 9:00 - 10:00 Free Chair Exercise 10:45 - 11:30 Free Yoga for Adults 12:30 - 14:30 £2 (Adults) Hall closed from 15:00


Thursday	Friday
Digital Champions 10:00 - 12:30 Free (Only in the Community) Chatty Circle 10:00 - 12:00 Free (Community/Led) Gardening Workshop 10:00 - 12:00 with 30 (Free (Hammersmith Community Garden Association)) 50+ Tai Chi 10:00 - 11:00 Free (Open Age) Steady as a Stable Class 10:00 - 11:00 Register via NHS (Open Age) Kids Club 10:00 - 11:00 Free (Community/Led) Community Steps 10:00 - 12:00 £7 per book (Dementia Action Alliance) Therapies Acupuncture Book in advance 10:00 - 11:00 £3 donation (N/A People)	Stay and Play 10:00 - 12:30 Free (18 months - 5 years) Reading 4 - 7 yrs. 10:30 - 11:30 8 - 11 yrs. 11:30 - 12:30 12 - 18 yrs. 12:30 - 13:30 £2 per family Adults only Table Tennis 10:30 - 12:00 Free Therapies Massage Session 10:00 - 11:00 £3 donation Kids Club 10:00 - 11:00 Free (Community/Led) Community Hub 10:00 - 12:00 £7 per book (Dementia Action Alliance) Therapies Acupuncture Book in advance 10:00 - 11:00 £3 donation (N/A People)

Subject to change during half-term and school holidays



Statement of Community Involvement Addendum

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Thank you

Kanda
EC.PA.33-A
July 2025