



Philip Staddon BSc. Dip MBA MRIPI
Examiner

C/o Chris Banks
Banks Solutions
21 Glendale Close
Horsham
West Sussex
RH12 4GR

8th October 2014

Land at Kensal Gasworks

We refer to our letter dated 2 July 2014 (copy attached) to which we have not received the courtesy of either an acknowledgement or receipt. We have been advised through another party that the Examiner proposes to extend the examination hearing. We note that he has expressed concerns on the evidence provided in relation to two fundamental issues namely:

- I. Affordable Housing assumptions used in the CIL rate setting, and
- II. The approach to Strategic Sites.

It is noted that the Examiner has made specific references to our Kensal Gasworks site and posed questions for the Council. We would welcome the opportunity to discuss with the council and their advisors the evidence they have presented for the site and challenge the assumptions made.

We request that by return notification is provided of the date of the extended hearing.

Yours sincerely

Joe Swindells

Senior Development Manager

cc. Claire Shearing Senior Planning Officer, Royal Borough of Kensington and Chelsea
Jonathan Rawnsley J Sainsbury's
Jemma Aitken-Quack Savills (On behalf of National Grid)

Ballymore

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Mr Chris Banks
Banks Solutions
21 Glendale Close
Horsham
West Sussex
RH12 4GR

2nd July 2014

Dear Mr Banks

Community Infrastructure Levy – The Royal Borough of Kensington & Chelsea

Fortress Limited, a wholly owned subsidiary of Ballymore Properties, owns 4.5 hectares of the Kensal Gasworks Site, a strategic major development site within the Royal Borough of Kensington & Chelsea.

The Kensal Gasworks site is circa 16.65 hectares of land within an Opportunity Area as identified in the London Plan (July 2011), the Draft Further Alterations to the London Plan (January 2014) and supported by a Core Strategy policy with a land use allocation of:

- Up to 3,500 new homes;
- 10,000 square metres of office floor space;
- 2,000 square metres of non-residential floorspace including social and community uses;
- Potential expansion and relocation of the existing Sainsbury's supermarket

Given the significance of this strategic site within the Royal Borough of Kensington & Chelsea and Ballymore's significant ownership share it is disappointing to advise that no record exists of any attempt by the Royal Borough to consult with Fortress Limited/Ballymore during the development of their draft charging schedule.

The Company were made aware, following the Examination in Public on the 9th June 2014, of Kensington & Chelsea's submission of its Draft Charging Schedule to the Planning Inspectorate on 31st March 2014. Yet given Ballymore's significant land holdings in the Royal Borough, regular dialogue with officers regarding the redevelopment of the site and the Kensal Gasworks site's explicit reference in the boroughs Viability Report dated 12th January 2014, it is extremely disappointing that we were not consulted at any stage.

Ballymore's current ownership and future involvement in leading the development of one of the Royal Borough of Kensington & Chelsea's major mixed use development sites should afford the Company with

an opportunity to consult with the Royal Borough on its draft charging schedule and its potential impact on the Kensal Gasworks development site. It is therefore requested that despite the Royal Borough having submitted their draft schedule and the Examination having passed, consideration be given to the Company's representations.

Yours sincerely,

Joe Swindells
Senior Development Manager

cc. Claire Shearing Senior Planning Office, Royal Borough of Kensington and Chelsea
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