

Earl's Court and West Kensington Opportunity Area Joint Supplementary Planning Document

CONSULTATION RESPONSES SCHEDULE: HOUSING STRATEGY

Chapter 05: Housing Strategy

ID	First Name	Surname	Organisation Representing	Chapter comments relate to	Section comments relate to	Comment Made	Officer Response
7	Jane	Chaston		05		I understand that the West Kensington Estate needs to be redeveloped but this could be done at parking area on Seagrave Road and the old estate area redeveloped without the drastic changes suggested	No change necessary. Replacing the existing estate properties on Seagrave Road would not overcome the issues identified in Paragraph 5.7. The authorities will expect any affordable housing to be distributed across the OA as set out in Key Principle HO9.
19	Linda	Chasten		05		I understand that the West Kensington Estate needs to be redeveloped but this could be done at parking area on Seagrave Road and the old estate area redeveloped without the drastic changes suggested	No change necessary. Replacing the existing estate properties on Seagrave Road would not overcome the issues identified in para 5.7. The authorities will expect any affordable housing to be distributed across the OA as set out in Key Principle HO9.
24	Patricia	Rowley		05		I understand that the West Kensington Estate needs to be redeveloped but this could be done at parking area on Seagrave Road and the old estate area redeveloped without the drastic changes suggested	No change necessary. Replacing the existing estate properties on Seagrave Road would not overcome the issues identified in para 5.7. The authorities will expect any affordable housing to be distributed across the OA as set out in Key Principle HO9.
79	M.M.	Deyes		05	HO7	I approve of the concept that there should be at least 50% affordable housing (page 87) in diverse and mixed residential neighbourhoods (Housing Strategy document). Could it be even more?	No change necessary. The wording 'at least' acknowledges that more than 50% of the housing could be affordable, subject to viability.
87	Simon	Fisher		05	HO2, HO3, HO8, HO9	still wide of the mark in relation to housing tenure. As previously stated, the Earl's Court/West Kensington area needs more gentrification not more/replacement Council or similar estates. The proposed redevelopment provides a good opportunity to achieve this but the planning authorities remain wedded to failed past policies.	No change necessary. The SPD does not propose that the estate properties are reprovided as housing estates. Key Principle HO9 requires any new affordable housing to be distributed by building or block throughout the Opportunity Area. The authorities are committed to increasing London's affordable housing stock.
100	Iona	Carson		05		It is essential that any development is sustainable. History relates to the high rises of the 1950s when there was pressure on the government post 2 world wars to provide affordable housing. I realise that there are the same pressures today. I am also in favour of mixing affordable, council and more affluent housing to avoid ghettos.	Noted.
102	Iona	Carson		05		I would like to see popular and high demand property intermixed with 'affordable' housing in a way that is sustainable over decades and potentially centuries, not just it's maiden years. This mix is vital to city development and job/ skill mix sustainability.	No change necessary. Key Principle HO9 states that any affordable housing should be distributed by building or by block throughout the OA.
115	Alex	Parker		05		The proposed development is too large, concentrated, intense and crowded and the number of residential units is too large and will result in a very high density of occupancy. This will conflict with the surrounding housing, population type and densities. The development will impose a huge influx of population, potentially of a different socio demographic on to a quiet and socially harmonious local area and create more overcrowding, resentment and the destruction of a local community.	No change necessary. The site has been allocated in both borough's Core Strategies and the London Plan for redevelopment. The acceptability of any proposals will be judged against these documents and the key principles set out in this SPD. The last three key objectives of the Urban Form chapter look to control the scale of development, as do Key Principles UF19-UF39 beneath these.
117	Alex	Parker		05		There is a significant shortage of complete houses in the area and this development does not address that need as it is creating small residential units that will fail to house families. Despite the developers assertions that they are providing family	No change necessary. Key Principles HO12-HO14 sets out the authorities' expectations that a range of household sizes are provided, with a particular focus on the need for family housing to be provided as part of any development proposals. Key Principle HO16 sets out the minimum floorspace that should be provided in relation to different unit types. London Plan Policy 2.13 sets out that Opportunity Areas are London's main reservoir of brownfield land with significant capacity to accommodate new housing. Para 1.6 of the Development Capacity

					homes in the development, this is nonsense, they are flats and small. What is required for our particular area is a mixture of proper houses i.e. front door, back door and garden, different sized houses, for families of different sizes and financial means. This would integrate with the current surrounding buildings and provide a social investment into the area which went some way to preventing a sole less and unaccountable dormitory occurring.	Scenarios supporting evidence document sets out that the Opportunity Area is considered to have a predominantly 'central' setting. A mixture of houses and flats at a predominant density of between 650 and 1,100 habitable rooms per hectare would therefore be expected from any development within the Opportunity Area.
118	Alex	Parker		05	Furthermore with the popularity of 'buy to let' in the area, it is likely that this development will be seized upon by speculators looking to profit from the development through private renting. This will increase the number of residents who are transitory and do not live in the area with a sense of permanency or willingness to invest and contribute to the local community.	No change necessary. The authorities cannot prevent buyers of any properties from deciding to subsequently let out these properties.
123	Alex	Parker		05	<p>It is unfair that these long standing residents should be removed from their homes and relocated, albeit temporarily, for a number of years while the development takes place. Although Fulham contains much wealth it is important to the security, stability and economy of the local community that there is a mixed demographic and the people requiring social housing are adequately and respectfully serviced.</p> <p>At the public exhibitions hosted by EC Properties, I witnessed residents of the Gibbs Green / West Kensington discussing their housing needs with a representative. Unsurprisingly the conversation was not about reassuring the residents but persuading them that they didn't need a house, issues with prioritisation etc. The public promises made by LBHF and EC Properties is headline grabbing nonsense. The reality is that these people will be ground down into taking alternative property which is not equal in nature to their existing housing.</p> <p>Besides for those people currently in a 'house' how will they be re-housed into a 'house'? There aren't any.</p> <p>Furthermore ring fencing these residents on to the Seagrave Road development is social cleansing and ghettoisation of the worst kind.</p>	No change necessary. Para 5.20 of the SPD sets out that residents of the estates should only be expected to move once - from their existing property to their new one. Any applicant would need to submit a Phasing Strategy demonstrating how this could be achieved. Any deal with the estate residents would need to be consulted on by the borough's housing department. Key Principle H4 requires 25% of the housing at Seagrave Road to be social rented in order to facilitate the regeneration of the estates. 60% would be market housing, with 15% intermediate housing, subject to viability. The mix being asked for at Seagrave Road is the antithesis of ghettoisation.
124	Alex	Parker		05	The proposed Seagrave Road development is too large, concentrated, intense and crowded and the number of residential units is too large and will result in a very high density of occupancy. This will conflict with the surrounding housing, population type and densities.	No change necessary. This comment relates to the planning applications, not the SPD. Key Principles UF19-39 of the Urban Form chapter look to control the scale of development.
125	Alex	Parker		05	At present the Seagrave Road car park services Earls Court and the events taking place at the Exhibition Centre. The 'light industrial' nature of this use will be lost by the development of Seagrave Road which will seek to make yet another residential dormitory, despite token gyms and coffee shops.	No change necessary. The Earl's Court Exhibition Centre is allocated for redevelopment in both borough's Core Strategies and the London Plan. It is anticipated that it will be demolished and that the car park at Seagrave Road will be surplus to requirements. All three development plan documents also identify that any redevelopment of the Opportunity Area should be residential led. The Employment Strategy sets out the authorities expectations in relation to protecting existing employment and creating new employment in the Opportunity Area.

177	Mary. J.	Teal	05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
178	Mary. J.	Teal	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
179	Mary. J.	Teal	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
180	Mary. J.	Teal	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
181	Mary. J.	Teal	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
182	Mary. J.	Teal	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion</p>

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	of the estates.
183	Mary. J.	Teal		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
184	Mary. J.	Teal		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
185	Mary. J.	Teal		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
191	Kelly	De'Chanel		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
192	Kelly	De'Chanel		05		I object especially to Chapter 5, Housing Strategy because it: Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme

					[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
193	Kelly	De'Chanel	05		I object especially to Chapter 5, Housing Strategy because it: Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
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195	Kelly	De'Chanel	05		I object especially to Chapter 5, Housing Strategy because it: Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD..
196	Kelly	De'Chanel	05		I object especially to Chapter 5, Housing Strategy because it: Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
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198	Kelly	De'Chanel	05		I object especially to Chapter 5, Housing Strategy because it: Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
199	Kelly	De'Chanel	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include

					run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	the estates within any development proposals would need to be informed by a consultation with the estates' residents.
200	Kelly	De'Chanel		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
201	David	Vidler		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
202	David	Vidler		05	I object especially to Chapter 5, Housing Strategy because it: Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
203	David	Vidler		05	I object especially to Chapter 5, Housing Strategy because it: Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
204	David	Vidler		05	I object especially to Chapter 5, Housing Strategy because it: Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
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					Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
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210	David	Vidler		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
211	David	Vidler		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
212	Susan	Fitches		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new

						development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
213	Susan	Fitches	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
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215	Susan	Fitches	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
216	Susan	Fitches	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
217	Susan	Fitches	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
218	Susan	Fitches	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>	
219	Susan	Fitches	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are</p>	

					Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
220	Susan	Fitches		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
222	Una Hodgkins			05	Please do not increase the density of housing in this part of Hammersmith and Kensington. To demolish 750 houses and flats in the Gibbs Green and West Kensington estates and replace them with 7500 units - a 10 fold increase - is mad, just mad!	No change necessary. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum, through Key Principles in the Urban Form chapter.
253	D	Jones		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
254	D	Jones		05	I object especially to Chapter 5, Housing Strategy because it: Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					justification for the development proposals. [end italics]	
255	D	Jones	05		I object especially to Chapter 5, Housing Strategy because it: Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
256	D	Jones	05		I object especially to Chapter 5, Housing Strategy because it: Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
257	D	Jones	05		I object especially to Chapter 5, Housing Strategy because it: Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
258	D	Jones	05		I object especially to Chapter 5, Housing Strategy because it: Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
259	D	Jones	05		I object especially to Chapter 5, Housing Strategy because it: Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
260	D	Jones	05		I object especially to Chapter 5, Housing Strategy because it: Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
261	D	Jones	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
262	D	Jones	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations	Noted.

						and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
268	Silvia	Piva		05		The area - in particular the building where I own a flat - already presents affordable housing, it would be advisable to increase the number of affordable flats in other areas of RBKC, for example the area of Gloucester Road, rather than further increasing the already hard-to-integrate low-income population of the surroundings	No change necessary. The councils' policies on affordable housing are set out in the borough's Core Strategies. RBKC's Core Strategy Policy CH2q sets out an expectation that in Earls Court ward, at least 15% of the affordable housing provision should be intermediate, rather than social rented. This recognises the unique circumstances in Earl's Court ward and endeavours to create a more mixed and balanced community in that ward.
304	Hugh	Lalor		05		You are looking to put too many people into too many poor quality buildings.	No change necessary. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. The quality of the buildings would be controlled by the Urban Form Strategy, which sets out an expectation that any scheme should respect the existing context surrounding the Opportunity Area, as well as standards set out in Key Principle HO16 of the Housing Strategy.
305	Hugh	Lalor		05		In my view this a vast overdevelopment of this area.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new sentence will be added to the Housing Strategy in the SPD signposting the relevant policy in the London Plan.
335	Geirgina	Donnelly		05		The flats and houses must also please be designed to have balconies/terraces. We have so much good weather in London and the claustrophobia of small box like flats with small windows and no outside space is a grave error in design. The psychological benefits of balconies and green spaces is inestimable. The outside space at ground level will also be extremely important for the health and welfare of the children and their young parents - an increasingly obese section of our society. There has to be an inviting space for them to run around and play in.	No change necessary. Key Principle HO17 sets out that the authorities will require amenity space to be provided for all new homes. This should take the form of either private gardens, communal gardens, balconies or terraces. In addition, Key Principles UF10-UF18 require development to provide public civic space and public green open space and play space. In particular, Key Principle UF12 requires the provision of a 2 hectare public open space and Key Principle UF13 requires that as far as possible, all residential properties should be within 100m walking distance of a public green open space.
391	Marcel	Zaidan	Dexters	05		I am aware that there is very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many residents have commented and questioned the case for estate regeneration in the development proposals. To this end, I understand that residents plan to take over the estates under the Government's policy to empower communities to take greater control of their neighbourhoods. I find it madness that the 'Estates Regeneration Economic Appraisal' did not involve the residents. Surely the Mayor and the Council should agree that before decisions are taken to demolish 760 homes, all West Kensington and Gibbs Green residents should be allowed to vote in an indecently run ballot. This would indicate whether	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.

						they support the redevelopment plans and the results of their views should be taken into consideration when determining the future of their homes.	
392	Marcel	Zaidan	Dexters	05		I find it offensive that in the proposals, the communities are portrayed negatively by referring to them as areas of deprivation and poverty, using this to justify demolition, and by repeatedly using the word "regeneration" to describe the outrageous unnecessary wrecking of these decent people's much-loved neighbourhood. Proposals imply that the existing area is not a mixed and balanced community and is filled with biased assessments.	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change 'regenerate' to 'redevelop'. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates. IN relation to the other points, no change will be made. The authorities are of the view that the supporting text to Key Principle HO1 is accurate and unbiased.
393	Marcel	Zaidan	Dexters	05		Aware that objections of the West Kensington and Gibbs Green Tenants and Residents Associations and by West Ken and Gibbs Green Community Homes have been submitted, I support them.	Noted.
394	Marcel	Zaidan	Dexters	05		Finally, I would question if the sheer size of the new development could be environmentally and socially sustainable. Far too many thousands of extra homes and office workers in an area already densely populated are arguably an overload.	No change necessary. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Any application submitted would need to be accompanied by an Environmental Statement which demonstrates the impacts of the development, both environmentally and socially, on the surrounding area.
428	Nicholas	Fernley	Hammermsith & Fulham Historic Buildings Group	05		<p>March 2011: We would welcome the inclusion of the Council Estates in the Opportunity Area as long as this provides opportunities for the residents and for the built environment and has the support of the residents.</p> <p>The two Estates, West Kensington and Gibbs Green are of different design and layout and need to be treated separately. The first stage is to find out from the residents if there are serious structural or social problems on their estate and whether a large proportion of resident wish to be rehoused.</p> <p>Our preferred solution to any problems is refurbishment which has proved successful on many estates across London. Amongst this sort of action would be improved insulation, better entry control and adding pitched roofs to flat roofed building. Even in cases where there is a perception of a serious lack of safety we believe that solutions should be sought that are short of total demolition, for example by removing some blocks.</p> <p>If major refurbishment or demolition is found to be necessary then we favour a planning of the work to ensure people are not moved too far from their current location and that if they wish they should return to their old location. We are aware that this is easier for refurbishment than rebuilding but believe it can be achieved.</p> <p>Our view is that the variety of styles of social housing (both Council and that of other providers) adds to the architectural</p>	No change necessary. The reasons why the Council considers comprehensive redevelopment to be the most suitable option are set out under Key Principle HO1. The Council has considered other options such as minimal intervention and minimal intervention with infill development and these options are not considered to be as viable as comprehensive redevelopment from an economic and strategic (policy) perspective. The decision from the housing department to include the estates within any comprehensive redevelopment scheme would need to be subject to consultation.

					<p>character and interest of the borough. The HBG has led walks round several housing estates in the Borough which aroused considerable interest. One is already a Conservation area and others housing estates are in CAs.</p> <p>Our preferred action is retaining existing housing that works, refurbishing what can be refurbished and using demolition and rebuild only in the most extreme cases. Retention of buildings is less disruptive to the residents. It is also environmentally and economically better than demolition and more sustainable.</p> <p>In any event we are concerned that there should be respect for the existing communities and integration of new development with surrounding established areas and communities rather than a 'new town' approach.</p> <p>December 2011 Comments: we can only reiterate our views as above. 'Regeneration' should surely mean improving or replacing what merits such treatment, not the wholesale clearance of built fabric irrespective of condition or character. The latter course - as has become evident in many post-war housing schemes - can split existing communities, and have unhappy and unwelcome social consequences.</p>	
438	Isabelle	Laborde		05	<p>The Council is playing catch-up in producing planning documents which are critical not only for the future of the ECWKOA but also for the surrounding area. The development limitations of the area are not taken into account which is worrying for the residents, particularly given the vested interest of the Council in the proposed redevelopment. Clearly there is a conflict of interest. There is no intention to achieve a high quality development consistent with the current townscape whilst improving the ECWKOA, instead the SPD supports the Developer's proposals to replace the Earl's Court exhibition halls, a famous international venue, and the Seagrave Road car park which services the exhibition halls with blocks of flats which are unlikely to be affordable to the current residents, but rather to much higher income people without any links to our vibrant community.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The SPD sets out principles in order to control the scale of development.</p>
440	Isabelle	Laborde		05	<p>The SPD does not address the resident's concerns in terms of height and density but merely rubber-stamps the development proposals already submitted by the Developer. Those proposals are massively denser and higher than the optimised density figures set out in the London Plan.</p>	<p>Change proposed. These comments appear to relate to the planning application rather than the SPD; however, The London Plan and both borough's Core Strategies all rely on the Mayor's London Plan Policy 3.4 for setting the appropriate density range. It is not felt necessary to replicate this in the SPD as there is no difference that is in need of further clarity between the authorities. The Development Capacity Scenarios supporting evidence paper sets out in paras 1.4-1.7 that the Opportunity Area is considered to have a predominantly 'central' setting. In order to clarify this, a new sentence will be added to the housing Strategy in the SPD signposting the relevant policy in the London Plan.</p>
505	Malcolm	Spalding	Earl's Court Society	05	<p>Key Principle HO7</p> <p>HO7 AMEND to read "50% of affordable should be intermediate and remainder social rented.."</p> <p>[italics] LDF policy CH2q requires "minimum of 15%</p>	<p>No change necessary. The policy is set out in RBKC's Core Strategy and cannot be amended.</p>

						intermediate" [end italics]	
506	Malcolm	Spalding	Earl's Court Society	05		Why 40% affordable in LBHF and yet 50% in RBKC ? Both should be 40% with a balance of social rented and intermediate (50% of each).	No change necessary. The affordable housing policies are set out in both borough's Core Strategies and are merely being reiterated in this SPD.
507	Malcolm	Spalding	Earl's Court Society	05	HO8	HO8 STRONGLY SUPPORT	Noted
585	Hawo	Moallina		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
587	Hawo	Moallina		05		I object especially to Chapter 5, Housing Strategy because it: Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estates Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
588	Hawo	Moallina		05		I object especially to Chapter 5, Housing Strategy because it: Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
589	Hawo	Moallina		05		I object especially to Chapter 5, Housing Strategy because it: Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
590	Hawo	Moallina		05		I object especially to Chapter 5, Housing Strategy because it: Uses spurious grounds to justify demolition such as the poverty	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the

					of the occupants and 'discontinuous roads'	considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
591	Hawo	Moallina	05		I object especially to Chapter 5, Housing Strategy because it: Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
592	Hawo	Moallina	05		I object especially to Chapter 5, Housing Strategy because it: Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
593	Hawo	Moallina	05		I object especially to Chapter 5, Housing Strategy because it: Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
594	Hawo	Moallina	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
595	Hawo	Moallina	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
596	Farhiqua	Ali	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets

						out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
597	Farhiqua	Ali	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
598	Farhiqua	Ali	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
600	Farhiqua	Ali	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
601	Farhiqua	Ali	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
602	Farhiqua	Ali	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
603	Farhiqua	Ali	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
604	Farhiqua	Ali	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the</p>

					Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
605	Farhiqua	Ali		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD.
606	Farhiqua	Ali		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
658	Keith	Barker-Main		05	The proposed additional population is far too ambitious and will have a severe negative impact on an already too-densely populated area of London. The application must be looked at in the context of the added strain on the area's resources that will result from more households being added at other developments in the vicinity. eg Warwick Rd/ Ken High Street.	No change necessary. Section 106 agreements associated with any planning permission should look to provide for the demands that development will place on existing infrastructure. The Phasing and Section 106 Strategy sets out the authorities' Section 106 requirements from any development in the Opportunity Area.
672	Matthew and Iona	Bain		05	<p>We are you (25 and 23) workers, a musician and a journalist, who have managed to get a mortgage to buy the leasehold of the two-bedroom maisonette at 15 Gibbs Green. In addition to the objections in the attached letter, with which we strongly concur, we would like to draw your attention to the following.</p> <p>These 98 flats which form the Gibbs Green estate are extremely well-built, in excellent condition for 50 years old, and designed to a very high standard of comfort and convenience.</p>	No change necessary. Key Principle HO1 and paras 5.7-5.14 of the SPD set out the reasons why LBHF have considered the redevelopment of the West Kensington and Gibbs Green estates to be the most suitable option. It is noted that generally the properties on the Gibbs Green estates are in a good state of repair; however, there are a number of other issues with the estates, such as their poor internal layout (resulting in a lack of natural surveillance, poor connectivity and incidental and poorly used open space) and the concentration of deprivation that exists within them. LBHF, as planning authority, is of the opinion that these problems would be best dealt with through a comprehensive approach to redevelopment of the Opportunity Area that includes the West Kensington and Gibbs Green estates. The SPD is supported by Estates Regeneratio Economic Appraisal which demonstrates that the inclusion of the estates within any comprehensive approach to redevelopment is the most viable option, sconomically speaking and also in terms of addressing policy.
673	Matthew and Iona	Bain		05	<p>Would Mr Farrell and his design tem, who seem entirely focused on ideas about parks and villages, be able to guarantee that residents such as ourselves would ever be able to replace such a home?</p> <p>Would we be able to buy, and especially for the £25,000 which we paid, a property with:</p> <p>65 sqm of space, including a separate kitchen, hall and upstairs landing</p> <p>Solid concrete and brick construction, good soundproofing</p> <p>Large windows in all rooms, front and back</p> <p>A balcony big enough to seat two people and dry all your</p>	No change necessary. The Council's housing department has consulted on the deal being offered to leaseholders, which can be found on the council's website.

						<p>washing</p> <p>First floor convenience</p> <p>200 meters from West Kensington station</p> <p>Very close to useful local shops</p> <p>No traffic outside front or back, pleasant views</p> <p>Free parking</p> <p>Long-established and friendly neighbours</p> <p>We believe the answer is no on every single count and we invite you to visit our flat to see for yourselves!</p>	
674	Matthew and Iona	Bain		05		<p>Why on earth should residents of such a high-quality estate agree to have their homes demolished?</p>	<p>No change necessary. The SPD outlines the benefits that could be accrued from redevelopment in the OA, including new social and community facilities, employment, open space and a better connected townscape. Paras 5.7-5.14 outlines the reasons why the council, as planning authority, considers that any comprehensive approach to redevelopment of the OA should include the estates. However, the final decision rests with the council's housing department, who would have to take the decision post consultation with the estates residents on a number of options.</p>
675	Matthew and Iona	Bain		05		<p>And has the council, and The Mayor, recognised that these two estates suffered no trouble whatever during the summer riots, showing that we do have settled and cohesive communities here?</p>	<p>No change necessary. The riots generally targeted high street retailers. Paras 5.7-5.14 set out the reasons why LBHF have considered the redevelopment of the West Kensington and Gibbs Green estates to be the most suitable option, none of which relate to the likelihood of the estates to riot.</p>
676	Matthew and Iona	Bain		05		<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
677	Matthew and Iona	Bain		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>Fails to address the findings from the consultation on the first draft that:</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme</p>

					[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
678	Matthew and Iona	Bain		05	I object especially to Chapter 5, Housing Strategy because it: Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
679	Matthew and Iona	Bain		05	I object especially to Chapter 5, Housing Strategy because it: Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
680	Matthew and Iona	Bain		05	I object especially to Chapter 5, Housing Strategy because it: Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
681	Matthew and Iona	Bain		05	I object especially to Chapter 5, Housing Strategy because it: Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
682	Matthew and Iona	Bain		05	I object especially to Chapter 5, Housing Strategy because it: Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
683	Matthew and Iona	Bain		05	I object especially to Chapter 5, Housing Strategy because it: Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
684	Matthew and Iona	Bain		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include

						run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	the estates within any development proposals would need to be informed by a consultation with the estates' residents.
685	Matthew and Iona	Bain		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
686	Duggie	Fields	iPetition	05		I am of the opinion that the scheme as proposed by Capco will be a disaster for the area, for Kensington and Chelsea and London as a whole. It totally fails to meet any local needs and will destroy the immediate economy of the neighbourhood. It will not provide sufficient housing to meet existing need but only offer an over-supply of the kind of accommodation already being constructed in surplus all over London, destined for foreign buyers to invest in only	No change necessary. Key Principle HO2 requires any planning application for comprehensive redevelopment of the West Kensington and Gibbs Green estates to demonstrate that the proposals would not result in the net loss of any affordable housing measured by floorspace and unit numbers. In addition, Key Principles HO6 and HO7 set out both borough's affordable housing requirements.
688	Duggie	Fields	iPetition	05		As for referring to the plan as comprising of four new villages, villages are not composed of apartment blocks as in their proposal. The scheme bears no relation to any of London's existing and surrounding villages which have evolved over time and not as part of any piecemeal scheme.	No change necessary. This comment relates to the planning applications rather than the SPD. It would be inappropriate to comment on the contents of a specific planning application as part of this consultation of the SPD.
825	James	Tynte-Irvine		05		2. Density: Following on from the above the proposed development is too dense. The proposed numbers should be significantly reduced to lessen the impact that would be placed on local transport infrastructure.	No change necessary. This comment relates to the planning applications rather than the SPD. It would be inappropriate to comment on the contents of a specific planning application as part of this consultation of the SPD. It is proposed that a sentence be added to the Housing Strategy in the SPD setting out the authorities position on housing density and signposting the relevant policy in the London Plan.
898	Cllr Linda	Wade		05	Para 5.32	Tenure Mixes Onsite/off site affordable housing. 5.23 says there is an expectation that the affordable housing provision will be on-site within RBKC. Unfortunately RBKC seem to find "exceptional circumstances exist" whenever the development is in central or southern wards. An example is the development of one third of the Holland Park School land with private (market) housing at commercial prices on site, and all the required affordable off site in North Kensington. As for the "minimum of 15% intermediate housing in the Earl's Court ward", where could that be?	No change necessary. This reiterates policy set out in RBKC's Core Strategy. The SPD cannot strengthen this requirement as this would be considered to be setting new policy, which would be beyond the scope of the SPD.
899	Cllr Linda	Wade		05	Para 5.24	5.24 The Affordable Rent policy promised by RBKC may dramatically affect the housing provision in the RBKC part of the OA. Will the three boroughs (LBHF, RBKC & Westminster) be doing a joint policy on this? When will the interim policy on affordable rent be available and when will it be adopted?	No change necessary. There are no proposals currently for LBHF, RBKC and Westminster to do a joint policy on affordable rent housing. LBHF deal with affordable rent housing in their Core Strategy 2011 and Proposed Submission Development Management DPD.

							RBKC have now adopted their interim policy on Affordable Rent.
900	Cllr Linda	Wade		05	Para 5.29	5.29 Given the size of the housing waiting lists in both Boroughs it is essential that there should be sufficient affordable rented accommodation and that there are mechanisms in place to increase the affordability of the affordable intermediate/shared ownership in both Boroughs as 40% of net household income might be too high for families to afford. The surrounding neighbourhoods are diverse, and it is expected that there should be an extension of this diversity within the new development area.	No change necessary. The authorities consider that 40% of net household income, as a maximum, would be affordable. Key Principles HO6 and HO7 set out the councils' affordable housing requirements.
901	Cllr Linda	Wade		05	Para 5.26	5.26 It is essential that the affordable housing units have the same external appearance as the other units and be distributed throughout the site, and not collected together in one section of the site, and not collected together in one section of the site as is suggested in 5.29.	No change necessary. Key Principle HO9 and paras 5.26 and 5.27 set out that the authorities will expect the affordable housing to be distributed by building or block throughout the Opportunity Area.
902	Cllr Linda	Wade		05	Para 5.32	5.32 It is important that the mix indicated in this clause be retained given the shortage of larger family-sized units in RBKC to reduce existing overcrowding in the Borough, and provision of housing for elderly, vulnerable groups and students as per HO15 and RBKC Core Strategy. See 5.36.	Noted.
1014	Cllr Linda	Wade		05		There is no mention of what the scenario would be if the West Kensington and Gibbs Green estates achieve self-management . If achieved would substantially alter the dynamics of any future development.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1016	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO2, HO3, HO4, HO5	Housing Key Principle HO2-5 We are concerned as to whether lessons have been learned from other redevelopments in the borough, such as Wornington Green, where the development has been marked by poor communication, housing allocations not meeting need, a lack of 3 + 4 bed housing to address over-crowding and families being broken up. [bold] We seek a reference to the lessons learned in the text. [end bold]	No change necessary. There is no need to make specific reference to lessons being learnt from other regeneration schemes. Officers are aware of the pitfalls of other estate regeneration schemes and will ensure that the same mistakes are not made twice.
1017	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO7	Key Principle HO7 Regarding the number of new homes that are proposed, it should be made clear what percentage will be for Kensington and Chelsea residents who are currently on the housing waiting list and those in overcrowded accommodation.	No change necessary. This is far too specific for this SPD and would be dependent on the specific need at the time at which any affordable housing is completed and occupancy is being sought.
1018	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO7	There is a target for intermediate housing, but not for social rented housing. The change we are seeking is a target for social rented housing, which in our view is the only type of housing that is genuinely affordable. Intermediate housing is not affordable and therefore not an option for the vast majority of those in housing need. This is made more important by the changes to housing benefit, which will no longer cover private rented housing costs and therefore increase the demand for social rented housing.	No change necessary. This replicates RBKC's Core Strategy policy. The SPD can only supplement existing policy.
1019	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO9	Key Principle HO9 There should be no differentiation between housing of different	Change proposed. 'And entrance arrangements' will be added.

						tenures. We seek the words and entrance arrangements to be inserted into the policy.	
1020	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO15	Key Principle HO15 The text should refer to evidence (in the SHMA) that sheltered and supported housing, including extra care provision, for the elderly is not being developed.	No change necessary. The authorities cannot force any applicant to provide sheltered and supported housing within the OA, as neither council's Core Strategies require this sort of housing in the OA.
1021	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO15	Housing should promote inter-generational living, and we seek an addition to the text that [bold] sheltered housing and extra care schemes for the older person should be developed as part of a mixed housing scheme. [end bold]	No change necessary. The need for this sort of accommodation as part of any comprehensive approach to development in the OA is already dealt with in Key Principle HO15.
1022	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO12, HO13, HO14	Key Principle HO12-14 Under housing size, we have heard evidence from black and ethnic minority groups about the housing need of extended families to have 5 bed homes in all tenures. The need is increasing due to homelessness caused by housing benefit reductions. This is also an issue for the future as children grow up and have their own families but want to live close to their parents. The change we are seeking is a reference to [bold] the housing need of extended families. end bold]	Change proposed. Text will be added to the SPD making specific reference for development to consider the needs of extended families.
1023	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO16	Key Principle HO16 London Plan policy expects that the space standards in the London Housing Design Guide be regarded as a minimum which are to be exceeded. We therefore seek the addition of the words and [bold] seek to exceed in the policy. end bold]	No change necessary. This would create new policy. The SPD can only require developers to accord with these standards.
1024	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO17	Key Principle HO17 Amenity space needs to pick up on a lot more than gardens. This policy should explicitly refer to play and recreation space, public and communal open space, trees and greenery. Seating is important too, especially for the older person. The change we are seeking is to add after gardens [bold] and public, communal and open spaces, taking particular account of the needs of children and older people. [end bold]	No change necessary. The key principle references 'other outdoor amenity space' which would include communal space. Public open space, play space and street trees are dealt with in the Urban Design Strategy.
1025	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO19	Key Principle HO19 The reference to Lifetime Homes standards is generalised and suggests that only minimum standards will be met. Issues such as [bold] storage space, balconies, external kitchen windows, both an upstairs and downstairs toilet, and social spaces [end bold] are important to local residents and all of these amenities should be explicitly referred to within the policy. Without these features, the proposed homes will be cramped and generate stressful living.	No change necessary. Both councils have their own access SPDs, which deal with these more detailed standards.
1026	Mary	Gardiner	Kensington and Chelsea Social Council	05	HO19	All new homes need to be adaptable for cable and WIFI, and include an area for children to do their homework and for grandchildren to stay. London Plan policy 3.5 requires local plans to take particular account of the needs of children and older people in the design of new housing and we seek wording to reflect this.	No change necessary. These issues are covered by the Lifetime Homes standards.
1075	Dahabo	Guled		05		2.affordable housing - suitable bed space to large and extended families into account the growing up teenagers and the aging grand patents and grandchildren, and housing space should be considered to 5	Change proposed. Text will be added to the SPD making specific reference for development to consider the needs of extended families.

						<p>bedrooms, or more, with minimum of 2 toilets as incontinency is increasing among the older people</p> <ul style="list-style-type: none"> - School children learning space - Garden and green space - Garage and balcony - Adaptable rooms for the growing elderly and disable people 	Adaptable rooms for the elderly and disabled people is dealt with in Key Principles HO18 and HO19.
1084	Dahabo	Guled		05		<p>All New Developments particularly the of EARLS COURT AND WEST KENSINGTON OPPORTUNITY AREA and DEVELOPMENT PLANNING should improve the beauty of safe Earls Court area, taking into account modern houses which are affordable and with better facilities. Social housing with extended sizable rooms is very important, and has to be very family friendly with enough space for the diversity people. Many Local residents in Earls Court are not a nuclear family, and have extended families and need good space standards.</p>	<p>Change proposed. Text will be added to the SPD making specific reference for development to consider the needs of extended families.</p> <p>Affordable housing is dealt with in Key Principles HO6 and HO7. Public open space is dealt with in the Urban Form Strategy and amenity space is dealt with in Key Principle HO17.</p>
1111	Cllr J.	Gardner	RBKC Public Realm Scrutiny Committee	05	HO11	- HO11: Need to clarify that this applies to 'service charges' only. It is also not clear how this will be achieved?	No change necessary. HO11 also applies to maintenance costs and rent charges. These costs should be no greater than 40% of net household income and would be controlled either through planning conditions or through a Section 106 agreement between the authorities and the developer.
1112	Cllr J.	Gardner	RBKC Public Realm Scrutiny Committee	05	HO11	- HO11 and paragraph 5.29 should apply to social rented housing too. If this is the case, the text is not clear	No change necessary. Key Principle HO11 and the supporting text do also apply to social rented housing; however, the last sentence in para 5.29 applies solely to intermediate housing as the cost burden of service charges and maintenance would rest with whoever manages the social rented housing rather than these costs resting with the occupier.
1113	Cllr J.	Gardner	RBKC Public Realm Scrutiny Committee	05	Para 5.34	- 5.34: The first sentence of this paragraph should be deleted as this provides developers with an 'opt out'.	No change necessary. The sentence is explicit that RBKC want smaller units as larger units are less affordable to those seeking intermediate housing.
1114	Cllr J.	Gardner	RBKC Public Realm Scrutiny Committee	05	page 90	- Pg 90: In terms of internal layout, residential flat buildings should provide separate living rooms and kitchens / dining rooms to provide separate space for children to play inside without disrupting adults. This is particularly important in social rented housing.	No change necessary. Many residents prefer open plan kitchen and living spaces. The exact internal specification of residential units is too specific for this SPD.
1156	Ali	Negyal		05	Paras 5.31 to 5.33	<p>6. (5.31-5.33) I don't see any reference to 'Affordable Rent' properties, so I assume from this document that all Council/HA stock is purely at social rents, i.e. target rents. If this is not the case, then I consider that this is not a fair consultation of the comprehensive housing mix picture proposed for this development. I feel that so-called 'Affordable Rent' housing at up to 80% of market rents would not be affordable in this borough, and hence a poor deal for local residents on low incomes.</p> <p>Further, given that the H&F part of the development is in the top 10% of most deprived boroughs (economically) in the country (earlier in your report), then I actually think *more* of this development should be given to social rent housing, especially since local authorities can now keep receipts into the respective Housing Revenue Accounts.</p>	No change necessary. Affordable rented accommodation is referenced in Key Principle HO6 and para 5.24. LBHF's affordable housing policy is set out in its Core Strategy 2011 and cannot be altered by this SPD, which supplements existing policy.
1157	Ali	Negyal		05		7. I would appreciate greater emphasis in the plans on foyer projects and youth projects, as homelessness prevention strategies, as well as on financial exclusion reduction, as financially excluded households tend to suffer many exclusions.	No change necessary. This falls outside of the scope of town planning and this SPD. The SPD does set out an expectation that all residents should have equal access to facilities, which is covered in more detail in the Social and Community Facilities Strategy.

1158	Ali	Negyal		05		8. Lastly, I would like to know if any of the proposed development will help to tackle the problems of members of our local community with complex problems, e.g. dual diagnosis of alcohol/drug misuse and mental ill health. If not, why not? Who would you expect to serve this section of the community if not the Council?	No change necessary. This is beyond the scope of the SPD. Key Principle SC2 requires the provision of health facilities attendant with population growth. It would be the local Primary Care Trust's responsibilities to provide for the needs of such groups.
1170	Virginia	Morck		05		4. Although provision has been made for social housing, there isn't enough of it. Kensington & Chelsea is extremely short of social and affordable housing, and I feel the developers should be providing it - even if they are forced to wait a little longer for a financial return. Investment in housing that affects people's lives is more important by far.	No change necessary. Key Principles HO6 and HO7 set out the authorities requirements for affordable housing, which mirror the policies in both borough's Core Strategies. The SPD can only supplement existing policies and to go beyond the requirements of the Core Strategies would fall outside of this remit.
1204	David	Trodden		05		5) Density This still looks as though it contravenes the Town and Country Planning Act regulations on density. Currently the green space proposed is woefully inadequate.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new paragraph will be added to the housing Strategy in the SPD setting out the authorities position on housing density and signposting the relevant policies in the London Plan. The key principle on public open space provision (UF14) is based on a need for 10sqm of open space per child generated by any development. In addition, private and communal amenity space should be provided as set out in Key Principle HO17. The authorities consider that this will ensure sufficient open space to cater for the needs of any development.
1228	Hilary	Mackay		05	Key Principle HO16	Key Principle HO16. Agree. Logically proportional ceiling heights should also be factored in - a lot of new builds have very low ceilings.	No change necessary. Floor to ceiling heights are dealt with in the Mayor's Housing SPG EIP draft, which is referenced in Key Principle HO16.
1229	Hilary	Mackay		05	Key Principle HO17	Key Principle HO17 I like the idea that all properties should have full balconies which are substantial in structure - therefore excluding Juliet balconies and metal frameworks. This gives everyone their piece of outside space for private use. It was one of the better Soviet standards.	No change necessary. Juliet balconies do not provide any amenity space and are therefore not being sought under Key Principle HO17.
1247	Jenny	Montefiore		05		I also am pleased to see that this SDP recommends fewer residential units than was originally proposed.	Noted.
1249	Jenny	Montefiore		05		This has been designated an opportunity area the meaning of which seems to be an opportunity for yet more housing and people in already overpopulated area. I realise that it is a designated brownfield site and therefore falls within The Mayor of London and Government's planning provisions to build more housing and I realise that the landowners and Developers have to have a sound financial basis for proceeding. I have seen also seen Capco's Utopian vision of what it will all be like in 2030. Notwithstanding the nearly two decades of living near a huge construction site, this is an opportunity of a lifetime for the councils involved and local residents to create a visionary development which will not have a detriment on local life but be	No change necessary. The acceptable density will be judged against Policy 3.4 of the Mayor's London Plan. Public open space is dealt with in the Urban Form Strategy.

					life enhancing for all . Please do not let us just have yet more soulless housing, large developments as are already planned for north Warwick Road, or as has happened along the river which has already been in my view destroyed by huge ugly monstrosities. It is an acknowledged fact that Kensington and Chelsea is already the most densely populated area in the UK if not in Europe, that the Earl's Court area has one of the highest pollution rates in Europe and I believe Kensington and Chelsea also has the lowest rate of public green space per capita in London followed by Islington, please make these issues a priority in granting any planning permission.	
1259	Jenny	Montefiore	05		COMMUNITY INITIATIVES Despite a large and often transient population there is a sense of community in Earl's Court and bordering areas in Kensington and Chelsea and also I believe on the Gibbs Green and West Kensington Estate. Maintaining this should be a priority. With community space and community initiatives and community meeting places for present and local residents.	No change necessary. Key Principle SC6 requires any comprehensive approach to redevelopment of the OA to provide a community hub of 4,500sqm.
1263	Wanda	Rostowska	05		As a long term resident, while welcoming improvement to the area around the railway lines, I do want it to be - with the increase in population to be less rather than more.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new paragraph will be added to the housing Strategy in the SPD setting out the authorities position on housing density and signposting the relevant policies in the London Plan.
1264	Wanda	Rostowska	05		As a long term resident, while welcoming improvement to the area around the railway lines, I do want it to be - All planning proposals must be considered in the context of existing developments. We are seeing a huge influx of residents in developments under way further north up Warwick Road. This has to be taken into account from the start. The OA is not happening in a desert.	No change necessary. The Section 106 agreements associated with the Warwick Road developments should ensure that financial contributions are paid so that the impact of development does not negatively impact of existing infrastructure. Development within the OA will also be required to make financial contributions. the Phasing and Section 106 Strategy in the SPD sets out the sort of contributions and facilities that development in the OA will be expected to provide.
1288	Ben	Sawbridge	05		I have nothing against CapCo and its legitimate desire to maximise the value of its Exhibition site lease, but that appears to have been wrongly allowed to steamroller thinking about the whole OA. The Seagrave Road site is included, for instance, presumably because of its CapCo ownership, when Lillie Road is a natural boundary. The first planning decision about the OA should be to sever Seagrave Road and earmark it for residential development if and when the present use is abandoned.	No change necessary. It is envisaged that development at Seagrave Road should be primarily residential. this is reflected in figures 3.4 and 3.5 of the SPD, which identify Seagrave Road as forming entirely residential land uses.
1291	Ben	Sawbridge	05	Key Principle HO1	The SPD asks in particular for guidance on Key Principle HO1 - requiring a comprehensive redevelopment of the OA, delivering estate regeneration. Clearly, it would be a nice benefit to LBHF to have free estate regeneration, but that should not be sought by crude bargaining with other, and perhaps even more cynical interests. I do not know anyone currently living on the Gibbs	No change necessary. The socio-economic deprivation on the estates is only one consideration. In addition to this, there are the benefits that can be made from taking a comprehensive approach to redevelopment of the OA in terms of connectivity.

						Green and West Kensington estates, but they are not obviously in urgent need of improvement. If they contain disproportionate elements of unemployed and welfare-dependants, that is a failure of LBHF housing management rather than the buildings.	
1292	Ben	Sawbridge		05		I do not suggest that those estates should be preserved for posterity; merely that they have, say, 30 years of useful life left, before they might need to be replaced by something better in conditions it is difficult to foresee. Moreover, the North End Road is already used excessively as a strategic north-south route. More access of east-west streets would be most undesirable, as would more commercial activity alongside it, unless in the form of expansion of the North End Market.	No change necessary. The opportunity to regenerate the estates in 30 years time may have been missed. The estates have been considered for regeneration now because of the once in a lifetime opportunity afforded by the development interests of other landowners within the Opportunity Area.
1310	Sibylle	Mitnacht		05		The development is far from the spirit that informed creation of the adjacent South Kensington Gardens Squares. The high density of dwellings and the fact that many will be of considerable height together with the lack of private and communal outdoor space yields risk of a ghetto that will devalue and the adjacent Victorian squares.	No change necessary. The quality of development that the SPD requires would be very unlikely to devalue neighbouring properties. The SPD envisages the creation of a world class development, with a variety new facilities including primary and secondary education provision, health facilities, community space and a new open space of at least two hectares. The acceptable density of any development would be assessed against Policy 3.4 in the Mayor's London Plan.
1317	Linda	Wade	Nevern Square Conservation Residents' Association	05		There are no scenarios as to how a proposed development might be in the case of the tenants on the West Kensington & Gibbs Green Estate achieving management status might be, and this would have a fundamental impact to the detail of the JSPD.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1323	Linda	Wade	Nevern Square Conservation Residents' Association	05		The densities proposed are excessive, given the existing densities of the area, and the other developments along a corridor of development from the river to Kensal Rise Opportunity Area.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new paragraph will be added to the housing Strategy in the SPD setting out the authorities position on housing density and signposting the relevant policies in the London Plan.
1352	Dr. Ian	Sesnan	Archdeacon of Middlesex	05	Key Principle HO5, Key Principle UF19	[bold] The need to respond effectively to consultation responses - relating to Key Principles HO1 and UF 19-24. [end bold] However, having now had the opportunity to read the consultation response summaries we are increasingly concerned about the extent to which the revised SPD may not be responsive to concerns of local people. We note, for example, the opposition of the West Kensington and Gibbs Green Tenants and Residents Associations to the demolition of their estates and the widespread opposition to an increase in the number of tall buildings in the area. Neither of these policies are adequately justified in the SPD. It is difficult; for example, understand how inclusive and successful developments will take place without those most affected understanding why they should lose their homes.	No change necessary. The decision whether the Council will include their estates will be undertaken by the housing department and will be informed by a consultation with estate residents, which was undertaken in January 2012. This SPD sets out the council's position as planning authority, which is that the preferred approach to regeneration of the OA should include the estates. The reasons for this position are set out under Key Principle HO1.
1353	Dr. Ian	Sesnan	Archdeacon of Middlesex	05	Key Objective	[bold] Need for true diversity of housing provision - relating to Key Objective 5. [end bold] We do welcome the mixed use nature of the SPD and many of the intentions towards providing quality new homes, work,	Noted.

						learning, and leisure spaces. However the points that have been made by many (including St Mary Bolton's Parish) about the need for diversity of provision seem not to have been addressed with the degree of rigour that a complex area such as this part of London requires.	
1355	Dr. Ian	Sesnan	Archdeacon of Middlesex	05		The SPD also seems unclear as to the question of "affordable housing" and we cannot emphasise enough how important it is to ensure that each Borough's affordable housing targets are fully met in addition to the replacement of any existing social housing. We see a real danger that because this process is running in parallel with a developer's proposal that weakening words may be inserted such as [<i>italics</i>] subject to viability [<i>end italics</i>] because of short term pressures from developers.	No change necessary. Viability is always a consideration with affordable housing. This is set out in national policy. Often, there are infrastructure costs involved that prevent the full affordable housing requirements from being achieved, but rather than preventing any development from taking place, authorities must consider development viability. This involves a rigorous process of the assessment of land values, estimated development profit and infrastructure costs and if there proves to be additional money available over that which any developer states, then the authorities would look to increase the amount of affordable housing.
1356	Dr. Ian	Sesnan	Archdeacon of Middlesex	05		It is the Councils' duty to think on behalf of all the community, particularly those that cannot exercise housing choice, and for the Councils to think in the long term. It will undoubtedly be more difficult to develop a major regeneration scheme such as this in the middle of a recession but that is a reason for making good long term plans rather allowing short term solutions for which the dispossessed have to pay if social provisions are compromised.	Noted.
1357	Dr. Ian	Sesnan	Archdeacon of Middlesex	05		There are repeated assertions in the SPD and the responses to consultation comments that the Councils are seeking a truly integrated community but this surely cannot be achieved when there is no provision for additional socially rented housing. There are many people for whom home purchase (even part-purchase) is either not possible or not the best solution (e.g. the elderly, the unemployed, transient workers, those with poor credit record or capabilities). It is noted that the average household income in the Opportunity Area is £28,000 including investment income and welfare payments. Within the two social housing estates more than half the households have a household income of less than £20K pa and 20% rely on an income of less than £10K per year.	No change necessary. LBHF's Housing Strategy sets out that 32% of LBHF's housing stock is social rented, compared to just 2% intermediate housing. The council is of the view that the priority should therefore be the provision of intermediate housing, which is currently underprovided for. The SPD requires the re-provision of housing estate properties (see HO2 and HO6) but over and above this, the priority is for additional intermediate housing.
1358	Dr. Ian	Sesnan	Archdeacon of Middlesex	05		The Councils also need to consider how they can ensure that the mixed tenure is retained otherwise in a relatively few years the affordable housing will be lost along with the aspiration for a mixed community. Research by Cambridge University "The Spatial Implications of Housing benefit reform" in 2010/11 demonstrates that unless specific action is taken most of the area will be unaffordable to those dependent on housing benefit by 2016.	No change necessary. Social rent levels are set nationally. Intermediate rent levels will be set and controlled through any Section 106 agreements associated with any planning applications.
1379	Sandra	Yarwood		05		POPULATION DENSITY - Though lower than before, I would seriously question the density of development allowed by the framework. I cannot understand why this framework allows a greater density of development than the Mayor's London Plan and I think it is irresponsible given the serious existing problems in the area.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new sentence will be added to the housing Strategy in the SPD signposting the relevant policy in the London Plan.
1422	Krishna	Chinthapalli		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent well-loved homes and wreck a well-functioning community,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be

					damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsustainable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little or no additional affordable social rented housing.	considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1423	Krishna	Chinthapalli	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1424	Krishna	Chinthapalli	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, nor of Government policy to empower communities to take greater control of their neighbourhoods.	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1425	Krishna	Chinthapalli	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation.	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1426	Krishna	Chinthapalli	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'.	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1427	Krishna	Chinthapalli	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading.	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

1428	Krishna	Chinthapalli		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1429	Krishna	Chinthapalli		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition.</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
1430	Krishna	Chinthapalli		05		<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes, all West Kensington & Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of the residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD.</p>
1431	Krishna	Chinthapalli		05		<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken & Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
1435	Michael	Bach	Kensington Society	05		<p>We do, however, have some strong concerns, especially since as a new urban quarter this should adopt a more challenging approach than can be applied to incremental development that usually faces local planning authorities. An Opportunity Area which involves effective total redevelopment represents a unique opportunity to achieve much higher standards, such as:</p> <p>- [bold] a density and massing that better reflects its setting and public transport accessibility [end bold]</p>	<p>Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new sentence will be added to the housing Strategy in the SPD signposting the relevant policy in the London Plan.</p>
1467	Michael	Bach	Kensington Society	05		<p>[bold] 5.Housing [end bold]</p> <p>The Society recognises the potential benefits comprehensive regeneration, but that these are likely to be negated by the proposed changes to the rental levels in social-rented housing and changes to the housing benefits system which could remove the purely financial benefits of estate renewal.</p>	<p>No change necessary. As set out in Key Principle HO6, LBHF will expect new affordable housing to firstly meet the needs of the estate's residents and any additional affordable housing, should be either intermediate or affordable rented. The social housing for estate residents will be provided as social rented housing, not affordable rented housing and therefore, rent levels will be similar to existing, which are set nationally and are beyond the scope of this SPD.</p> <p>RBKC have adopted an interim affordable rent policy, which can be found on their website.</p>
1468	Michael	Bach	Kensington Society	05	Key Objective	<p>[bold] Key Objective [end bold]: The Society [bold] strongly supports [end bold] mixed and diverse neighbourhoods, but is not convinced that the overall scheme proposed by Capco is in</p>	<p>No change necessary. This comment relates to the planning applications rather than the SPD. Key Principle HO9 states that any affordable housing should be distributed by building or by block throughout the OA.</p>

						line with this objective, since it concentrates the replacement social housing on Seagrave Road, and is likely to have a very low proportion of affordable housing on most of the rest of the site.	
1469	Michael	Bach	Kensington Society	05	Key Principle HO2	[bold] Key Principle HO2 [end bold]- The Society agrees that there should be no net loss of affordable housing from this development.	Noted.
1470	Michael	Bach	Kensington Society	05	Key Principle HO6	[bold] Key Principle HO6 [end bold] The Society [bold] strongly supports [end bold] the principle that 40% of all new housing in the LBHF part of the OA should be affordable and, in particular, that in the RBKC area the target should be 50% (Key Principle HO7)	Noted.
1471	Michael	Bach	Kensington Society	05	Key Principle HO14	[bold] Key Principle HO14: Market housing sizes [end bold] The Society [bold] question [end bold] whether the provision of family-sized market housing units (ie 3 or more bedrooms) is or should be an appropriate policy/target. We specifically contest the RBKC suggestion that these units should comprise 80% of all new market housing in their area, but especially in Earl's Court.	No change necessary. This demand is set out in RBKC's Core Strategy (2010). The authorities would not expect any application to stick strictly to this mix, but would expect applications to demonstrate that they are endeavouring to cater for demand. The demand for 3+ bed in RBKC is set out in the borough's Strategic Housing Market Assessment, which is available on their website.
1514	Richard	Chute		05		It would unnecessarily destroy the 760 decent well-loved homes on the West Ken estates, & wreck a well-functioning community, damaging family ties, decimating social bonds, & worrying elderly residents.	No change necessary. The decision whether the Council will include their estates will be undertaken by the housing department and will be informed by a consultation with estate residents, which was undertaken in January 2012. This SPD sets out the council's position as planning authority, which is that the preferred approach to regeneration of the OA should include the estates. The reasons for this position are set out under Key Principle HO1.
1515	Richard	Chute		05	HO1, Paras 5.8-5.10	I disagree with Key Principle HO1. The paragraphs 5.8 - 5.10 are highly biased. The case for the demolition of the estates in the regeneration in the Estates Regeneration Economic Appraisal is pure drivel. The argument of "discontinuous roads" is spurious. If there is a serious problem, it can be rectified without the need for the demolition of the entire estates.	No change necessary. LBHF is of the opinion that the Estates Regeneration Economic Appraisal is a sound evidence document and that all the reasons provided under Key Principle HO1 are sound planning reasons as a composite, to consider estate redevelopment as part of a comprehensive approach to redevelopment of the OA as the most appropriate option.
1517	Richard	Chute		05		The West Kensington estates are in a pretty good condition, composed of a well mixed and balanced community. The majority of the tenants wish to remain, and are willing to subject their views to an independently supervised ballot.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1518	Richard	Chute		05	HO6	Re Key Principle HO6: surely the requirement of 40% of all new housing in the OA to be affordable, is exclusive of the units allocated for the replacement of the existing social rented accommodation proposed to be relocated from the West Ken estates. ie there should be 40% affordable housing, after having allowed for the replacement housing. Otherwise, the replacement housing component is being double-counted.	No change necessary. The overall aim is to create a mixed and balanced community within the OA. The replacement affordable housing is counted within the 40% affordable housing target.
1519	Richard	Chute		05		The envisaged residential occupancy of 5,575 units is at far too great a density. The traffic assessment indicates that there are serious major impediments to the development at this scale.	No change necessary. This comment appears to relate the planning applications rather than the SPD.
1521	Richard	Chute		05		The draft SPD "vision" process is therefore back-to-front. The residential density should accord with its non-Central London location, and that it is a mixed-use scheme; and consideration should be given to the possibility of the legalisation of change of use from office or industrial use to residential use.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an

						acceptable quantum through Key Principles in the Urban Form chapter. A new sentence will be added to the housing Strategy in the SPD signposting the relevant policy in the London Plan.
						Changes to national policy are beyond the scope of this SPD. Any business uses proposed as part of any planning application in the OA will be tied by condition so that they cannot switch to an alternative use without the need for planning permission.
1539	Jonathan	Choat	Orpen House Tenants' Compact	05		3. There is no consideration as to how the proposed development might impact on the West Kensington & Gibbs Green Estate achieving management status as this would have a fundamental impact on the detail of the JSPD.
1540	Jonathan	Choat	Orpen House Tenants' Compact	05		4. The many years length of the construction period will, in local estate agents' professional opinions, reduce the value of the immediately local properties such as in Trebovir Road .
1545	Jonathan	Choat	Orpen House Tenants' Compact	05		9.The densities of buildings proposed are excessive, given the existing densities of the area and the other developments along a corridor of development from the river to Kensal Rise Opportunity Area.
1614	John	Drake	Campaign to Protect Rural England	05		(F) It is understood at all levels of government that there is a shortage of housing. More housing has and should be on "brownfield" sites to reduce the pressure on the Green Belt. This should not be at the expense of the demolition of buildings, which can be reused and upgraded.
1615	John	Drake	Campaign to Protect Rural England	05		Therefore we will oppose the demolition of: 1) The Gibbs Green (1961) and West Kensington (1972)estates in LB Hammersmith and Fulham. These are relatively modern estates which could be modernised. Their existing communities will be broken up as not all the present residents will be able to rejoin their neighbours on the smaller Seagrave Road site development.
1629	John	Drake	Campaign to Protect Rural England	05		HOUSING i) As proposed it allows far too much high rise and above 6 storeys. That is fine for penthouse housing commercial properties along the formal streets but generally should be no higher than 5 storeys.

					<p>redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
1654	G.F.	Mawoza	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[start italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
1655	G.F.	Mawoza	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
1656	G.F.	Mawoza	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
1657	G.F.	Mawoza	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
1658	G.F.	Mawoza	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion</p>	

					- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	of the estates.
1659	G.F.	Mawoza	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1660	G.F.	Mawoza	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1661	G.F.	Mawoza	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1662	G.F.	Mawoza	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1663	M	? (illegible)	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1664	M	? (illegible)	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has

				<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
1665	M	? (illegible)	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
1666	M	? (illegible)	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
1667	M	? (illegible)	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
1668	M	? (illegible)	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1669	M	? (illegible)	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1670	M	? (illegible)	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of</p>

						crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1671	M	? (illegible)	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1672	M	? (illegible)	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1673	J	Clzbahaha	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1674	J	Clzbahaha	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1675	J	Clzbahaha	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1676	J	Clzbahaha	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

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1677	J	Clzbahaha	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1678	J	Clzbahaha	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1679	J	Clzbahaha	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1680	J	Clzbahaha	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1681	J	Clzbahaha	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1682	J	Clzbahaha	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1683	Lal	Niazmany	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

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1684	Lal	Niazmany	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
1685	Lal	Niazmany	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
1686	Lal	Niazmany	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
1687	Lal	Niazmany	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
1688	Lal	Niazmany	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
1689	Lal	Niazmany	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference</p>	

					parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
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1692	Lal	Niazmany	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1693	M	Williamson	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1694	M	Williamson	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

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1696	M	Williamson	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1697	M	Williamson	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1698	M	Williamson	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1699	M	Williamson	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1700	M	Williamson	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1701	M	Williamson	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1702	M	Williamson	05		We support the detailed objections submitted by the West	Noted.

					Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
1703	Gulilat	Kasse		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1704	Gulilat	Kasse		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1705	Gulilat	Kasse		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1706	Gulilat	Kasse		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1707	Gulilat	Kasse		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.

1708	Gulilat	Kasse	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1709	Gulilat	Kasse	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1710	Gulilat	Kasse	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
1711	Gulilat	Kasse	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
1712	Gulilat	Kasse	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
1713	Illegible		05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>

1714	Illegible		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
1715	Illegible		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
1716	Illegible		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
1717	Illegible		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
1718	Illegible		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1719	Illegible		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1720	Illegible		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning</p>

							of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1721	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1722	Illegible			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1723	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1724	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1725	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.

1726	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
1727	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
1728	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1729	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1730	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
1731	Illegible			05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
1732	Illegible			05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
1733	Abdul			05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable,</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD</p>

					<p>cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
1734	Abdul			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
1735	Abdul			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
1736	Abdul			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
1737	Abdul			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
1738	Abdul			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1739	Abdul			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the</p>

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1740	Abdul			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1741	Abdul			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1742	Abdul			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1743	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1744	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1745	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1746	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1747	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1748	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1749	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1750	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1751	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include

					run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1752	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1753	Ichardra	Mussi		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1754	Ichardra	Mussi		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1755	Ichardra	Mussi		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1756	Ichardra	Mussi		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1757	Ichardra	Mussi		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1758	Ichardra	Mussi		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1759	Ichardra	Mussi		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1760	Ichardra	Mussi		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance
1761	Ichardra	Mussi		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1762	Ichardra	Mussi		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1763	Simon	Nucumi		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new

							development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1764	Simon	Nucumi		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Fails to address the findings from the consultation on the first draft that: <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
1765	Simon	Nucumi		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
1766	Simon	Nucumi		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
1767	Simon	Nucumi		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
1768	Simon	Nucumi		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1769	Simon	Nucumi		05			<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the</p>

					<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1770	Simon	Nucumi		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
1771	Simon	Nucumi		05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
1772	Simon	Nucumi		05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
1773	Illegible			05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
1774	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core</p>

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1775	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1776	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1777	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1778	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1779	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1780	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1781	Illegible			05		The Mayor and the Council should agree that before decisions	No change necessary. Any decision to allow a ballot would need to be made by

					are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1782	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1783	N.	O'Leary		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1784	N.	O'Leary		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1785	N.	O'Leary		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1786	N.	O'Leary		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1787	N.	O'Leary		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1788	N.	O'Leary		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1789	N.	O'Leary		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1790	N.	O'Leary		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1791	N.	O'Leary		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1792	N.	O'Leary		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1793	Deborah	Wheeler		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1794	Deborah	Wheeler	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1795	Deborah	Wheeler	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1796	Deborah	Wheeler	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1797	Deborah	Wheeler	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1798	Deborah	Wheeler	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1799	Deborah	Wheeler	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.

1800	Deborah	Wheeler		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
1801	Deborah	Wheeler		05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
1802	Deborah	Wheeler		05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
1803	Poouchene	Tadjdti		05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
1804	Poouchene	Tadjdti		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
1805	Poouchene	Tadjdti		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework</p>

						<p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
1806	Poouchene	Tadjdti		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
1807	Poouchene	Tadjdti		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
1808	Poouchene	Tadjdti		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1809	Poouchene	Tadjdti		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1810	Poouchene	Tadjdti		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
1811	Poouchene	Tadjdti		05		<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
1812	Poouchene	Tadjdti		05		<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning</p>	<p>Noted.</p>

					framework.	
1813	Ruth			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1814	Ruth			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1815	Ruth			05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1816	Ruth			05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
1817	Ruth			05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1818	Ruth			05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1819	Ruth			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1820	Ruth			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1821	Ruth			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1822	Ruth			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1823	Tony Jason	Wyatt		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1824	Tony Jason	Wyatt		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
1825	Tony Jason	Wyatt		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
1826	Tony Jason	Wyatt		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
1827	Tony Jason	Wyatt		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
1828	Tony Jason	Wyatt		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1829	Tony Jason	Wyatt		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1830	Tony Jason	Wyatt		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be</p>

						brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1831	Tony Jason	Wyatt		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1832	Tony Jason	Wyatt		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1833	A.J.	Brown		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1834	A.J.	Brown		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
1835	A.J.	Brown		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
1836	A.J.	Brown		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
1837	A.J.	Brown		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1838	A.J.	Brown		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
1839	A.J.	Brown		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1840	A.J.	Brown		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1841	A.J.	Brown		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1842	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new

						development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
1843	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
1844	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
1845	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
1846	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
1847	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
1848	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
1849	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are</p>

						- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
1850	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1851	Illegible			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
1856	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		- The range of development options considered in the SPD is artificially, and wrongly, constrained. In particular there is no reasonable justification for the inclusion of the West Kensington and Gibbs Green Estates as redevelopment sites. Alternatives are not explored and the sole proposed action (redevelopment) is not justified and based upon a preliminary and draft study in which the reasons given for demolition are flawed (see Section, Paras 13-16, below).	No change necessary. The SPD is supported by a Development Capacity Scenarios supporting evidence paper. A critique of each of the scenarios is contained within this report and the critiques show greater benefits from a comprehensive approach to development of the OA. The SPD is also supported by the Estates Regeneration Economic Appraisal report, which considered a variety of options for the West Kensington and Gibbs Green estates ranging from minimal intervention through to comprehensive regeneration as part of a wider Earl's Court masterplan development and its initial conclusions are that estate regeneration as part of a wider Earl's Court masterplan development delivers the optimum benefits.
1857	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		- The proposals as a whole are completely unsustainable, proposing as they do the loss of hundreds of units of recently upgraded housing, as well as the loss of a national cultural facility built as recently as the 1990's.	No change necessary. The Earl's Court Exhibition Centres are allocated for redevelopment in the Mayor's London Plan and both borough's Core Strategies. In order to minimise the impact on existing business, the authorities are requiring the provision of a replacement cultural (Key Principle CS1) and put in place mechanisms during and post construction to protect businesses outside of the OA affected by development (Key Principle ES6). LBHF, as planning authority, considers estate regeneration as part of a comprehensive approach to regeneration of the OA, to be the most appropriate option.
1862	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		8. Quantum of development. Under this heading of commitment we should mention the lack of clarity around the quantum of development envisaged - and therefore the lack of commitment to any figures that can be relied upon.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new sentence will be added to the housing Strategy in the SPD signposting the relevant policy in the London Plan.
1863	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		There are four important issues in this respect that are not clarified or resolved in the SPD - it says that there should be: - at least 7,000 new jobs and 4,000 homes - no floor space figures or new additional unit numbers are given in the SPD which conflicts with the LDF, translating 'indicative' figures in the LDF into a unjustified 'requirement' in the SPD.	No change necessary. The 4,000 figure is a minimum figure in the Mayor's London Plan. the figure in LBHF's Core Strategy is indicative as it depends on how much housing can be provided for in RBKC.

1868	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05	10. The Vision says (our brief comments are set out in italics and are expanded in the sections that follow): - 3.2 "The new community will be mixed and diverse" - [italics] the proposals in Chapter 5 clearly represent a lessening of diversity (see Paras 19 and 20 below). [end italics]	No change necessary. The authorities consider that the mix of tenures proposed within Chapter 5 will create a greater diversity than that that exists currently in the OA.
1871	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05	10. The Vision says (our brief comments are set out in italics and are expanded in the sections that follow): -3 .5 The vision says that the GG and WK estates "will be regenerated, with existing residents benefiting from greater housing choice, and higher quality, more suitable homes, designed with their needs in mind" - [italics] this is despite the fact that the overwhelming majority of the tenants have made it abundantly clear that they do not wish for any such thing (and don't believe that the resultant housing would achieve that, especially as far as rents are concerned - see also Section B below). There is a very misleading, alternating, substitution of the terms comprehensive development, regeneration, redevelopment and renewal when referring to the estates when the LDF policy clearly states that it is regeneration of the estates with no presumption that this translates into demolition and redevelopment. [end italics]	Change proposed. As planning authority, LBHF is of the opinion that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green estates. In order to clarify the wording, amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change 'regenerate' to 'redevelop'. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
1877	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05	[bold] B. Housing. [end bold] 12. There are four main points to be made about the housing proposals: the status of the WK and GG estates, mix and diversity, affordable housing and the quantum of housing.	Noted.
1878	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05	13. [bold] The status of the WK and GG estates. [end bold] The SPD should not omit the possibility of treatments of the WK and GG estates other than redevelopment. Although the SPD refers to "regeneration" of the estates, it is clear that redevelopment is the proposal. Regeneration and redevelopment are not the same things. We suppose that the term regeneration is used throughout because of the wording of the OA policy in the London Plan - "regeneration" in the SPD is a scarcely veiled attempt to conform with that policy, when what is actually meant is not partial or wholesale regeneration at all, but complete demolition. It is well known that the great majority of tenants not only oppose redevelopment, but they aspire, within the law, to take over their estates and to regenerate the estates themselves. In planning terms that is a perfectly reasonable thing to do. Indeed we have previously argued that it is the correct thing to do in planning terms, given the strong emphasis in PPS 1, the London Plan and the local plans on the priority to be given to sustainability. The demolition of such amounts of perfectly decent, upgraded housing is unsustainable and unreasonable.	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change 'regenerate' to 'redevelop'. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1879	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05	14. One of the reasons given in the SPD (Para 2.53) for redevelopment is that residents in the estates experience "the highest levels of income and employment deprivation". Such a characterisation is not only demeaning, but as we have previously pointed out, there is no logical link between the existence of poverty and unemployment and demolition. That is dated and discredited thinking. Indeed if the estates were to be demolished and the tenants re-housed in the OA, it is certain	No change necessary. The economic deprivation on the estates would not on its own be a valid reason to demolish the estates. However, estate redevelopment as part of a comprehensive approach provides opportunities to provide a greater mix of tenures and greater connectivity and permeability across the OA. This SPD sets out LBHF's position as planning authority. The decision whether

						that their level of poverty would increase, due to rising rents. Thus, the problem would be made worse, not better, by the SPD proposals. The document completely fails to weight the social and economic impact of the displacement, dislocation, decanting, temporary re-housing and community fragmentation that residents will endure, whilst the phasing plan simply fails to reflect the phasing impact or the decanting and demolition, assuming that simply accords with a development timetable. The physical and mental health impacts upon many residents will be severe.	the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents. This consideration is set out in full in paras 5.7-5.14 of the SPD. Key Principle PS1 requires any application to be accompanied by a phasing plan demonstrating that the phasing and decant for the redevelopment of the estates minimises disruption to existing residents.
1880	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		15. It simply does not make sense to demolish these perfectly good homes - and the SPD should acknowledge that. It is most regrettable that the SPD does not address this issue properly and ignores the resident' plans to take over the estates. - We ask that the revised SPD should state that the option of retaining the estates should be explored further and that the EIA accompanying any revised application should include an assessment of an alternative that retains the estates either in whole or in the great majority. Such an alternative should then be fully assessed against any proposals for redevelopment. We believe that such an alternative would contain many benefits over the redevelopment option, and would not entail any of the disbenefits ascribed to it.	No change necessary. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1883	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05	Figures 5.4 and 5.5	18. The misleading photographs of the estate (Figures 5.4 and 5.5) should be removed or replaced with a fair, balanced and accurate representation of the estate. This points to a wider omission in the analysis, which examines only the perceived negative attributes of the estates and fails to balance this with statements regarding the positive social and environmental qualities of the estates.	No change necessary. Figures 5.4 and 5.5 are demonstrating points made within the text. Figure 5.6 shows the estates in a positive light, as do figures 2.13 and 2.14.
1884	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		19. [bold] Housing mix and diversity [end bold]. Linked to this question of demolition is that of housing mix and diversity. The SPD refers frequently to the need to improve mix and diversity, but the proposals offer no basis for achieving that. Para 5.13 refers to the demolition of the estates and their "reprovision" as "part of a wider mixed tenure development". We fail to see how demolishing an area of primarily, but not exclusively, social rented housing in one area and "reproviding" it in another nearby area does anything to improve mix or diversity. In fact, the retention of the estates and the provision of new mixed tenure housing on the remainder of the OA will generate exactly the same widening of the tenure mix and greater diversity.	No change necessary. Key Principle HO9 sets out an expectation that affordable housing is distributed by building or by block throughout the OA while Key Principles HO6 and HO7 set out an expectation 40% and 50% of new housing respectively, should be affordable. It is considered that this mix of tenures and distribution of tenures will ensure a greater tenure mix than that currently on the estates.
1886	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		20. Looking at the OA as a whole in terms of housing provision, no other housing is proposed as social rented - where is the mix and diversity in that? And looking wider still, when the development is complete, despite the thousands of new homes, there will be the same number of social rented houses as at present (at best) and a massive increase in owner occupied and private rented housing - all this in an area where there is already a [bold] predominance [end bold] of such housing as Para 2.38 recognises (the surrounding area is "generally owner occupied or private rented"). The proposed number of disabled accessible units includes demolition and re-provision of existing units so that the additional units will fall short of the 10% requirement. The net effect over the wider area will be an expansion of such accommodation and a consolidation of those	No change necessary. LBHF's Housing Strategy sets out that 32% of LBHF's housing stock is social rented, compared to just 2% intermediate housing. The council is of the view that the priority should therefore be the provision of intermediate housing, which is currently underprovided for. The SPD requires the reprovision of housing estate properties (see HO2 and HO6) but over and above this, the priority is for additional intermediate housing. RBKC are requiring the provision of social rented accommodation as set out in Key Principle HO7.

						tenures. Unless there are other proposals nearby to provide a significant increase in social rented housing (that is a reverse of the policy in the OA) there will be a lessening of mix and diversity across this part of West London. That is not what PPS1 requires, nor the London Plan, nor the Local Plans, nor - on the face of it - what the SPD claims to be proposing. But the actual proposals as currently set out would clearly lead to a lessening of mix and diversity for the reasons set out here. That is not acceptable, nor desirable, nor in line with policy. The balance will only be improved if there is more affordable housing across all parts of the development - bearing in mind that the development itself is placed within the wider area which is "generally owner occupied or private rented".	
1887	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		21. Affordable housing We recommend the retention of the WK and GG estates as they are, but together with a balanced mix and diversity of housing across the remainder of the area, achieving 40% affordable housing on the LBHF sites and 50% on the RBKC sites, in accordance with the London Plan and those local policies. We would expect to see at least 50% of the affordable housing as social rented in LBHF and 85% in RBKC - precisely to achieve the mix and diversity to which the SPD aspires.	No change necessary. LBHF's affordable housing policy is set out in its Core Strategy. This SPD can only supplement this policy. It is therefore not possible for this SPD to specify that additional social rented housing should be provided in that part of the OA falling within LBHF.
1888	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		22. We stress again that the quantum of affordable housing must be calculated, in accordance with the London Plan, on the additional housing proposed over and above the replacement of any affordable housing that may be demolished. However, we welcome the commitment to meeting the standards of the London Plan and the comments in Para 5.39 about the need to meet the needs of the vast majority of Londoners who do not require large dwellings.	No change necessary. Policy H2(b) in LBHF's Core Strategy is implicit that social rented housing provided in order to facilitate the regeneration of the estates should form part of the 40% additional affordable housing being sought in part (a) of the policy. Key Principle H06 clarifies this.
1889	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		23. Quantum of housing. Finally on the issue of Housing, we note that there is no guidance on the overall quantum of housing to be provided. The nearest one gets is the need to relate the overall provision to the capacity of the transport network (now and in the future) to accommodate growth. In terms of actual figures however all we can glean (from Chapter 10) is that it is based on the impacts of a development scenario of 5,560 dwellings and 12,165 jobs. It specifically rules out two higher scenarios (8,266 homes with 24,050 jobs and 10,647 homes with 31,895 jobs); this is to be welcomed both from the point of view of the transport impact, as well as the pressure on development density and heights. It also removes the pressure to redevelop the WK and GG estates in order to achieve higher housing numbers.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new sentence will be added to the housing Strategy in the SPD signposting the relevant policy in the London Plan.
1890	Jonathan	Rosenberg	WK/GG Community Homes, WK TRA, GG/Dieppe Close TRA	05		24. In terms of proposed densities and their relationship to PTALs we entirely support the submission of the Kensington Society.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new sentence will be added to the Housing Strategy in the SPD signposting the relevant policy in the London Plan.
1930	Jonathan	Rosenberg	WK/GG Community	05		F. Conclusion	No change necessary. the Estates Regeneration Economic Appraisal and previous draft of the SPD have considered alternative scenarios in which the

			Homes, WK TRA, GG/Dieppe Close TRA			<p>57. We ask for our comments to be fully taken into account in revisions to this consultation version of the SPD, including the assurance sought:</p> <p>- In Para 15, regarding the need for the revised SPD to state that any planning application for the whole site must include a full analysis and assessment within its accompanying EIA of an alternative(s) that considers the retention, in whole or greater part, of the WK and GG estates.</p>	estates were not included within any approach to redevelopment of the OA. These have been discounted for the reasons set out in paras 5.10-5.12.
1936	Andy	Slaughter	Labour MP for Hammersmith	05	Estate Regeneration	<p>3. <u>Disruption of communities and environment</u> [end underline]</p> <p>Sections 5.7 - 5.20 of the SPD deal with Estate Regeneration. Section 5.11 claims that the Council's acceptance of the Estates Regeneration Economic Appraisal is "subject to the outcome of further consultation with local residents". It fails to acknowledge the enormous amount of feedback it has already received from local residents, 80% of whom have signed a petition against the wholesale demolition that section 5.11 of the SPD implies, and two thirds of whom have joined an organisation (West Ken Gibbs Green Community Homes), established in order to transfer ownership of the estates to residents.</p>	No change necessary. This SPD sets out LBHF's position as planning authority. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents. This SPD has been produced having regard to comments received during the consultation on the 1st draft of the SPD in March-April 2011 and the preliminary consultation in October-November 2010.
1937	Andy	Slaughter	Labour MP for Hammersmith	05	Estate Regeneration	<p>A proper process is needed in which the planning authority, having consulted residents and formulated a development strategy, invites developers to submit plans which meet those specifications. The process that this SPD represents not only fails to engage with stakeholders at a stage where their views could influence any strategy, but also studiously ignores a swathe of public opinion that it has known about for several years. In particular, the West Ken Gibbs Green Community Homes Group, which represents an overwhelming majority of opinion on the estates in question has produced a detailed review challenging the Council's decision to support "Comprehensive Regeneration" (cf section 5.10) Its detailed and clear analysis of the genesis of this scheme and its exposition of the wishes of residents are enough on their own to demonstrate why this scheme needs to be halted immediately and replaced with a properly formulated plan which works in the interests of current residents.</p>	No change necessary. the authorities consider that stakeholders have been adequately engaged in the production of this SPD. This includes three rounds of consultation which goes well beyond the statutory duty set out in the Town and country Planning (Local Development) (England) Regulations 2004 (as amended).
1938	Andy	Slaughter	Labour MP for Hammersmith	05	Estate Regeneration	<p>If the council were serious about listening to residents' opinions, the proposal to demolish the West Kensington and Gibbs Green Estates would not be one of the options under consideration in this SPD - its presence as the Council's preferred option (sections 5.10 - 5.14) simply serves to highlight the Council's intention to proceed with this option regardless of the clear weight of public opinion ranged against it.</p> <p>It is clear that a more meaningful consultation needs to be undertaken, and that the council needs to make the wishes of local residents the primary driver of its development strategy.</p>	No change necessary. The council, as planning authority, has received many letters from residents in support of the redevelopment of the estates, as well as letters in opposition to the redevelopment of the estates. The opinions of the residents have been considered in the production of this SPD. In addition, the authorities have commissioned Jones Lang LaSalle to undertake the Estates Regeneration Economic Appraisal, which supports this SPD and which demonstrates that estate redevelopment as part of a comprehensive approach to redevelopment of the OA, is the most viable option. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
1939	Andy	Slaughter	Labour MP for Hammersmith	05	Estate Regeneration	<p>4. <u>Estates regeneration</u></p> <p>The SPD fails to provide any justification for the wholesale demolition it proposes. Around £15 million of public money has been invested in the two estates in recent years, as part of the Decent Homes programme and other initiatives, and the Council's own consultants found that they are popular places to</p>	No change necessary. The Estates Regeneration Economic Appraisal has considered a number of options for the future of the estates, one of which is to keep the estates as they are. This exercise proved the ongoing costs of maintaining the properties would increase over time and would be less economically viable than the option to include the estates within any comprehensive approach to redevelopment of the OA. There are a number of other benefits of including the estates within any comprehensive approach to

						live. The standard to which residents maintain their homes and environment is high - there is no sense in which these estates are neglected, beyond occasional poor maintenance by the Council itself. The hurdle must be set very high therefore, to justify any sort of major restructuring of the area, let alone wholesale demolition.	redevelopment of the OA, which are set out below Key Principle HO1.
1940	Andy	Slaughter	Labour MP for Hammersmith	05	para 5.8	<p>The examples of "problems" advanced in the SPD (5.8) are minor, if they exist at all, and capable of easy rectification:</p> <ul style="list-style-type: none"> - Discontinuous internal roads. Road closures and barriers were introduced at residents' request because they were wanted to discourage excessive traffic and prevent the use of the estates as rat runs. If it is agreed that this is no longer the case, the remedy involves removing a few bollards. - Poor layout of open space. If this is felt to be a problem, it may require some re-landscaping or redesign of the particular area. Again, demolition of surrounding buildings would be an overreaction. 	<p>No change necessary. Currently the roads within the estates only lead to properties within the estates. Footfall is therefore limited and there is reduced natural surveillance. The benefits of including the estates within a comprehensive development scheme for the OA are that the roads would connect through the OA, increasing footfall and natural surveillance and reducing the perception of fear of crime.</p> <p>The incidental open space could, to a degree, be overcome through some remodelling of the estates, which may require the removal of some blocks and construction of new blocks. However, this would not address the other problems that have been identified under Key Principle HO1 and would be less viable than including the estates within any comprehensive approach to redevelopment of the OA, as set out in the Estates Regeneration Economic Appraisal.</p>
1992	A.J.	Brown		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> -Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2053	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	Pages 82 - 83	<p>The overview and context should set out more clearly the policy and background guidance context that has evolved and which includes:</p> <ul style="list-style-type: none"> - A clear imperative in national, London and Borough policies to maximise the delivery of housing and infrastructure in London to meet a rapidly growing population. This is the key challenge of the Mayor's London Plan. 	<p>No change necessary. The decision has been made to keep the context and policy context sections short in the SPD in order that readers of the document can progress quickly to the site specific key principles and supporting text. The policy context is set out in paras 5.4 to 5.6 and the site specific policies are set out in the Appendix</p>
2054	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	Pages 82 - 83	<p>The overview and context should set out more clearly the policy and background guidance context that has evolved and which includes:</p> <ul style="list-style-type: none"> - Local indicators of housing need - as expressed in house prices but also in waiting lists and local needs assessments clearly demonstrate the acute need for additional housing; 	<p>No change necessary. The decision has been made to keep the context and policy context sections short in the SPD in order that readers of the document can progress quickly to the site specific key principles and supporting text.</p>
2055	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	Pages 82 - 83	<p>The overview and context should set out more clearly the policy and background guidance context that has evolved and which includes:</p> <ul style="list-style-type: none"> - In a time of what is likely to be a long term retrenchment of public expenditure it is essential to find new ways to secure this investment in partnership with the private sector to both deliver capital investment and support expenditure on services; 	<p>No change necessary. The decision has been made to keep the context and policy context sections short in the SPD in order that readers of the document can progress quickly to the site specific key principles and supporting text.</p>
2056	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	Pages 82 - 83	<p>The overview and context should set out more clearly the policy and background guidance context that has evolved and which includes:</p> <ul style="list-style-type: none"> - LBHF, having produced a comprehensive evidence base for its Core Strategy, Housing Strategy and other reports on Estate Regeneration approved by Cabinet, have taken the "in principle" 	<p>No change necessary. This evidence is reiterated in brief in paras 5.7 to 5.14 of the SPD. It is not felt necessary to reiterate all this evidence in full, particularly that contained within the Core Strategy.</p>

						decision that the Council's approach, on large deprived estates should be the development of mixed communities.	
2057	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	Pages 84 - 85	It is stated that the initial conclusions of the Estates Regeneration Economic Appraisal are that the estate regeneration as part of a wider Earls Court Masterplan delivers the optimum benefits. It is noted that whilst further consultations by the LBHF with local residents are required in respect of this matter, the comprehensive redevelopment of the ECWKO is best achieved by the inclusion of the estates.	Noted.
2058	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	Page 86	The text should clearly set out and cross refer to, the assessment and evidence base that has been produced by the Council in previous stages of policy development e.g. the decent neighbourhood principles in the Core Strategy. The text should explain how these have been applied to arrive at the estate regeneration priorities. Cross reference should be made as appropriate to how the key principles of estate regeneration have been derived and respond to concerns that were previously raised and are set out in the Consultation Report and the Equality Impact Assessment.	No change necessary. The decision has been made to keep the context and policy context sections short in the SPD in order that readers of the document can progress quickly to the site specific key principles and supporting text. It has also been decided that direct reference to comments raised as part of the previous consultation on the SPD would be omitted and detail would be included within the comment response schedules. This approach will also be taken for the adopted SPD.
2059	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	HO3	Reference to an 'assessment of need' is not considered appropriate - this is the responsibility of local planning authorities. It would be appropriate to include as a supporting document a housing statement to accompany planning applications that involve the provision of affordable housing units.	No change necessary. the Assessment of Need would be undertaken by the council's Housing Department, However, it is the developer's responsibility to let the housing department know of its intention to submit a planning application to re-house estate residents, so that the housing department are able to respond in a timely fashion and provide the relevant information to the applicant and the borough's planning department. This information would not need to be submitted at the date that any planning application is received by the council but would need to be considered by the council's planning department before determining and planning application.
2060	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	HO4	The key principle should reflect the policy in the adopted Core Strategies 2011. It should not promote additional policy.	No change necessary. It is considered that Key Principle HO4 does not set new policy, but clarifies existing policy.
2061	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	HO6 HO7	It is unclear why the revised draft SPD includes these key principles if they merely reflect the adopted borough Core Strategies.	No change necessary. The key principles are included in order to provide clarity to residents on the borough's positions on affordable housing and differences between the two. The principles also provide greater clarity on some of the nuances within the Core Strategy policies, such as the need for the reprovided estate properties to be counted as part of the 40% affordable housing offer in LBHF and the difference in policy approach to intermediate housing in the Earl's Court ward in RBKC.
2062	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	HO9, HO10, HO11	It is considered that the broad principles set out could satisfactorily be encompassed in the Affordable Housing Plan that is referenced at HO10. The Affordable Housing Plan would demonstrate the different locations of affordable housing across the OA (HO9) whilst issues of affordability (HO11) will also be included in these documents. The current wording of HO11 would appear to run counter to HO10 in this respect. Issues of the control of affordability of any affordable housing should be carefully managed and would be best described in the Affordable Housing Plan (HO10).	No change necessary. It may well be the case that HO9 and HO11 could be controlled through the required Affordable Housing Plan set out in HO10. However, the authorities consider it important that HO9 and HO11 are set out as their own key principles in order that the points that they are making are not lost within the subtext to Key Principle HO10. It is unclear why HO11 is considered to run counter to HO10.
2063	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	HO12, HO13, HO14	The details set out here are overly prescriptive - for example, the wording of HO12 which states that the social rented housing mix should "mirror" that in the Assessment of Need. It would be more appropriate to amend this to refer to "have regard to" the Assessment of Need. Again, it is enquired why there is the need to include within the draft SPD this detail which reflects planning policy and guidance.	No change necessary. The exact mix of household sizes would need to mirror that identified in the Assessment of Need. The council cannot accept a situation where the housing mix within an application does not match up to the needs of estate residents identified as part of a particular decant phase either through the units being too small and therefore requiring families to split or over occupy a new property or through the units being too large, which would unnecessarily push up a properties rent and would be an inefficient use of the housing stock.
2064	Matthew	Gibbs	CapCo/Earl's	05	Para 5.36 -	It is inappropriate to require all new housing to accord with	No change necessary. The Housing SPG EiP draft (2010) is set to be adopted

			Court and Olympia Group		5.39, HO16	standards in the Mayors London Plan and the Housing SPG EIP draft (2010). The SPG EIP draft is just that, draft. Reference is made at paragraph 5.37 to the draft Housing SPG EIP and Policy 3.5 of the London Plan which it is stated reflects aspects of the Mayor's London Housing Design Guide. It is important that the draft SPD does not set out overly prescriptive approaches to the design of residential developments as this has the potential to provide an unnecessary burden. It will be noted that the Mayor has recently published, for consultation, a revised Housing SPG.	before the SPD is adopted. It is therefore felt to be right and proper for the standards in the SPG to be required in this SPD.
2065	Matthew	Gibbs	CapCo/Earl's Court and Olympia Group	05	HO18	The wording should reflect that contained within the London Plan which seeks 10% of residential units to be wheelchair accessible or capable of adaptation to be wheelchair accessible.	No change necessary. The London Plan and LBHF's Core Strategy require 10% of units to be accessible, whilst RBKC's Core Strategy requires a minimum of 10% of units to be wheelchair accessible. The current wording is therefore considered appropriate as it does not preclude the deliver of 10% of units as wheelchair accessible in LBHF.
2129	Suky	Macpherson		05		I continue to object to the revised plans on the following grounds: 5)Density- this still looks as though it contravenes the Town and Country Planning Act regulations on density.	Change proposed. Para 2.55 of the London Plan sets out that Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development. Policy 3.4 of the London Plan states that taking into account local context and character, the design principles and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The acceptability of any proposals would need to be assessed against this policy, as well as the Key Principles in this SPD, which look to control development to an acceptable quantum through Key Principles in the Urban Form chapter. A new sentence will be added to the housing Strategy in the SPD signposting the relevant policy in the London Plan.
2136	Tom	Eveleigh		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2137	Tom	Eveleigh		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	
2138	Tom	Eveleigh		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2139	Tom	Eveleigh		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2140	Tom	Eveleigh		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2141	Tom	Eveleigh		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2142	Tom	Eveleigh		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2143	Tom	Eveleigh		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2144	Tom	Eveleigh		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2145	Tom	Eveleigh		05	The Mayor and the Council should agree that before decisions	No change necessary. Any decision to allow a ballot would need to be made by

					are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2146	Tom	Eveleigh		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2147	Juan Ignacio Artime	Ventosa		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2148	Juan Ignacio Artime	Ventosa		05	I object especially to Chapter 5, Housing Strategy because it: Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2149	Juan Ignacio Artime	Ventosa		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2150	Juan Ignacio Artime	Ventosa		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2151	Juan	Ventosa		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are

	Ignacio Artime					- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2152	Juan Ignacio Artime	Ventosa		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2153	Juan Ignacio Artime	Ventosa		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2154	Juan Ignacio Artime	Ventosa		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2155	Juan Ignacio Artime	Ventosa		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2156	Juan Ignacio Artime	Ventosa		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2157	E.T.	Campbell		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2158	E.T.	Campbell	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Fails to address the findings from the consultation on the first draft that: <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2159	E.T.	Campbell	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2160	E.T.	Campbell	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2161	E.T.	Campbell	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2162	E.T.	Campbell	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2163	E.T.	Campbell	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.

2164	E.T.	Campbell	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2165	E.T.	Campbell	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2166	E.T.	Campbell	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2167	C.	Coward	05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2168	C.	Coward	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2169	C.	Coward	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. The residualisation of the existing estates forms only part</p>

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2170	C.	Coward		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2171	C.	Coward		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2172	C.	Coward		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2173	C.	Coward		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2174	C.	Coward		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2175	C.	Coward		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2176	C.	Coward		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.

2177	Nadifa			05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2178	Nadifa			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2179	Nadifa			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2180	Nadifa			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2181	Nadifa			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2182	Nadifa			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion</p>

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	of the estates.
2183	Nadifa			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2184	Nadifa			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2185	Nadifa			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2186	Nadifa			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2187	Jemima	Boateny		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2188	Jemima	Boateny		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2189	Jemima	Boateny	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
2190	Jemima	Boateny	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
2191	Jemima	Boateny	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
2192	Jemima	Boateny	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
2193	Jemima	Boateny	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>	
2194	Jemima	Boateny	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of</p>	

						crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2195	Jemima	Boateny		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2196	Jemima	Boateny		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2197	G.B.	Kidil		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2198	G.B.	Kidil		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2199	G.B.	Kidil		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2200	G.B.	Kidil		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	
2201	G.B.	Kidil		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2202	G.B.	Kidil		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2203	G.B.	Kidil		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2204	G.B.	Kidil		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2205	G.B.	Kidil		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2206	G.B.	Kidil		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2207	Brendon	Donnavontoi		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2208	Brendon	Donnavontoi	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>		No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2209	Brendon	Donnavontoi	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>		No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2210	Brendon	Donnavontoi	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>		No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2211	Brendon	Donnavontoi	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>		No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2212	Brendon	Donnavontoi	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>		Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2213	Brendon	Donnavontoi	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which</p>		No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference

					parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2214	Brendon	Donnavontoi	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2215	Brendon	Donnavontoi	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2216	Brendon	Donnavontoi	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2217	Fatima	Said	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2218	Fatima	Said	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	
2219	Fatima	Said		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2220	Fatima	Said		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2221	Fatima	Said		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2222	Fatima	Said		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2223	Fatima	Said		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2224	Fatima	Said		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2225	Fatima	Said		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2226	Fatima	Said		05	We support the detailed objections submitted by the West	Noted.

					Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
2227	M	Illegible		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2228	M	Illegible		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2229	M	Illegible		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2230	M	Illegible		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2231	M	Illegible		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.

2232	M	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2233	M	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2234	M	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2235	M	Illegible	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2236	M	Illegible	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2237	G.	Jomah	05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>

2238	G.	Jomah	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2239	G.	Jomah	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2240	G.	Jomah	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2241	G.	Jomah	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2242	G.	Jomah	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2243	G.	Jomah	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2244	G.	Jomah	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning</p>

							of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2245	G.	Jomah		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2246	G.	Jomah		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2247	Radla	Ali		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2248	Radla	Ali		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan.
2249	Radla	Ali		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					justification for the development proposals. [end italics]	
2250	Radla	Ali		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2251	Radla	Ali		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2252	Radla	Ali		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2253	Radla	Ali		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2254	Radla	Ali		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2255	Radla	Ali		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2256	Radla	Ali		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2257	Radla	Ali		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations	Noted

					and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
2258	B	Winston		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2259	B	Winston		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2260	B	Winston		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2261	B	Winston		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2262	B	Winston		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2263	B	Winston		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading I object especially to Chapter 5, Housing Strategy because it:	to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2264	B	Winston		05		- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2265	B	Winston		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2266	B	Winston		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2267	B	Winston		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2268	J.	Dungmeen		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.
2269	J.	Dungmeen		05		I object especially to Chapter 5, Housing Strategy because it:	Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
							No change necessary. Officers have responded to comments raised in the

				<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2270	J.	Dungmeen	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2271	J.	Dungmeen	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2272	J.	Dungmeen	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2273	J.	Dungmeen	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2274	J.	Dungmeen	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2275	J.	Dungmeen	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2276	J.	Dungmeen	05	<p>We support the detailed objections submitted by the West</p>	<p>Noted.</p>

					Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
2277	J.	Dungmeen		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2278	Rosalinda C.	Aquino		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2279	Rosalinda C.	Aquino		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2280	Rosalinda C.	Aquino		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2281	Rosalinda	Aquino		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part

	C.					- Portrays the community negatively by unfairly focusing exclusively on deprivation	of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2282	Rosalinda C.	Aquino		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2283	Rosalinda C.	Aquino		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2284	Rosalinda C.	Aquino		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2285	Rosalinda C.	Aquino		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2286	Rosalinda C.	Aquino		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2287	Rosalinda C.	Aquino		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2288	Philomena	Norton		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can

					workers into a most densely populated area, with little of no additional affordable social rented housing.	support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2289	Philomena	Norton	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2290	Philomena	Norton	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2291	Philomena	Norton	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2292	Philomena	Norton	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2293	Philomena	Norton	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2294	Philomena	Norton	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2295	Philomena	Norton		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2296	Philomena	Norton		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2297	Philomena	Norton		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2298	Mr. V.	Paserson		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2299	Mr. V.	Paserson		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets

					Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	out the expectation that any proposals minimise disruption to existing residents.
2300	Mr. V.	Paserson		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2301	Mr. V.	Paserson		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2302	Mr. V.	Paserson		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2303	Mr. V.	Paserson		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2304	Mr. V.	Paserson		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2305	Mr. V.	Paserson		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2306	Mr. V.	Paserson		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a

					that the views of residents tested in this way shall be paramount in determining the future of our homes.	consultation with the estates' residents.
2307	Mr. V.	Paserson		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2308	G	George		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2309	G	George		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2310	G	George		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2311	G	George		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2312	G	George		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2313	G	George		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2314	G	George		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2315	G	George		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2316	G	George		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2317	G	George		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2318	F.	Ghebremeske		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts

						sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2319	F.	Ghebremeske	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2320	F.	Ghebremeske	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2321	F.	Ghebremeske	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2322	F.	Ghebremeske	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2323	F.	Ghebremeske	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2324	F.	Ghebremeske	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estate Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2325	F.	Ghebremeske	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high</p>

					- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2326	F.	Ghebremeske	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2327	F.	Ghebremeske	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2328	John	Lawrence	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2329	John	Lawrence	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2330	John	Lawrence	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable

						- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	housing through mechanisms that look to control service charge and maintenance costs.
2331	John	Lawrence		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2332	John	Lawrence		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2333	John	Lawrence		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2334	John	Lawrence		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2335	John	Lawrence		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2336	John	Lawrence		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2337	John	Lawrence		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2338	Mr	Bulgan		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have

					well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2339	Mr	Bulgan	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2340	Mr	Bulgan	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2341	Mr	Bulgan	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2342	Mr	Bulgan	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2343	Mr	Bulgan	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

					community, which is disingenuous and misleading	
2344	Mr	Bulgan		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2345	Mr	Bulgan		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2346	Mr	Bulgan		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2347	Mr	Bulgan		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2348	Roberta	Belecky		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2349	Roberta	Belecky		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2350	Roberta	Belecky		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2351	Roberta	Belecky		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Also considered under Key Principle HO1
2352	Roberta	Belecky		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2353	Roberta	Belecky		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2354	Roberta	Belecky		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2355	Roberta	Belecky		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.

2356	Roberta	Belecky		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2357	Roberta	Belecky		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2358	S	Watson		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2359	S	Watson		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2360	S	Watson		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2361	S	Watson		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

2362	S	Watson	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2363	S	Watson	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2364	S	Watson	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2365	S	Watson	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2366	S	Watson	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2367	S	Watson	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2368	G	Gillick	05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p>

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2369	G	Gillick	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
2370	G	Gillick	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
2371	G	Gillick	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
2372	G	Gillick	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
2373	G	Gillick	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
2374	G	Gillick	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>	

					options.	
2375	G	Gillick		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance</p>
2376	G	Gillick		05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2377	G	Gillick		05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2378	Mrs K.	Khan		05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2379	Mrs K.	Khan		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>

2380	Mrs K.	Khan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2381	Mrs K.	Khan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2382	Mrs K.	Khan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2383	Mrs K.	Khan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2384	Mrs K.	Khan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2385	Mrs K.	Khan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2386	Mrs K.	Khan	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2387	Mrs K.	Khan	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please</p>	<p>Noted.</p>

					notify me when the authorities adopt the final planning framework.	
2388	Lisa	Matthias		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2389	Lisa	Matthias		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2390	Lisa	Matthias		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2391	Lisa	Matthias		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2392	Lisa	Matthias		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2393	Lisa	Matthias		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2394	Lisa	Matthias		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2395	Lisa	Matthias		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2396	Lisa	Matthias		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2397	Lisa	Matthias		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2398	B.	Canaghan		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2399	B.	Canaghan		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the

				<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2400	B.	Canaghlan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2401	B.	Canaghlan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2402	B.	Canaghlan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2403	B.	Canaghlan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2404	B.	Canaghlan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2405	B.	Canaghlan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of</p>

						housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2406	B.	Canaghlan	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2407	B.	Canaghlan	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2408	Dr. Issa	Char	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2409	Dr. Issa	Char	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2410	Dr. Issa	Char	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2411	Dr. Issa	Char	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2412	Dr. Issa	Char		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2413	Dr. Issa	Char		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2414	Dr. Issa	Char		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2415	Dr. Issa	Char		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2416	Dr. Issa	Char		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2417	Dr. Issa	Char		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2418	Theressa	Ferguson		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy'

					additional affordable social rented housing.	<p>ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2419	Theressa	Ferguson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2420	Theressa	Ferguson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2421	Theressa	Ferguson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2422	Theressa	Ferguson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2423	Theressa	Ferguson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2424	Theressa	Ferguson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover</p>

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2425	Theressa	Ferguson		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2426	Theressa	Ferguson		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2427	Theressa	Ferguson		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2428	Mirna Younan	Fahmi		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2429	Mirna Younan	Fahmi		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

						upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	
2430	Mirna Younan	Fahmi		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2431	Mirna Younan	Fahmi		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2432	Mirna Younan	Fahmi		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2433	Mirna Younan	Fahmi		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2434	Mirna Younan	Fahmi		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2435	Mirna Younan	Fahmi		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2436	Mirna Younan	Fahmi		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.

					in determining the future of our homes.	
2437	Mirna Younan	Fahmi		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2438	Ian	Sylvester		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2439	Ian	Sylvester		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2440	Ian	Sylvester		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2441	Ian	Sylvester		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2442	Ian	Sylvester		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the

					poverty of the occupants and 'discontinuous roads'	considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2443	Ian	Sylvester	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2444	Ian	Sylvester	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2445	Ian	Sylvester	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2446	Ian	Sylvester	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2447	Ian	Sylvester	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2448	E.	Carlson	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets

						out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2449	E.	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2450	E.	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2451	E.	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2452	E.	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2453	E.	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2454	E.	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2455	E.	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the</p>

						- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2456	E.	Carlson		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2457	E.	Carlson		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2458	Mr J. M.	Jones		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2459	Mr J. M.	Jones		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2460	Mr J. M.	Jones		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates,	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and

					not of Government policy to empower communities to take greater control of their neighbourhoods	maintenance costs.
2461	Mr J. M.	Jones		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2462	Mr J. M.	Jones		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2463	Mr J. M.	Jones		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2464	Mr J. M.	Jones		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2465	Mr J. M.	Jones		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2466	Mr J. M.	Jones		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2467	Mr J. M.	Jones		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2468	Gerald	Munalu		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be

					damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2469	Gerald	Munalu	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2470	Gerald	Munalu	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2471	Gerald	Munalu	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2472	Gerald	Munalu	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2473	Gerald	Munalu	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

2474	Gerald	Munalu	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence..</p>
2475	Gerald	Munalu	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2476	Gerald	Munalu	05		<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2477	Gerald	Munalu	05		<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2478	G	Ineldegen	05		<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2479	G	Ineldegen	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core</p>

					[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2480	G	Ineldegen	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2481	G	Ineldegen	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2482	G	Ineldegen	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2483	G	Ineldegen	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2484	G	Ineldegen	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2485	G	Ineldegen	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2486	G	Ineldegen	05		The Mayor and the Council should agree that before decisions	No change necessary. Any decision to allow a ballot would need to be made by

					are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2487	G	Ineldegen		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework	Noted.
2488	David	Goguin		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2489	David	Goguin		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2490	David	Goguin		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2491	David	Goguin		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2492	David	Goguin		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2493	David	Goguin		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2494	David	Goguin		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2495	David	Goguin		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2496	David	Goguin		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2497	David	Goguin		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2498	Michael	O'Sullivan		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2499	Michael	O'Sullivan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>		No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2500	Michael	O'Sullivan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>		No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2501	Michael	O'Sullivan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>		No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2502	Michael	O'Sullivan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>		No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2503	Michael	O'Sullivan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>		Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2504	Michael	O'Sullivan	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>		No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.

2505	Michael	O'Sullivan	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2506	Michael	O'Sullivan	05		<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2507	Michael	O'Sullivan	05		<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2508	Mark	Dennis	05		<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2509	Mark	Dennis	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2510	Mark	Dennis	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework</p>

						- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2511	Mark	Dennis		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2512	Mark	Dennis		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2513	Mark	Dennis		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2514	Mark	Dennis		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2515	Mark	Dennis		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2516	Mark	Dennis		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2517	Mark	Dennis		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning	Noted.

					framework.	
2518	Ismay			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2519	Ismay			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2520	Ismay			05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2521	Ismay			05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2522	Ismay			05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2523	Ismay			05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2524	Ismay			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2525	Ismay			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance..
2526	Ismay			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2527	Ismay			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2528	Nurd	Ahmed		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2529	Nurd	Ahmed		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2530	Nurd	Ahmed		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2531	Nurd	Ahmed		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Also considered under Key Principle HO1</p>
2532	Nurd	Ahmed		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2533	Nurd	Ahmed		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2534	Nurd	Ahmed		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2535	Nurd	Ahmed		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be</p>

						brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2536	Nurd	Ahmed		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2537	Nurd	Ahmed		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2538	Ivan E.	Molina		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2539	Ivan E.	Molina		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents..
2540	Ivan E.	Molina		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2541	Ivan E.	Molina		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates.

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	Paras 5.7-5.14 of the SPD set out all the considerations.
2542	Ivan E.	Molina		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2543	Ivan E.	Molina		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2544	Ivan E.	Molina		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2545	Ivan E.	Molina		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2546	Ivan E.	Molina		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2547	Ivan E.	Molina		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2548	Mrs. Robabeh	Imanpour-Busszin		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered

						<p>within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2549	Mrs. Robabeh	Imanpour-Busszin	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
2550	Mrs. Robabeh	Imanpour-Busszin	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
2551	Mrs. Robabeh	Imanpour-Busszin	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
2552	Mrs. Robabeh	Imanpour-Busszin	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
2553	Mrs. Robabeh	Imanpour-Busszin	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
2554	Mrs. Robabeh	Imanpour-Busszin	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention</p>	

					Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2555	Mrs. Robabeh	Imanpour-Busszin	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2556	Mrs. Robabeh	Imanpour-Busszin	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2557	Mrs. Robabeh	Imanpour-Busszin	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2558	Murvet	Lengin	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2559	Murvet	Lengin	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	
2560	Murvet	Lengin		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2561	Murvet	Lengin		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2562	Murvet	Lengin		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2563	Murvet	Lengin		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2564	Murvet	Lengin		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2565	Murvet	Lengin		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2566	Murvet	Lengin		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.

2567	Murvet	Lengin		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2569	?	Carlson		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2570	?	Carlson		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2571	?	Carlson		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2572	?	Carlson		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2573	?	Carlson		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key

						Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2574	?	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2575	?	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2576	?	Carlson	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2577	?	Carlson	05		<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2578	?	Carlson	05		<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2579	Maria	Ropszownuz	05		<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts</p>

					caused during construction and demolition.
2580	Maria	Ropszownuz	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents</p>
2581	Maria	Ropszownuz	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2582	Maria	Ropszownuz	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2583	Maria	Ropszownuz	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2584	Maria	Ropszownuz	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2585	Maria	Ropszownuz	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2586	Maria	Ropszownuz	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be</p>

					and uses this as another justification for demolition	brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2587	Maria	Ropszownuz	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2588	Maria	Ropszownuz	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2589	Illegible		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2590	Illegible		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2591	Illegible		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.

					greater control of their neighbourhoods	
2592	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2593	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2594	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2595	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2596	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2597	Illegible			05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2598	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2599	Colin	Young		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of

					elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	<p>the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2600	Colin	Young	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2601	Colin	Young	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2602	Colin	Young	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2603	Colin	Young	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2604	Colin	Young	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2605	Colin	Young	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an</p>

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2606	Colin	Young		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2607	Colin	Young		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2608	Colin	Young		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2610	Janet E.	Fraser		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2611	Janet E.	Fraser		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal

					[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2612	Janet E.	Fraser		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2613	Janet E.	Fraser		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2614	Janet E.	Fraser		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2615	Janet E.	Fraser		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2616	Janet E.	Fraser		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2617	Janet E.	Fraser		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2618	Janet E.	Fraser		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of

					Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2619	Janet E.	Fraser		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2632	Elaine	Deans		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2633	Elaine	Deans		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2634	Elaine	Deans		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2635	Elaine	Deans		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2636	Elaine	Deans		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2637	Elaine	Deans		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2638	Elaine	Deans		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2639	Elaine	Deans		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2640	Elaine	Deans		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2641	Elaine	Deans		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2642	Rajka	Krivokapic		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as

						education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2643	Rajka	Krivokapic	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2644	Rajka	Krivokapic	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2645	Rajka	Krivokapic	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2646	Rajka	Krivokapic	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2647	Rajka	Krivokapic	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2648	Rajka	Krivokapic	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2649	Rajka	Krivokapic	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. 78% of the properties on the West Kensington and Gibbs

					- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2650	Rajka	Krivokapic	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2651	Rajka	Krivokapic	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2652	Raheim		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2653	Raheim		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2654	Raheim		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles

						- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2655	Raheim			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2656	Raheim			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2657	Raheim			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2658	Raheim			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2659	Raheim			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2660	Raheim			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2661	Raheim			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.

2662	William Peter	Kosmas	05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2663	William Peter	Kosmas	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2664	William Peter	Kosmas	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2665	William Peter	Kosmas	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2666	William Peter	Kosmas	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2667	William Peter	Kosmas	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion</p>

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	of the estates.
2668	William Peter	Kosmas		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2669	William Peter	Kosmas		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2670	William Peter	Kosmas		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2671	William Peter	Kosmas		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2672	Diana	Belshaw		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2673	Diana	Belshaw		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2674	Diana	Belshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
2675	Diana	Belshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
2676	Diana	Belshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
2677	Diana	Belshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
2678	Diana	Belshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>	
2679	Diana	Belshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of</p>	

						crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2680	Diana	Belshaw		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2681	Diana	Belshaw		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2682	John	Belshaw		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan.
2683	John	Belshaw		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents
2684	John	Belshaw		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2685	John	Belshaw		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2686	John	Belshaw		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2687	John	Belshaw		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2688	John	Belshaw		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2689	John	Belshaw		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2690	John	Belshaw		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2691	John	Belshaw		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2692	Peter	Belshaw		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2693	Peter	Belshaw		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2694	Peter	Belshaw		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2695	Peter	Belshaw		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2696	Peter	Belshaw		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2697	Peter	Belshaw		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2698	Peter	Belshaw		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2699	Peter	Belshaw		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be</p>

						brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2700	Peter	Belshaw		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2701	Peter	Belshaw		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2703	Salim	Uddin		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2704	Salim	Uddin		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2705	Salim	Uddin		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2706	Salim	Uddin		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2707	Salim	Uddin		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2708	Salim	Uddin		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2709	Salim	Uddin		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2710	Salim	Uddin		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2711	Salim	Uddin		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2712	Salim	Uddin		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2713	Ess R.	Elbraway		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can

					workers into a most densely populated area, with little of no additional affordable social rented housing.	support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2714	Ess R.	Elbraway	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2715	Ess R.	Elbraway	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs
2716	Ess R.	Elbraway	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2717	Ess R.	Elbraway	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2718	Ess R.	Elbraway	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2719	Ess R.	Elbraway	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence
2720	Ess R.	Elbraway		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2721	Ess R.	Elbraway		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2722	Ess R.	Elbraway		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2723	Ess R.	Elbraway		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2724	Tesfazghi	Aberra		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2725	Tesfazghi	Aberra		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme

					draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2726	Tesfazghi	Aberra		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2727	Tesfazghi	Aberra		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2728	Tesfazghi	Aberra		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2729	Tesfazghi	Aberra		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2730	Tesfazghi	Aberra		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2731	Tesfazghi	Aberra		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the

						estates and the lack of natural surveillance.
2732	Tesfazghi	Aberra		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2733	Tesfazghi	Aberra		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2734	Illegible			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2735	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2736	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2737	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

					exclusively on deprivation	
2738	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2739	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2740	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2741	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2742	Illegible			05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2743	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2744	Mrs. Julia Vanherck			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2745	Mrs. Julia	Vanherck	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Fails to address the findings from the consultation on the first draft that: <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2746	Mrs. Julia	Vanherck	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2747	Mrs. Julia	Vanherck	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2748	Mrs. Julia	Vanherck	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2749	Mrs. Julia	Vanherck	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2750	Mrs. Julia	Vanherck	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community 	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by

					takeover plan; and which provides a biased assessment of options.	Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2751	Mrs. Julia	Vanherck	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2752	Mrs. Julia	Vanherck	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2753	Mrs. Julia	Vanherck	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2754	Mrs.	Daoudi	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2755	Mrs.	Daoudi	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					justification for the development proposals. [end italics]	
2756	Mrs.	Daoudi		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2757	Mrs.	Daoudi		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Also considered under Key Principle HO1
2758	Mrs.	Daoudi		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2759	Mrs.	Daoudi		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2760	Mrs.	Daoudi		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2761	Mrs.	Daoudi		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2762	Mrs.	Daoudi		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2763	Mrs.	Daoudi		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations	Noted.

					and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
2764	Mr. R.	Griffin		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2765	Mr. R.	Griffin		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2766	Mr. R.	Griffin		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2767	Mr. R.	Griffin		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2768	Mr. R.	Griffin		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2769	Mr. R.	Griffin		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading I object especially to Chapter 5, Housing Strategy because it:	to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2770	Mr. R.	Griffin		05		- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2771	Mr. R.	Griffin		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2772	Mr. R.	Griffin		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2773	Mr. R.	Griffin		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2774	Rachael	Johnson		05		object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2775	Rachael	Johnson		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2776	Rachael	Johnson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2777	Rachael	Johnson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2778	Rachael	Johnson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2779	Rachael	Johnson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2780	Rachael	Johnson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2781	Rachael	Johnson		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be</p>

						brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2782	Rachael	Johnson		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2783	Rachael	Johnson		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2784	Shannon	Kaspa		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2785	Shannon	Kaspa		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2786	Shannon	Kaspa		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2787	Shannon	Kaspa		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part

						<p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2788	Shannon	Kaspa		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2789	Shannon	Kaspa		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2790	Shannon	Kaspa		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2791	Shannon	Kaspa		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2792	Shannon	Kaspa		05		<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2793	Shannon	Kaspa		05		<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2794	B.C.	Mcintosh		05		<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can</p>

					workers into a most densely populated area, with little of no additional affordable social rented housing.	support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2795	B.C.	Mcintosh	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2796	B.C.	Mcintosh	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2797	B.C.	Mcintosh	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2798	B.C.	Mcintosh	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2799	B.C.	Mcintosh	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2800	B.C.	Mcintosh	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2801	B.C.	Mcintosh		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2802	B.C.	Mcintosh		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2803	B.C.	Mcintosh		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2804	Achit	Eltsammam		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2805	Achit	Eltsammam		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets

					Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	out the expectation that any proposals minimise disruption to existing residents.
2806	Achit	Eltsammam	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2807	Achit	Eltsammam	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2808	Achit	Eltsammam	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2809	Achit	Eltsammam	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2810	Achit	Eltsammam	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2811	Achit	Eltsammam	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2812	Achit	Eltsammam	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a

					that the views of residents tested in this way shall be paramount in determining the future of our homes.	consultation with the estates' residents.
2813	Achit	Eltammam	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2814	R. Reynolds		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2815	R. Reynolds		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2816	R. Reynolds		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2817	R. Reynolds		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2818	R. Reynolds		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing

					- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2819	R. Reynolds		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2820	R. Reynolds		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2821	R. Reynolds		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2822	R. Reynolds		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2823	R. Reynolds		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2824	Lynette Roberts		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts

						sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2825	Lynette	Roberts		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2826	Lynette	Roberts		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2827	Lynette	Roberts		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2828	Lynette	Roberts		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2829	Lynette	Roberts		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2830	Lynette	Roberts		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estate Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2831	Lynette	Roberts		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high</p>

						- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2832	Lynette	Roberts		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2833	Lynette	Roberts		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2834	Heba	Aboueita		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2835	Heba	Aboueita		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2836	Heba	Aboueita		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable

						- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	housing through mechanisms that look to control service charge and maintenance costs.
2837	Heba	Aboueita		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2838	Heba	Aboueita		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2839	Heba	Aboueita		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2840	Heba	Aboueita		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2841	Heba	Aboueita		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2842	Heba	Aboueita		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2843	Heba	Aboueita		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2844	Ruth	Carswell		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have

					well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2845	Ruth	Carswell	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2846	Ruth	Carswell	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2847	Ruth	Carswell	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2848	Ruth	Carswell	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2849	Ruth	Carswell	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

					community, which is disingenuous and misleading	
2850	Ruth	Carswell	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2851	Ruth	Carswell	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2852	Ruth	Carswell	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2853	Ruth	Carswell	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2854	Nicolas	Khoplevski	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2855	Nicolas	Khoplevski	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is

					[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2856	Nicolas	Khoplevski	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2857	Nicolas	Khoplevski	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2858	Nicolas	Khoplevski	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2859	Nicolas	Khoplevski	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2860	Nicolas	Khoplevski	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2861	Nicolas	Khoplevski	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.

2862	Nicolas	Khoplevski	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2863	Nicolas	Khoplevski	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2864	V.	Lindsay	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2865	V.	Lindsay	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2866	V.	Lindsay	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2867	V.	Lindsay	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

2868	V.	Lindsay	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2869	V.	Lindsay	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2870	V.	Lindsay	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2871	V.	Lindsay	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2872	V.	Lindsay	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2873	V.	Lindsay	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
2874	Mr. Adan Abdi	Mohamed	05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p>

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2875	Mr. Adan Abdi	Mohamed	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2876	Mr. Adan Abdi	Mohamed	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2877	Mr. Adan Abdi	Mohamed	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2878	Mr. Adan Abdi	Mohamed	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2879	Mr. Adan Abdi	Mohamed	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2880	Mr. Adan Abdi	Mohamed	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of</p>	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.

					options.	
2881	Mr. Adan Abdi	Mohamed		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2882	Mr. Adan Abdi	Mohamed		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2884	Mr. Adan Abdi	Mohamed		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2885	Khadijan	Zaky		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2886	Khadijan	Zaky		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

2887	Khadijan	Zaky	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2888	Khadijan	Zaky	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2889	Khadijan	Zaky	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2890	Khadijan	Zaky	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2891	Khadijan	Zaky	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2892	Khadijan	Zaky	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
2893	Khadijan	Zaky	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
2895	Khadijan	Zaky	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please</p>	<p>Noted.</p>

					notify me when the authorities adopt the final planning framework.	
2896	Asha			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2897	Asha			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2898	Asha			05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2899	Asha			05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2900	Asha			05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2901	Asha			05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2902	Asha			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2903	Asha			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2904	Asha			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2905	Asha			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2906	B.	Daoudi		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2907	B.	Daoudi		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2908	B.	Daoudi		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2909	B.	Daoudi		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2910	B.	Daoudi		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2911	B.	Daoudi		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2912	B.	Daoudi		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2913	B.	Daoudi		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of</p>

						housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2914	B.	Daoudi		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2915	B.	Daoudi		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2916	Miss Dawn	Barnes		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2917	Miss Dawn	Barnes		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2918	Miss Dawn	Barnes		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2919	Miss Dawn	Barnes		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2920	Miss Dawn	Barnes		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2921	Miss Dawn	Barnes		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2922	Miss Dawn	Barnes		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2923	Miss Dawn	Barnes		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2924	Miss Dawn	Barnes		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2925	Miss Dawn	Barnes		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2926	George	Smith		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy'

					additional affordable social rented housing.	<p>ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2927	George	Smith	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
2928	George	Smith	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
2929	George	Smith	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
2930	George	Smith	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
2931	George	Smith	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
2932	George	Smith	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover</p>	

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2933	George	Smith		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2934	George	Smith		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2935	George	Smith		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2936	Halimo	Hussein		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2937	Halimo	Hussein		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	
2938	Halimo	Hussein		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2939	Halimo	Hussein		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2940	Halimo	Hussein		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2941	Halimo	Hussein		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2942	Halimo	Hussein		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2943	Halimo	Hussein		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2944	Halimo	Hussein		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.

					in determining the future of our homes.	
2945	Halimo	Hussein		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2946	Sirad	Saleban		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2947	Sirad	Saleban		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2948	Sirad	Saleban		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2949	Sirad	Saleban		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2950	Sirad	Saleban		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the

					poverty of the occupants and 'discontinuous roads'	considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2951	Sirad	Saleban	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2952	Sirad	Saleban	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2953	Sirad	Saleban	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2954	Sirad	Saleban	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2955	Sirad	Saleban	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2956	Hinda Ismail	Jama	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets

						out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2957	Hinda Ismail	Jama		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
2958	Hinda Ismail	Jama		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
2959	Hinda Ismail	Jama		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
2960	Hinda Ismail	Jama		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
2961	Hinda Ismail	Jama		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
2962	Hinda Ismail	Jama		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
2963	Hinda Ismail	Jama		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the</p>

					- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2964	Hinda Ismail	Jama	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2965	Hinda Ismail	Jama	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2966	Deeqa	Mayaud	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan.
2969	Deeqa	Mayaud	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2970	Deeqa	Mayaud	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2971	Deeqa	Mayaud	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2972	Deeqa	Mayaud	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2973	Deeqa	Mayaud		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2974	Deeqa	Mayaud		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2975	Deeqa	Mayaud		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2976	Deeqa	Mayaud		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2977	Deeqa	Mayaud		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2978	Mohamoud	Awale		05		I object most strongly to the revised SPD because the scale of	No change necessary. The Opportunity Area is allocated for redevelopment in

					<p>redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
2979	Mohamoud	Awale	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
2980	Mohamoud	Awale	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
2981	Mohamoud	Awale	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
2982	Mohamoud	Awale	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
2983	Mohamoud	Awale	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	

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2984	Mohamoud	Awale		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2985	Mohamoud	Awale		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
2986	Mohamoud	Awale		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2987	Mohamoud	Awale		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2988	T.	Sheridan		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2989	T.	Sheridan		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme

					draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
2990	T.	Sheridan		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
2991	T.	Sheridan		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
2992	T.	Sheridan		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
2993	T.	Sheridan		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
2994	T.	Sheridan		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
2995	T.	Sheridan		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the

						estates and the lack of natural surveillance.
2996	T.	Sheridan		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
2997	T.	Sheridan		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
2998	J	Moran		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
2999	J	Moran		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3000	J	Moran		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3001	J	Moran		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

					exclusively on deprivation	
3002	J	Moran	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3003	J	Moran	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3004	J	Moran	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3005	J	Moran	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3006	J	Moran	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3007	J	Moran	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3008	C	Dtczain	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

							Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3009	C	Dtczain		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3010	C	Dtczain		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3011	C	Dtczain		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3012	C	Dtczain		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3013	C	Dtczain		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3014	C	Dtczain		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community</p>	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by

					takeover plan; and which provides a biased assessment of options.	Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3015	C	Dtczain		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3016	C	Dtczain		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3017	C	Dtczain		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3018	L	O'Brien		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3019	L	O'Brien		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					justification for the development proposals. [end italics]	
3020	L	O'Brien		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3021	L	O'Brien		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3022	L	O'Brien		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3023	L	O'Brien		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3024	L	O'Brien		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3025	L	O'Brien		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3026	L	O'Brien		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3027	L	O'Brien		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations	Noted.

					and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
3028	Jill	Barker		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3029	Jill	Barker		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3030	Jill	Barker		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3031	Jill	Barker		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3032	Jill	Barker		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3033	Jill	Barker		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3034	Jill	Barker		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3035	Jill	Barker		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3036	Jill	Barker		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3037	Jill	Barker		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3038	Matt	Bain		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3039	Matt	Bain		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3040	Matt	Bain		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3041	Matt	Bain		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3042	Matt	Bain		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3043	Matt	Bain		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3044	Matt	Bain		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3045	Matt	Bain		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be</p>

							brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3046	Matt	Bain		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3047	Matt	Bain		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3048	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3049	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3050	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3051	Illegible			05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3052	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3053	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3054	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3055	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition.	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3056	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3057	Illegible			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3058	K.	Alebury		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can

					workers into a most densely populated area, with little of no additional affordable social rented housing.	support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3059	K.	Alebury	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3060	K.	Alebury	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3061	K.	Alebury	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3062	K.	Alebury	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3063	K.	Alebury	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3064	K.	Alebury	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3065	K.	Alebary		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3066	K.	Alebary		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3067	K.	Alebary		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3068	Madalena	Dourado		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3069	Madalena	Dourado		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets

					Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	out the expectation that any proposals minimise disruption to existing residents.
3070	Madalena	Dourado		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3071	Madalena	Dourado		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3072	Madalena	Dourado		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3073	Madalena	Dourado		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3074	Madalena	Dourado		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3075	Madalena	Dourado		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3076	Madalena	Dourado		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a

					that the views of residents tested in this way shall be paramount in determining the future of our homes.	consultation with the estates' residents.
3077	Madalena	Dourado		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3078	S.	Beecia		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3079	S.	Beecia		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3080	S.	Beecia		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3081	S.	Beecia		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3082	S.	Beecia		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3083	S.	Beecia		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3084	S.	Beecia		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3085	S.	Beecia		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3086	S.	Beecia		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3087	S.	Beecia		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3088	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts

						sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3089	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3090	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3091	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3092	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3093	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3095	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3096	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high</p>

						- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3097	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3098	Illegible			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3099	Illegible (2)			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3100	Illegible (2)			05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3101	Illegible (2)			05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable

					- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	housing through mechanisms that look to control service charge and maintenance costs.
3102	Illegible (2)		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3103	Illegible (2)		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3104	Illegible (2)		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3105	Illegible (2)		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3106	Illegible (2)		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3107	Illegible (2)		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3108	Illegible (2)		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3109	A.	Adawe	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have

					well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3110	A.	Adawe	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3111	A.	Adawe	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3112	A.	Adawe	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3113	A.	Adawe	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3114	A.	Adawe	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

					community, which is disingenuous and misleading	
3115	A.	Adawe	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3116	A.	Adawe	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3117	A.	Adawe	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3118	A.	Adawe	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3119	Illegible		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3120	Illegible		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan.

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	
3121	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3122	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3123	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3124	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3125	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3126	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.

3127	Illegible			05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3128	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3129	Duali			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3130	Duali			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3131	Duali			05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3132	Duali			05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

3133	Duali		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3134	Duali		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3135	Duali		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3136	Duali		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3137	Duali		05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3138	Duali		05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
3139	Illegible		05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p>

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3140	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Fails to address the findings from the consultation on the first draft that: <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3141	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3142	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3143	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3144	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3145	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of 	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.

					options.	
3146	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3147	Illegible			05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3148	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3149	Illegible (2)			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3150	Illegible (2)			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

3151	Illegible (2)		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3152	Illegible (2)		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3153	Illegible (2)		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3154	Illegible (2)		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3155	Illegible (2)		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3156	Illegible (2)		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3157	Illegible (2)		05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3158	Illegible (2)		05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please</p>	<p>Noted.</p>

					notify me when the authorities adopt the final planning framework.	
3159	Chauntel	Hazel		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3160	Chauntel	Hazel		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3161	Chauntel	Hazel		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3162	Chauntel	Hazel		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3163	Chauntel	Hazel		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3164	Chauntel	Hazel		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3165	Chauntel	Hazel		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3166	Chauntel	Hazel		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3167	Chauntel	Hazel		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3168	Chauntel	Hazel		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3169	L.J.	Welton		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3170	L.J.	Welton		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3171	L.J.	Welton		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3172	L.J.	Welton		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3173	L.J.	Welton		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3174	L.J.	Welton		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3175	L.J.	Welton		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3176	L.J.	Welton		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of</p>

						housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3177	L.J.	Welton		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3178	L.J.	Welton		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3179	Martina Abdi	Ali		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3180	Martina Abdi	Ali		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3181	Martina Abdi	Ali		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3182	Martina Abdi	Ali		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3183	Martina Abdi	Ali		05		object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3184	Martina Abdi	Ali		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3185	Martina Abdi	Ali		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3186	Martina Abdi	Ali		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3187	Martina Abdi	Ali		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3188	Martina Abdi	Ali		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3189	Khadra			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy'

					additional affordable social rented housing.	<p>ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
3190	Khadra			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3191	Khadra			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3192	Khadra			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3193	Khadra			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3194	Khadra			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3195	Khadra			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover</p>

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3196	Khadra			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3197	Khadra			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3198	Khadra			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3199	Nura	Ahmed		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3200	Nura	Ahmed		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	
3201	Nura	Ahmed		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3202	Nura	Ahmed		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3203	Nura	Ahmed		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3204	Nura	Ahmed		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3205	Nura	Ahmed		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3206	Nura	Ahmed		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3207	Nura	Ahmed		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.

					in determining the future of our homes.	
3208	Nura	Ahmed		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3209	U	Idusko		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3210	U	Idusko		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3211	U	Idusko		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3212	U	Idusko		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3213	U	Idusko		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the

					poverty of the occupants and 'discontinuous roads'	considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3214	U	Idusko		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3215	U	Idusko		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3216	U	Idusko		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3217	U	Idusko		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3218	U	Idusko		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3219	Illegible			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets

						out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3220	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3221	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3222	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3223	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3224	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3225	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3226	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the</p>

						- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3227	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3228	Illegible			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3229	J Bowyer			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3230	J Bowyer			05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3231	J Bowyer			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates,	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and

					not of Government policy to empower communities to take greater control of their neighbourhoods	maintenance costs.
3232	J Bowyer		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3233	J Bowyer		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3234	J Bowyer		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3235	J Bowyer		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3236	J Bowyer		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3237	J Bowyer		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3238	J Bowyer		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3239	Safa	Elsayed	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be

					damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3240	Safa	Elsayed	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3241	Safa	Elsayed	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3242	Safa	Elsayed	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3243	Safa	Elsayed	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3244	Safa	Elsayed	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

3245	Safa	Elsayed	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3246	Safa	Elsayed	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3247	Safa	Elsayed	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3248	Safa	Elsayed	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
3249	Audrey		05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
3250	Audrey		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal</p>

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3251	Audrey			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3252	Audrey			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3253	Audrey			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3254	Audrey			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3255	Audrey			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3256	Audrey			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3257	Audrey			05		The Mayor and the Council should agree that before decisions	No change necessary. Any decision to allow a ballot would need to be made by

					are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3258	Audrey			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3259	William Peter	Kosmas		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3260	William Peter	Kosmas		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3261	William Peter	Kosmas		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3262	William Peter	Kosmas		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3263	William	Kosmas		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3270	J.	Galent		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3271	J.	Galent		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3273	J.	Galent		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3274	J.	Galent		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3276	J.	Galent		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3277	J.	Galent		05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of</p>

					Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3278	J.	Galent		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3279	J.	Galent		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3280	Nura	Sharif		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3281	Nura	Sharif		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3282	Nura	Sharif		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3283	Nura	Sharif		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3284	Nura	Sharif		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3285	Nura	Sharif		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3286	Nura	Sharif		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3287	Nura	Sharif		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3288	Nura	Sharif		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3289	Nura	Sharif		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3290	hajar	Denideni		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can

					workers into a most densely populated area, with little of no additional affordable social rented housing.	support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3291	hajar	Denideni	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3292	hajar	Denideni	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3293	hajar	Denideni	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3294	hajar	Denideni	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3295	hajar	Denideni	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3296	hajar	Denideni	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3297	hajar	Denideni		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3298	hajar	Denideni		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3299	hajar	Denideni		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3300	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3301	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets

						Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	out the expectation that any proposals minimise disruption to existing residents.
3302	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3303	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3304	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3305	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3306	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3307	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3308	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a

					that the views of residents tested in this way shall be paramount in determining the future of our homes.	consultation with the estates' residents.
3309	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3311	Anne-Marie	Nabo		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3312	Anne-Marie	Nabo		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3313	Anne-Marie	Nabo		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3314	Anne-Marie	Nabo		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3315	Anne-Marie	Nabo		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3316	Anne-Marie	Nabo		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3317	Anne-Marie	Nabo		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3318	Anne-Marie	Nabo		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3319	Anne-Marie	Nabo		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3320	Anne-Marie	Nabo		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3321	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts

						sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3322	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3323	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3324	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3325	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3326	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3327	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estate Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3328	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high</p>

						- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3329	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3330	Illegible			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3331	Erie	Morgan		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3332	Erie	Morgan		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3333	Erie	Morgan		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable

						- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	housing through mechanisms that look to control service charge and maintenance costs.
3334	Erie	Morgan		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3335	Erie	Morgan		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3336	Erie	Morgan		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3337	Erie	Morgan		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3338	Erie	Morgan		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3339	Erie	Morgan		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3340	Erie	Morgan		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3341	K	Henry		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have

					well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3342	K	Henry	05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.	
3343	K	Henry	05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.	
3344	K	Henry	05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.	
3345	K	Henry	05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.	
3346	K	Henry	05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.	

					community, which is disingenuous and misleading	
3347	K	Henry	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3348	K	Henry	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3349	K	Henry	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3350	K	Henry	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3351	M	Nicolu	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3352	M	Nicolu	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3353	M	Nicolu		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3354	M	Nicolu		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3355	M	Nicolu		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3356	M	Nicolu		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3357	M	Nicolu		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3358	M	Nicolu		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.

3359	M	Nicolu	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3360	M	Nicolu	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3361	Mrs M.	Zamulh	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3362	Mrs M.	Zamulh	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3363	Mrs M.	Zamulh	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3364	Mrs M.	Zamulh	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

3365	Mrs M.	Zamulh	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3366	Mrs M.	Zamulh	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3367	Mrs M.	Zamulh	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3368	Mrs M.	Zamulh	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3369	Mrs M.	Zamulh	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3370	Mrs M.	Zamulh	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
3371	A.	Bendoad	05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p>

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3372	A.	Bendoad	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>		No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3373	A.	Bendoad	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>		No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3374	A.	Bendoad	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>		No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3375	A.	Bendoad	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>		No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3376	A.	Bendoad	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>		Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3377	A.	Bendoad	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of</p>		No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.

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3378	A.	Bendaoad	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3379	A.	Bendaoad	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3380	A.	Bendaoad	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3381	Stalla	Obimalcingle	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3382	Stalla	Obimalcingle	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

3383	Stalla	Obimalcingle	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3384	Stalla	Obimalcingle	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3385	Stalla	Obimalcingle	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3386	Stalla	Obimalcingle	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3387	Stalla	Obimalcingle	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3388	Stalla	Obimalcingle	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3389	Stalla	Obimalcingle	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3390	Stalla	Obimalcingle	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please</p>	<p>Noted.</p>

					notify me when the authorities adopt the final planning framework.	
3391	Foos			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3392	Foos			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3393	Foos			05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3394	Foos			05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3395	Foos			05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3396	Foos			05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3397	Foos			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3398	Foos			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3399	Foos			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3400	Foos			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3401	T.	Lampton		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan.
3402	T.	Lampton		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

						associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	
3403	T.	Lampton		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3404	T.	Lampton		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3405	T.	Lampton		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3406	T.	Lampton		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3407	T.	Lampton		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3408	T.	Lampton		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3409	T.	Lampton		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.

3410	T.	Lampton		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3411	K	Dalti		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3412	K	Dalti		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3413	K	Dalti		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3414	K	Dalti		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3415	K	Dalti		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key

						Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3416	K	Dalti	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3417	K	Dalti	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3418	K	Dalti	05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3419	K	Dalti	05		<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3420	K	Dalti	05		<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
3421	Murindy		05		<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts</p>

						caused during construction and demolition.
3422	Murindy			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Fails to address the findings from the consultation on the first draft that: <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3423	Murindy			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3424	Murindy			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3425	Murindy			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3426	Murindy			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3427	Murindy			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3428	Murindy			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be</p>

					and uses this as another justification for demolition	brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3429	Murindy			05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3430	Murindy			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3431	Shirley	Wiggins		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3432	Shirley	Wiggins		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3433	Shirley	Wiggins		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.

					greater control of their neighbourhoods	
3434	Shirley	Wiggins		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3435	Shirley	Wiggins		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3436	Shirley	Wiggins		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3437	Shirley	Wiggins		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3438	Shirley	Wiggins		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3439	Shirley	Wiggins		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3440	Shirley	Wiggins		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3441	J	Russel		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of

					elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	<p>the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
3442	J	Russel	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
3443	J	Russel	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
3444	J	Russel	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
3445	J	Russel	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
3446	J	Russel	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
3447	J	Russel	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an</p>	

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3448	J	Russel		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3449	J	Russel		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3450	J	Russel		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3451	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3452	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3453	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3454	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3455	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3456	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3457	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3458	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3459	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of

					Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3460	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3461	Bhillis	Flat5		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan.
3462	Bhillis	Flat5		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3463	Bhillis	Flat5		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3464	Bhillis	Flat5		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3465	Bhillis	Flat5		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3466	Bhillis	Flat5		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

					demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	
3467	Bhillis	Flat5		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3468	Bhillis	Flat5		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3469	Bhillis	Flat5		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3470	Bhillis	Flat5		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3471	Sally	Taylor		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3472	Sally	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme

					draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3473	Sally	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3474	Sally	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3475	Sally	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3476	Sally	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3477	Sally	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3478	Sally	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the

						estates and the lack of natural surveillance.
3479	Sally	Taylor		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3480	Sally	Taylor		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3481	C.B.	Taylor		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3482	C.B.	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3483	C.B.	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3484	C.B.	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

					exclusively on deprivation	
3485	C.B.	Taylor	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3486	C.B.	Taylor	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3487	C.B.	Taylor	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3488	C.B.	Taylor	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3489	C.B.	Taylor	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3490	C.B.	Taylor	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3491	Alex	James	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

							Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3492	Alex	James		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Fails to address the findings from the consultation on the first draft that: <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3493	Alex	James		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3494	Alex	James		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3495	Alex	James		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3496	Alex	James		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3497	Alex	James		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community 	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by

					takeover plan; and which provides a biased assessment of options.	Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3498	Alex	James		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3499	Alex	James		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3500	Alex	James		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3501	Jake	Taylor		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3502	Jake	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					justification for the development proposals. [end italics]	
3503	Jake	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3504	Jake	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3505	Jake	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3506	Jake	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3507	Jake	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3508	Jake	Taylor		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3509	Jake	Taylor		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3510	Jake	Taylor		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations	Noted.

					and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
3511	Leoni	Illegible		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3512	Leoni	Illegible		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3513	Leoni	Illegible		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3514	Leoni	Illegible		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3515	Leoni	Illegible		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3516	Leoni	Illegible		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14

						<p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3517	Leoni	Illegible		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3518	Leoni	Illegible		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3519	Leoni	Illegible		05		<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3520	Leoni	Illegible		05		<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
3521	Soheil	Khalilipar		05		<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
3522	Soheil	Khalilipar		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. Officers have responded to comments raised in the</p>

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3523	Soheil	Khalilipar		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3524	Soheil	Khalilipar		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3525	Soheil	Khalilipar		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3526	Soheil	Khalilipar		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3527	Soheil	Khalilipar		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3528	Soheil	Khalilipar		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be</p>

						brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3529	Soheil	Khalilifar		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3530	Soheil	Khalilifar		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3531	Sarir	Khalilifar		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3532	Sarir	Khalilifar		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3533	Sarir	Khalilifar		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3534	Sarir	Khalilifar		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3535	Sarir	Khalilifar		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3536	Sarir	Khalilifar		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3537	Sarir	Khalilifar		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3538	Sarir	Khalilifar		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3539	Sarir	Khalilifar		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3540	Sarir	Khalilifar		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3541	Illegible			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can

					workers into a most densely populated area, with little of no additional affordable social rented housing.	support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3542	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3543	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3544	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3545	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3546	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3547	Illegible			05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate

						- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3548	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3549	Illegible			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3550	Illegible			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3551	Sergio	Rodriguez		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3552	Sergio	Rodriguez		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets

					Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	out the expectation that any proposals minimise disruption to existing residents.
3553	Sergio	Rodriguez	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3554	Sergio	Rodriguez	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3555	Sergio	Rodriguez	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3556	Sergio	Rodriguez	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3557	Sergio	Rodriguez	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3558	Sergio	Rodriguez	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3559	Sergio	Rodriguez	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a

					that the views of residents tested in this way shall be paramount in determining the future of our homes.	consultation with the estates' residents.
3560	Sergio	Rodriguez		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3561	Maria Laura Goncalves	Carvalho		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3562	Maria Laura Goncalves	Carvalho		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3563	Maria Laura Goncalves	Carvalho		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3564	Maria Laura Goncalves	Carvalho		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3565	Maria Laura Goncalves	Carvalho		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3566	Maria Laura Goncalves	Carvalho		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3567	Maria Laura Goncalves	Carvalho		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3568	Maria Laura Goncalves	Carvalho		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3569	Maria Laura Goncalves	Carvalho		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3570	Maria Laura Goncalves	Carvalho		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3571	Bouizith	Luyimulo		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts

						sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3572	Bouizith	Luyimulo		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3573	Bouizith	Luyimulo		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3574	Bouizith	Luyimulo		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3575	Bouizith	Luyimulo		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3576	Bouizith	Luyimulo		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3577	Bouizith	Luyimulo		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estate Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3578	Bouizith	Luyimulo		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high</p>

						- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3579	Bouizith	Luyimulo		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3580	Bouizith	Luyimulo		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3581	Mr. Dean	Gaston-Johnston		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3582	Mr. Dean	Gaston-Johnston		05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3583	Mr. Dean	Gaston-Johnston		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable

					- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	housing through mechanisms that look to control service charge and maintenance costs.
3584	Mr. Dean	Gaston-Johnston	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3585	Mr. Dean	Gaston-Johnston	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3586	Mr. Dean	Gaston-Johnston	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3587	Mr. Dean	Gaston-Johnston	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3588	Mr. Dean	Gaston-Johnston	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3589	Mr. Dean	Gaston-Johnston	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3590	Mr. Dean	Gaston-Johnston	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3591	Ananth	Kumar	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have

					well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3592	Ananth	Kumar	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3593	Ananth	Kumar	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3594	Ananth	Kumar	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3595	Ananth	Kumar	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3596	Ananth	Kumar	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

					community, which is disingenuous and misleading	
3597	Ananth	Kumar	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3598	Ananth	Kumar	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3599	Ananth	Kumar	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3600	Ananth	Kumar	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3601	Neow Ker	Eong	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3602	Neow Ker	Eong	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3603	Neow Ker	Eong		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3604	Neow Ker	Eong		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3605	Neow Ker	Eong		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3606	Neow Ker	Eong		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3607	Neow Ker	Eong		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3608	Neow Ker	Eong		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3609	Neow Ker	Eong		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by

					takeover plan; and which provides a biased assessment of options.	Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3610	Neow Ker	Eong		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3611	Neow Ker	Eong		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3612	Neow Ker	Eong		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3613	Datunji	Okusaga		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3614	Datunji	Okusaga		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the	previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					justification for the development proposals. [end italics]	
3615	Datunji	Okusaga	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3616	Datunji	Okusaga	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3617	Datunji	Okusaga	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3618	Datunji	Okusaga	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3619	Datunji	Okusaga	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3620	Datunji	Okusaga	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3621	Datunji	Okusaga	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3622	Datunji	Okusaga	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations	Noted.

					and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
3623	Linda	Sanders		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3624	Linda	Sanders		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3625	Linda	Sanders		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3626	Linda	Sanders		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3627	Linda	Sanders		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3628	Linda	Sanders		05	I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3629	Linda	Sanders		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3630	Linda	Sanders		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3631	Linda	Sanders		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3632	Linda	Sanders		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3633	June	Dyball		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3634	June	Dyball		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3635	June	Dyball		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3636	June	Dyball		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3637	June	Dyball		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3638	June	Dyball		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3639	June	Dyball		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3640	June	Dyball		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be</p>

						brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3641	June	Dyball		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3642	June	Dyball		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3643	Derek	Dyball		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3644	Derek	Dyball		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3645	Derek	Dyball		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3646	Derek	Dyball		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3647	Derek	Dyball		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3648	Derek	Dyball		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3649	Derek	Dyball		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3650	Derek	Dyball		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3651	Derek	Dyball		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3652	Derek	Dyball		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3653	Tina	Copperwheat		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can

					workers into a most densely populated area, with little of no additional affordable social rented housing.	support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3654	Tina	Copperwheat	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3655	Tina	Copperwheat	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3656	Tina	Copperwheat	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3657	Tina	Copperwheat	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3658	Tina	Copperwheat	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3659	Tina	Copperwheat	05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate

					- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3660	Tina	Copperwheat	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3661	Tina	Copperwheat	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3662	Tina	Copperwheat	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3663	Noor	Zbhek	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3664	Noor	Zbhek	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets

						Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	out the expectation that any proposals minimise disruption to existing residents.
3665	Noor	Zbhek		05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3666	Noor	Zbhek		05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3667	Noor	Zbhek		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3668	Noor	Zbhek		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3669	Noor	Zbhek		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3670	Noor	Zbhek		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3671	Noor	Zbhek		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a

					that the views of residents tested in this way shall be paramount in determining the future of our homes.	consultation with the estates' residents.
3672	Noor	Zbhek		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3673	Malia	Zailan		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3674	Malia	Zailan		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3675	Malia	Zailan		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3676	Malia	Zailan		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3677	Malia	Zailan		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing

						- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3678	Malia	Zailan		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3679	Malia	Zailan		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3680	Malia	Zailan		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3681	Malia	Zailan		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3682	Malia	Zailan		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3683	Faridah	Zaheri		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts

						sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3684	Faridah	Zaheri		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3685	Faridah	Zaheri		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3686	Faridah	Zaheri		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3687	Faridah	Zaheri		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3688	Faridah	Zaheri		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3689	Faridah	Zaheri		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3690	Faridah	Zaheri		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high</p>

						- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3691	Faridah	Zaheri		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3692	Faridah	Zaheri		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3693	Farhia			05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3694	Farhia			05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3695	Farhia			05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable

						- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	housing through mechanisms that look to control service charge and maintenance costs.
3696	Farhia			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3697	Farhia			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3698	Farhia			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3699	Farhia			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3700	Farhia			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3701	Farhia			05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3702	Farhia			05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3703	Sandra	Hills		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent,	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have

					well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3704	Sandra	Hills	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3705	Sandra	Hills	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3706	Sandra	Hills	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3707	Sandra	Hills	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3708	Sandra	Hills	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.

					community, which is disingenuous and misleading	
3709	Sandra	Hills		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3710	Sandra	Hills		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3711	Sandra	Hills		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3712	Sandra	Hills		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3713	Illegible			05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3714	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is

						[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3715	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3716	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3717	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3718	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3719	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3720	Illegible			05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.

3721	Illegible		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3722	Illegible		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3723	Joseph	Bridgeshaw	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3724	Joseph	Bridgeshaw	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3725	Joseph	Bridgeshaw	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3726	Joseph	Bridgeshaw	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

3727	Joseph	Bridgeshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3728	Joseph	Bridgeshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3729	Joseph	Bridgeshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3730	Joseph	Bridgeshaw	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3731	Joseph	Bridgeshaw	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3732	Joseph	Bridgeshaw	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
3734	Suez	Ahmed	05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p>

						Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3735	Suez	Ahmed	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Fails to address the findings from the consultation on the first draft that: <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>	
3736	Suez	Ahmed	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>	
3737	Suez	Ahmed	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>	
3738	Suez	Ahmed	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>	
3739	Suez	Ahmed	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>	
3740	Suez	Ahmed	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>	

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3741	Suez	Ahmed		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3742	Suez	Ahmed		05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3743	Suez	Ahmed		05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
3744	Miss. E	Illegible		05	<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
3745	Miss. E	Illegible		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>

3746	Miss. E	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3747	Miss. E	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3748	Miss. E	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3749	Miss. E	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3750	Miss. E	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options. 	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3751	Miss. E	Illegible	05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition 	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3752	Miss. E	Illegible	05	<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3753	Miss. E	Illegible	05	<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please</p>	<p>Noted.</p>

					notify me when the authorities adopt the final planning framework.	
3754	Mr. L.	DeBouge	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3755	Mr. L.	DeBouge	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3756	Mr. L.	DeBouge	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3757	Mr. L.	DeBouge	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3758	Mr. L.	DeBouge	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3759	Mr. L.	DeBouge	05		I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide

						- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3760	Mr. L.	DeBouge		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3761	Mr. L.	DeBouge		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3762	Mr. L.	DeBouge		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3763	Mr. L.	DeBouge		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3764	Philomena	Desouza		05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3765	Philomena	Desouza		05		I object especially to Chapter 5, Housing Strategy because it:	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3766	Philomena	Desouza		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3767	Philomena	Desouza		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3768	Philomena	Desouza		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3769	Philomena	Desouza		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3770	Philomena	Desouza		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3771	Philomena	Desouza		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of</p>

						housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3772	Philomena	Desouza		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3773	Philomena	Desouza		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3774	Fatima	Joaquin		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3775	Fatima	Joaquin		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3776	Fatima	Joaquin		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3777	Fatima	Joaquin		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to

						- Portrays the community negatively by unfairly focusing exclusively on deprivation	comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3778	Fatima	Joaquin		05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3779	Fatima	Joaquin		05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3780	Fatima	Joaquin		05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3781	Fatima	Joaquin		05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3782	Fatima	Joaquin		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3783	Fatima	Joaquin		05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3784	Fatima	Joaquin		05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3785	Illegible			05		I object most strongly to the revised SPD because the scale of	No change necessary. The Opportunity Area is allocated for redevelopment in

					<p>redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
3786	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Fails to address the findings from the consultation on the first draft that:</p> <p><i>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</i></p>	<p>No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3787	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3788	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3789	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3790	Illegible			05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>

					demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	
3791	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3792	Illegible			05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3793	Illegible			05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3794	Illegible			05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3795	High	Gallagher		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3796	High	Gallagher		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme

					draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3797	High	Gallagher		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3798	High	Gallagher		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3799	High	Gallagher		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3800	High	Gallagher		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3801	High	Gallagher		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3802	High	Gallagher		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the

						estates and the lack of natural surveillance.
3803	High	Gallagher		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3804	High	Gallagher		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3805	Stuart	Lewis		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3806	Stuart	Lewis		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3807	Stuart	Lewis		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3808	Stuart	Lewis		05	I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.

					exclusively on deprivation	
3809	Stuart	Lewis		05	I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3810	Stuart	Lewis		05	I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3811	Stuart	Lewis		05	I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3812	Stuart	Lewis		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3813	Stuart	Lewis		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3814	Stuart	Lewis		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3815	Mrs. C.	Clarke		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.

							Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3816	Mrs. C.	Clarke		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Fails to address the findings from the consultation on the first draft that: <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3817	Mrs. C.	Clarke		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods 	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3818	Mrs. C.	Clarke		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Portrays the community negatively by unfairly focusing exclusively on deprivation 	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3819	Mrs. C.	Clarke		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads' 	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3820	Mrs. C.	Clarke		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading 	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3821	Mrs. C.	Clarke		05		<p>I object especially to Chapter 5, Housing Strategy because it:</p> <ul style="list-style-type: none"> - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community 	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by

					takeover plan; and which provides a biased assessment of options.	Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3822	Mrs. C.	Clarke		05	I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3823	Mrs. C.	Clarke		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3824	Mrs. C.	Clarke		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3825	J.	Carocmir		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3826	J.	Carocmir		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.

					justification for the development proposals. [end italics]	
3827	J.	Carocmir	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3828	J.	Carocmir	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3829	J.	Carocmir	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3830	J.	Carocmir	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3831	J.	Carocmir	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3832	J.	Carocmir	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3833	J.	Carocmir	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3834	J.	Carocmir	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations	Noted.

					and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	
3835	J.	Champki	05		I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3836	J.	Champki	05		I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3837	J.	Champki	05		I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3838	J.	Champki	05		I object especially to Chapter 5, Housing Strategy because it: - Portrays the community negatively by unfairly focusing exclusively on deprivation	No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3839	J.	Champki	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3840	J.	Champki	05		I object especially to Chapter 5, Housing Strategy because it:	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14

						<p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3841	J.	Champki	05			<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3842	J.	Champki	05			<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.</p>
3843	J.	Champki	05			<p>The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.</p>	<p>No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.</p>
3844	J.	Champki	05			<p>We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.</p>	<p>Noted.</p>
3845	Mabel	Adjei	05			<p>I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.</p>	<p>No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development.</p> <p>Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.</p>
3846	Mabel	Adjei	05			<p>I object especially to Chapter 5, Housing Strategy because it:</p>	<p>No change necessary. Officers have responded to comments raised in the</p>

					<p>- Fails to address the findings from the consultation on the first draft that:</p> <p>[italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]</p>	<p>previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.</p>
3847	Mabel	Adjei		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods</p>	<p>No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.</p>
3848	Mabel	Adjei		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Portrays the community negatively by unfairly focusing exclusively on deprivation</p>	<p>No change necessary. The residualisation of the existing estates forms only part of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.</p>
3849	Mabel	Adjei		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'</p>	<p>No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.</p>
3850	Mabel	Adjei		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading</p>	<p>Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.</p>
3851	Mabel	Adjei		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.</p>	<p>No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.</p>
3852	Mabel	Adjei		05	<p>I object especially to Chapter 5, Housing Strategy because it:</p> <p>- Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition</p>	<p>No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be</p>

						brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3853	Mabel	Adjei		05	The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3854	Mabel	Adjei		05	We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.
3855	Peace	Osei Ntiamaah		05	I object most strongly to the revised SPD because the scale of redevelopment it proposes would unnecessarily destroy decent, well-loved homes and wreck a well-functioning community, damaging family ties, disrupting social networks and worrying elderly residents. It is environmentally and socially unsuitable, cramming far too many thousands of extra homes and office workers into a most densely populated area, with little of no additional affordable social rented housing.	No change necessary. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. The appropriate density of any scheme would need to be considered against the Urban Form and Transport and Accessibility chapters of the SPD and Policy 3.4 of the Mayor's London Plan. The revised draft SPD contains a number of Key Objectives and Key Principles to ensure the area can support the number of homes proposed. The 'Phasing and Section 106 Strategy' ensures that the appropriate mix of land uses and infrastructure are delivered within the relevant phases(s) in order to support the needs of development. Chapter 9 sets out requirements for new social and community facilities, such as education, health, police and community meeting space, to support any new development. Chapter 11 sets out requirements to ensure development adopts sustainable approaches to energy production and conservation. Chapter 12 sets out requirements to control flood risk, noise, air quality, ecology and the impacts caused during construction and demolition.
3856	Peace	Osei Ntiamaah		05	I object especially to Chapter 5, Housing Strategy because it: - Fails to address the findings from the consultation on the first draft that: [italics] There was very strong opposition to the demolition of the Gibbs Green and West Kensington estates, and the associated upheaval and inconvenience to residents and communities associated with the decant process. Many comments were received questioning the case for estate regeneration and the justification for the development proposals. [end italics]	No change necessary. Officers have responded to comments raised in the previous consultation on the SPD. These responses can be found on the authorities' websites as supported documents to the revised draft SPD. LBHF have since undertaken the Estate Regeneration Economic Appraisal, which has shown estate regeneration as part of a comprehensive redevelopment scheme for the Opportunity Area, to be the most viable. The Opportunity Area is allocated for redevelopment in the Mayor's London Plan and the borough's Core Strategies, all of which have now been adopted. Key Principles HO1-HO5 deal with LBHF's requirements, as a planning authority, in relation to any scheme involving the West Kensington and Gibbs Green estates. Key Principle HO5 sets out the expectation that any proposals minimise disruption to existing residents.
3857	Peace	Osei Ntiamaah		05	I object especially to Chapter 5, Housing Strategy because it: - Makes no mention of residents' plans to take over the estates, not of Government policy to empower communities to take greater control of their neighbourhoods	No change necessary. This is not a planning issue. The SPD sets a framework for the redevelopment of the Opportunity Area. It does not set out principles relating to estate management and ownership other than Key Principle HO11, which sets out that the authorities' will control the affordability of any affordable housing through mechanisms that look to control service charge and maintenance costs.
3858	Peace	Osei Ntiamaah		05	I object especially to Chapter 5, Housing Strategy because it:	No change necessary. The residualisation of the existing estates forms only part

					- Portrays the community negatively by unfairly focusing exclusively on deprivation	of the consideration of LBHF, as planning authority, that any approach to comprehensive regeneration of the Opportunity Area should include the estates. Paras 5.7-5.14 of the SPD set out all the considerations.
3859	Peace	Osei Ntiamaah	05		I object especially to Chapter 5, Housing Strategy because it: - Uses spurious grounds to justify demolition such as the poverty of the occupants and 'discontinuous roads'	No change necessary. The existing deprivation and poor quality urban realm are both legitimate elements in the consideration by the council, as planning authority, that any approach to comprehensive regeneration of the OA should include the West Kensington and Gibbs Green housing estates. The existing deprivation and poor physical environment of the estates are only two of the considerations however and many other considerations have informed Key Principle HO1, as set out in paras 5.7-5.14 of the SPD.
3860	Peace	Osei Ntiamaah	05		I object especially to Chapter 5, Housing Strategy because it: - Repeatedly uses the word "regeneration" to describe the demolition of our neighbourhood and the destruction of our community, which is disingenuous and misleading	Change proposed. Amendments will be made in paras 5.10, 5.11, 5.12 and 5.14 to change wording from 'regeneration' to 'redevelopment' in order to provide greater clarity about what is being proposed. The overall title will not be amended as this relates to the regenerative benefits to be had from the inclusion of the estates.
3861	Peace	Osei Ntiamaah	05		I object especially to Chapter 5, Housing Strategy because it: - Relies on a fundamentally flawed 'Estates Regeneration Economic Appraisal', which did not involve the residents; which parades opinions as facts; which misrepresents our community takeover plan; and which provides a biased assessment of options.	No change necessary. The Estate Regeneration supports the SPD as an evidence document. Comments on the document were welcomed as part of the consultation on the SPD. It is not considered appropriate for the Estate Regeneration Economic Appraisal to have considered a community takeover plan, as this would essentially form a similar model to the minimal intervention option that was considered within the appraisal and would make little difference to the viability of this option. The council considers that the work undertaken by Amion and Jones Lang LaSalle is unbiased and based on sound evidence.
3862	Peace	Osei Ntiamaah	05		I object especially to Chapter 5, Housing Strategy because it: - Wrongly implies we are not a mixed and balanced community and uses this as another justification for demolition	No change necessary. 78% of the properties on the West Kensington and Gibbs Green estates and the Registered Provider properties that border the estates are social rented. This concentration of social rented housing has resulted in high levels of deprivation, as set out in para 5.7. LBHF is considering the redevelopment of these two estates because of the wider benefits that can be brought about by their inclusion within any wider approach to the masterplanning of the area. One of the considerations in this is the social benefits that can be brought about by creating a more mixed community with a greater range of housing tenures. The other principle consideration is the benefits that can be brought about by improving connectivity through the site and reducing the fear of crime on the estates that is created by the discontinuous internal roads in the estates and the lack of natural surveillance.
3863	Peace	Osei Ntiamaah	05		The Mayor and the Council should agree that before decisions are taken to demolish our homes all West Kensington and Gibbs Green residents should be allowed to vote in an independently run ballot on whether we support the redevelopment plans and that the views of residents tested in this way shall be paramount in determining the future of our homes.	No change necessary. Any decision to allow a ballot would need to be made by the borough's housing department. This issue is therefore beyond the scope of this SPD. The decision whether the Council, as housing authority wish to include the estates within any development proposals would need to be informed by a consultation with the estates' residents.
3864	Peace	Osei Ntiamaah	05		We support the detailed objections submitted by the West Kensington and Gibbs Green Tenants & Residents Associations and by West Ken and Gibbs Green Community Homes. Please notify me when the authorities adopt the final planning framework.	Noted.