

DEVELOPMENT FORUM – QUESTIONS & ANSWERS

PLANNING APPLICATION

1. When is the planning application going to be submitted?

We are aiming to submit planning applications in April 2025.

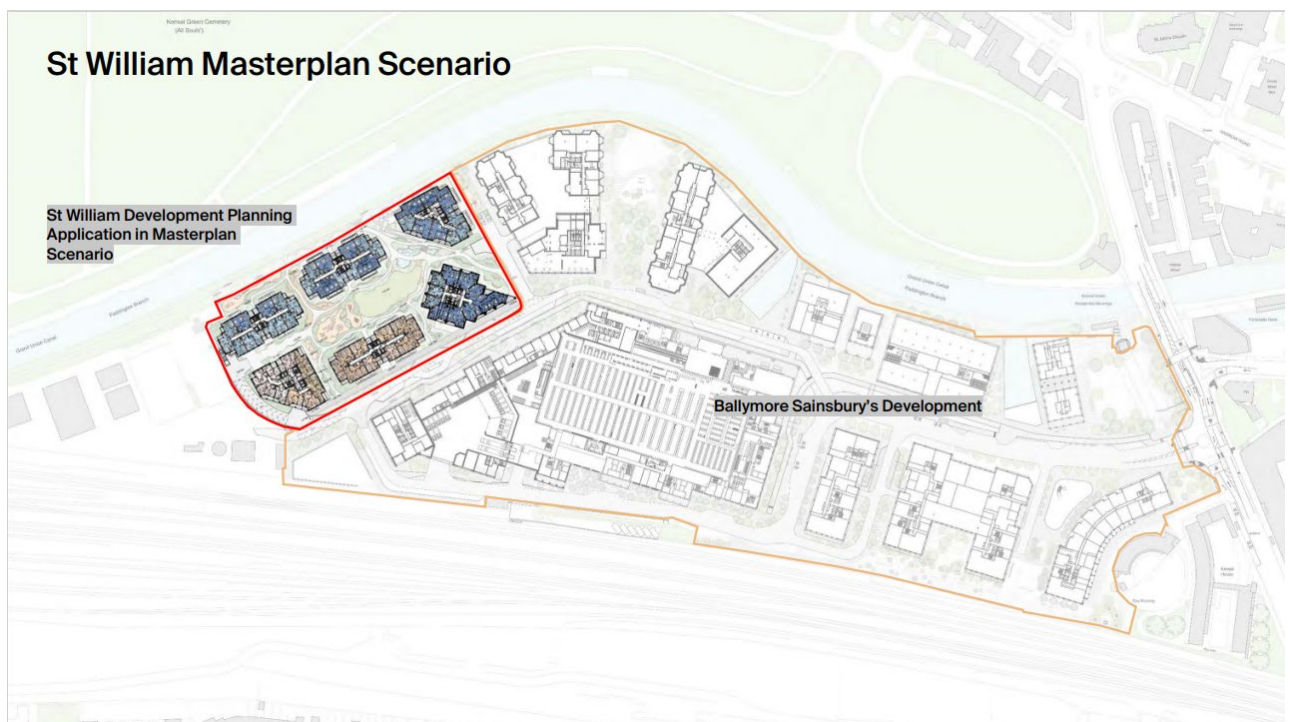
2. Is it a detailed planning application?

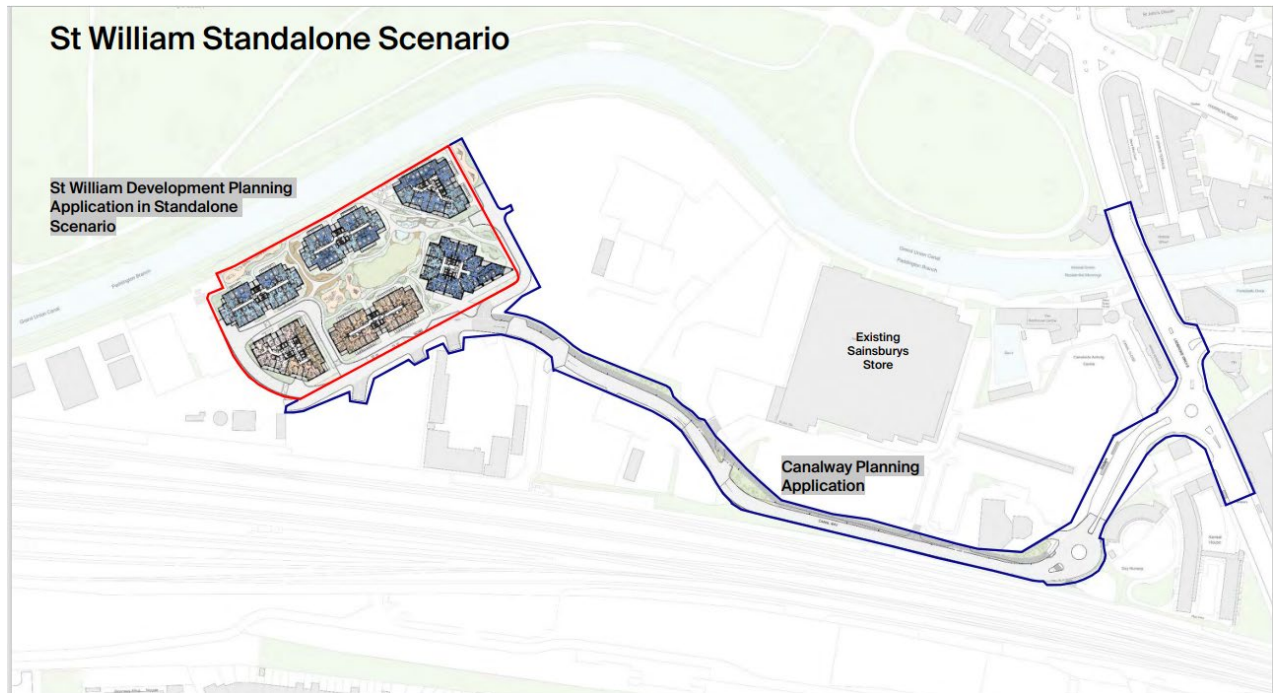
St William is submitting two planning applications – slides 4 and 5 in the [Development Forum presentation](#) set out the structure of the planning applications in more detail. We have also included the key plans below.

One planning application will be for the St William Development Planning Application (red line) and one for the Canal Way Works Planning Application (blue line). The St William Development Planning Application (red line) is a hybrid application containing two buildings in detail and four buildings in outline.

If St William are developing alongside Ballymore and Sainsbury's (orange line) then St William will access the site via the new Ballymore roads.

In the unlikely event that St William develop before Ballymore and Sainsbury's, then St William will access via the upgraded Canal Way (blue line).





BUILDING HEIGHTS

3. What are the building heights?

The building heights range from 11 to 30 storeys. There is one tall building at 30 storeys proposed on the St William site. At the canal edge, the buildings are lower and set back from the canal to create a canalside square and maximise daylight to the towpath and cemetery.

The tallest building is 98m measured from the ground. This is in line with the building heights planning policy for the site as outlined in the RBKC New Local Plan.

RBKC's New Local Plan 6.59 states that the maximum building height is to be measured to the top of the uppermost storey roof parapet.

AFFORDABLE HOUSING

4. What are the affordable homes proposed?

St William has prioritised the delivery of much needed affordable homes. The proposals are for 35% affordable housing by habitable room - rooms designed for living purposes.

This equates to 210 affordable homes. 146 of the 210 homes are for Social Rent. 64 of the 210 homes are for London Living Rent in accordance with RBKC's New Local Plan Policy HO3 Part L.

The development will be tenure blind and all buildings are set around the same shared landscaped open space.

5. How are affordable housing commitments secured?

The commitment to deliver the affordable housing granted in a planning permission is secured through a legal agreement between the council and the developer, which is called a S106 Agreement.

OPEN SPACE

6. Will the open space be public?

8,000 sqm of open space will be provided in the form of a community park in the heart of the development, fully accessible to the public as well as fully accessible to residents and visitors with a disability.

TRANSPORT

7. The area is already so congested with traffic, what transport improvements are you proposing?

Kensal Green Gasworks will provide new and safe walking and cycling routes to the site and connecting to Ladbrooke Grove and local amenities. This includes significant improvements to walking and cycling safety at the Ladbrooke Grove Canal Way junction. This helps to ensure that sustainable or active travel routes are prioritised over the use of cars.

We are also proposing a signalised junction at Canal Way Ladbrooke Grove. Currently, the Canal Way Ladbrooke Grove roundabout without traffic signals does not balance traffic flows. Vehicles travelling south on Ladbrooke Grove give way more frequently to traffic leaving Canal Way. Introducing a signalised junction allows Transport for London to balance traffic flows.

Introducing traffic signals allows an overall reduction in vehicles queuing in peak times at the junction when including vehicles from the St William site in occupation. Traffic signals also allow for safer pedestrian and cycle travel.

A full traffic impact assessment is being undertaken and will be submitted with the planning application.

8. What is the impact of the development on vehicle numbers?

With the St William site occupied, on average, there would be 33 vehicle movements through the Ladbrooke Grove Canal Way junction between 8 - 9am and on average there would be 26 vehicle movements between 5 - 6pm. 45% of the vehicle movements are deliveries and servicing that may already be operating in the area and may therefore not be additional trips to the road network.

9. What bus improvements are you proposing?

Existing bus routes would be extended into the Kensal Canalside Opportunity Area to provide improved public transport access.

After the planning applications are submitted changes to the bus network as part of the development process will need to be agreed with Transport for London prior to gaining approval. This will include providing new services and new bus stops.

REMEDATION

10. How do we ensure any contaminated material is transported safely?

For specific details on how St William and our appointed specialist environmental consultant will both develop a Remediation Strategy as part of Land Contamination Risk Management for Regulatory

approval as well as undertake live monitoring of construction nuisances for the safety of the community and key stakeholders during on-going enabling and remediation works - please see the relevant Development Forum slides which outline this (slides 32 – 37).

As part of the development process, materials will be generated such as construction arisings and made ground soils that are surplus to requirement. These materials will be removed from site (i.e. disposed as a 'waste') and shall be tested and transported in compliance with WM3 and Waste Regulations 2012. WM3 is Government guidance provided to help producers, managers, and regulators classify waste accurately, so that it can be recycled or disposed of properly. In-line with best practice, the waste hierarchy and sustainability principles, waste materials shall be disposed of at treatment facilities where possible, avoiding waste to landfill. St William shall investigate various transport options for the removal of waste materials, to ensure the most efficient and compliant disposal operations for the materials produced.