

St Quintin and Woodlands Neighbourhood Forum

Newsletter February 2016

Preparing for the referendum on the StQW Draft Plan

We have delivered A5 flyers to households across the neighbourhood area. These explain how to go about voting in February 25th at St Helens Church, and supplement the poll cards and letter sent out by the Council (delivery of which seems to have been patchy).

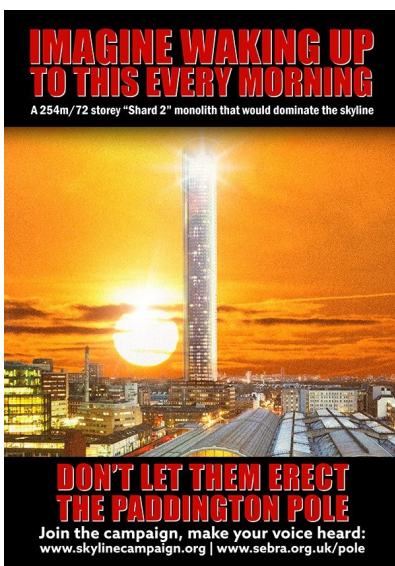
As explained in the flyer, you don't need to produce a poll card to vote. But you do need to be on the electoral register, or to have arranged a postal or proxy vote. If in doubt email to elect@rbkc.gov.uk or ring Electoral Services on 020 7361 3444.

Because of the legal challenge to the StQW Plan from the landowners of Nursery Lane (the Legard family) we would like to see a good turnout on the 25th. This is a moment to show that landowners and developers, even if they have deep pockets, will not succeed against a local community that has worked out with care where new housing should be located in their neighbourhood.

Please make sure that your neighbours are aware of the referendum. Copies of the StQW Plan can be seen at St Helens Café and Mountgrange Heritage in St Helens Gardens, at Shellys the Chemist and Taste Buds in North Pole Road, and at the St Quintin Health Centre.

Paddington Pole planning application withdrawn

Proposals for this 245m tower next to Paddington station have been withdrawn, after widespread opposition led by the Skyline Campaign.



The developers will no doubt be back with a reduced version, but there is a perceptible groundswell of public opinion turning against tall residential towers.

This is not least because people are waking up the fact that offshore buyers have disappeared from the market, leaving a glut of towers at Battersea and Vauxhall which may not find buyers.

As we have reminded Imperial College, a 35 storey tower at the Westway roundabout is unlikely attract buyers or tenants, given competition from more attractive locations. Not a good moment for the College to build 'Imperial Folly'.

A judicial review claim from William Legard

As one of the family which has owned the land at Nursery Lane since the 1950s, William Legard has started judicial review proceedings.

The decision under challenge is that by the Council to accept the conclusions of the independent examiner of the StQW Draft Plan, and to advance the Plan to a referendum. In doing so, the Council has confirmed its view that the Plan meets all of the necessary 'basic conditions' and legal requirements for a neighbourhood plan to be adopted (subject to majority vote in the referendum). Mr Legard disagrees, not unexpectedly.

It is for the Council, rather than the StQW Forum to defend this legal challenge and they have appointed legal Counsel to do so. The StQW Forum is an 'interested party' in the court action, and we have appointed Matthew Horton QC to intervene as necessary on the Forum's behalf.

Matthew Horton is familiar with the StQW Plan and Nursery Lane, and wrote the legal opinion which helped to ensure the Metropolis Property application was withdrawn last summer. Metropolis Property are also an interested party, and we wait to see whether they will become actively involved.



Boris's Cycle Superhighway plans come closer

There have been those who have been saying that the Westway stretch of the East West Cycle Superhighway will never happen. But Transport for London have now published for consultation a set of more detailed proposals on this section of the Highway.

The plans can be seen at <https://consultations.tfl.gov.uk/cycling/0e1209f5>. See whether you think the Wood Lane junction will work for cyclists, along with existing traffic. Views welcome for input to a StQW response.

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