

St Quintin and Woodlands Neighbourhood Forum

Newsletter January 2016

StQW Draft Plan referendum on 25th February

The local referendum on the St Quintin and Woodlands Draft Neighbourhood Plan has been set for February 25th. This is a week later than originally planned, to avoid a clash with half-term (for most schools).

The Council will send letters and ballot papers to all registered electors. Reminder leaflets from StQW will be distributed nearer the time. It remains possible that the Legard family and/or Metropolis Property will attempt a legal challenge against the Council's decision to advance the StQW Draft Plan to a referendum. In which case it will be up to RBKC to defend such an action, with the Forum as an 'interested party' should we choose to join in.

Crowthorne Road scheme - application submitted.



View of proposed scheme, with Lichfield Studios, Oxford Gardens and Wallingford Avenue in the background.

The application follows the exhibition last autumn and is for 5 office/studio spaces with 8 flats above (1 and 2 bed). As with all new schemes in the Borough, these will be 'permit free' (i.e. no resident parking permits).

The proposals are a big improvement on the 2012 application from a previous landowner, refused by RBKC on several grounds including height and over-shadowing Oxford Gardens School.

The StQW Draft Plan supports mixed use on this site. The scheme, if approved, will provide much needed smaller housing units on brownfield land, far more suitable for this area than the former and unlamented proposals for townhouses at Nursery Lane.

The developers at Crowthorne Road approached the StQW Forum at an early stage. If Metropolis Property had done the same, much time, effort and money would have been saved by all concerned.

A neighbourhood plan for Old Oak?

Landowners and developers Cargiant have been distributing flyers in this area giving dates for the next stage of public consultation on the masterplan for their 43 acre site at Old Oak ([see at www.oldoakpark.co.uk](http://www.oldoakpark.co.uk) for dates and times of drop-in sessions)

Meanwhile the Old Oak and Park Royal Development Corporation (OPDC) are publicising dates for their own consultation on the first draft of the Old Oak Local Plan.

Confusing for the public to have the two consultations happening at once? Cargiant are now only months away from submitting a planning application, while the OPDC Local Plan is still at an early stage.

Resident groups in and around Old Oak (including the Friends of Wormwood Scrubs) have been discussing the idea of joining forces in an Old Oak Neighbourhood Forum. This body would prepare a neighbourhood plan for the Old Oak half of the OPDC area. The aim is to complete this by Spring 2017, over the same timescale as that for the OPDC Local Plan. OPDC and LBHF approval to designating a forum will be needed.

This route is seen as giving local people the best chance of influencing proposals for 24,000 new homes at Old Oak, to be built over the next two decades. While the start of construction remains some years away, the first critical planning decisions will be made in 2016/17. Contact info@stqw if you are interested in more detail.



OPDC 'illustration' of proposed Old Oak High Street

The first draft of the OPDC Local Plan is due to appear on February 4th and public consultation will run until 30 March 2016. Google 'OPDC' to find information and publications (on the Mayor of London/GLA website).