



# St Quintin and Woodlands Neighbourhood Forum

Newsletter March 2018

## Fundraising for a 'Forest School' at New Studio Pre-School

[New Studio Pre-School](#) in Kelfield Mews has permission from the Notting Hill Methodist Church to use some of the backland behind Kelfield Gardens/Wallingford/St Quintin as a Forest School. This part of the open space is currently overgrown and unused.

The organisers explain that *A Forest School is literally that - a school in the forest. It is a carefully structured, fun vehicle for outdoor learning, delivered through first-hand experience in a natural habitat. It uses the natural resources in the woodland and the children's interests to stimulate imaginative, creative and investigative activities. Initially for the pre-school children and then extend it to other user groups including schools, community groups, children of Grenfell etc. during the term time and holidays.*

They are looking to raise £18,217 and are using crowd-funding at <https://www.spacehive.com/newstudioforest>

This backland is one of the three Local Green Spaces designated in the StQW Plan. This use would help to ensure the space is well used and maintained.

## Our local shopping parades – more empty shops

The number of vacant shop units in North Pole Road is growing, and has become an evermore visible sign of a shopping parade in trouble.

After years of closure, No.6 on the corner of North Pole Road and Brewster Gardens re-opened briefly and then closed again. Trying to compete with Tesco opposite seems not a good idea.

The vacant shop next door has been refurbished and is on the market with new estate agents. They tell us that that a combination of lack of 'shoppers parking' and high business rates is deterring potential lessees. Other shuttered premises in the street cannot help.

When the StQW Forum prepared our neighbourhood plan, we included a more flexible policy on shopping parades than RBKC's borough wide rules. This StQW policy allows for uses other than A1 retail (such as estate agents, cafes, opticians or health outlets) whereas Borough-wide planning policy restricts uses to A1 retail only.

This has helped in St Helens Gardens, where Bassett House School are renovating No.73 for educational use. But we going to need some more new ideas to rescue North Pole Road. Any thoughts welcome.

## Update on plans for Old Oak and the Scrubs

Recent months have seen something of a lull in terms of the pace of development in and around the OPDC area. Plans for the construction of the HS2 and Crossrail (Queen Elizabeth Line) rail interchange are reaching the stage when construction work is beginning to impact on East Acton. But less has been happening in terms of further planning applications for new developments.

The Development Corporation's planners are having to do some significant rethinking of aspects of the OPDC Draft Local Plan. The responses to the consultation last autumn, particularly from HS2 and from Transport for London, identified major obstacles to the original 2015 vision of a 'Canary Wharf of the West' in the immediate vicinity of the proposed Old Oak Common Station.

'Overdecking' of the station, to provide a platform for tall commercial towers does not look to be viable. HS2 are working to a brief set by an Act of Parliament, and will not adapt their plans to meet all the aspirations of the OPDC. Similarly the nearly completed Crossrail depot cannot be built over either.

This raises questions about the timetable and ambitions for the development of 'Old Oak South' (the area north of Wormwood Scrubs. Cargiant/London & Regional Property are still due to submit their application for outline approval to a masterplan for 6,500 new homes at 'Old Oak Park'. But their last public consultation was back in June 2016. Decisions on how proposed new Overground stations at Hythe Road and Old Oak Common Lane could be funded have yet to be made.

Meanwhile the London housing market faces a glut of residential towers in the pipeline, and stagnant or falling values. We have a 'housing crisis' but as ever a housing market that is stop/go and heading downwards again.

There has been little hard news on the plans of QPR Football Club to build a 30,000 seat stadium on the Linford Christie site off DuCane Road. FOWWS are pressing Hammersmith & Fulham Council for more information, but any firm announcements this side of the May 3rd local elections seem unlikely.

**West London Bowling Club Open Day Saturday 24th March 2.30 – 4.30 pm** If you have never visited the [Bowling Club](#), you may like to call in on the afternoon of the 24th. This is an open invitation to the neighbourhood to come and look at the club and talk to existing members.

The entrance to the Club is along the alleyway at 112a Highlever Road.