

St Quintin and Woodlands Neighbourhood Forum

Newsletter May 2015



Planning application submitted on land at Nursery Lane

Developers Metropolis Property Ltd and their agents London Realty have chosen to submit a full planning application for a development of 20 houses at Nursery Lane.

This is despite the undertaking from Cllr Tim Coleridge, at the debate at the Council meeting on April 15th, that planning officers would consider 'very seriously' refusing such an application as 'premature' given that the StQW Draft Neighbourhood Plan includes policies to resist housing on all three St Quintin backlands.

We remain hopeful that the Council will stick to its word and allow an independent 'examiner' of the StQW Plan to decide what level of planning protection needs to be given to the St Quintin backlands. The Draft Plan proposes alternative, and more suitable, sites for new housing in this area, including Latimer Road.

Meanwhile the deadline for objections to the application from Metropolis is June 5th. Details of the application can be seen at this [link](#). The proposals are little different from those exhibited last December (one less house and slightly altered facades). The Forum will circulate to all members a briefing on the various planning grounds for objection to the scheme, and a reminder of whom to email or write to at the Council.



Children from Barlby Primary School have been working with education charity digital-works to put together an oral history of this area, on video. They have been researching the local archives and filming interviews with local people. The result is called *More Hot for No.5!* and will have its first showing at the Kensington Academy in June. We hope to get hold of a copy for this autumn's film season at the Bowling Club.

StQW Neighbourhood Plan finally submitted to RBKC

After further months of discussions with planning officers at the Council, the StQW Draft Plan has finally been formally submitted. The next stage is for the Plan to be publicised on the RBKC website for a further 6 weeks during which the public and other interested parties can send in views and comments.

You can download or read online the Submission Version of the Plan at www.stqw.org. Accompanying the document are a Consultation Statement and a Basic Conditions Statement. The latter provides evidence on how the Plan meets the requirements of the Localism Act 2011.

We heard last month that the independent examination of the Draft Plan cannot now take place until September. This is likely to be a public hearing, in front of a planning inspector and dates will be circulated when known.

Last month, the Council said that it 'could not support' the proposed StQW Policy 4b in the Plan, which repeats the Council's own policy from 1990 that the St Quintin backlands should not be developed for housing. Given this scenario, the Forum's management committee has agreed to add a further Policy 4c on Open Space. This states:

Within that part of the neighbourhood designated as a conservation area, to resist any development on land which falls outside the NPPF definition of Previously Developed Land, other than where such development provides substantive public benefit in terms of meeting social care/health needs, or provides for recreation or public amenity.

We will see whether the Council, or the independent examiner, has a problem with a policy which seeks to protect from commercial housing development those sites in our neighbourhood which have survived throughout history without ever being built on. Too much to ask?

The examination of the StQW Draft Plan looks likely to be something of a test case for the robustness of neighbourhood plans. We hope for a good outcome.

The Nursery Lane Action Group is continuing to raise funds for professional and legal advice. Legal input has already been lined up, and anyone who feels that they might also have expertise to input is very welcome to email info@stqw.org or ring Henry Peterson on 0207 460 1743.