

St Quintin and Woodlands Neighbourhood Forum

Newsletter November 2014

Decision on Latimer Road underpass to be made on November 11th

The RBKC Planning Applications Committee will be deciding the application for the proposed underpass between Latimer Road and Imperial West, at its meeting at 10.00 on November 11th at the Town Hall. The scheme is recommended for approval.

We have registered to speak at the committee meeting. The StQW Forum and St Helens Residents Association will be continuing to support the application, but we want any approval to require CCTV coverage in Latimer Road.



Following our October newsletter giving details of the proposal, the Council has received 20 responses supporting the proposal, and 12 objecting. This is roughly the same 2:1 balance for and against as emerged through consultation within our own membership.

St James proposals for M&S site on Wood Lane

A planning application for 1,465 homes has now been submitted to LBHF. See [here](#) and CGI image below.

The StQW Forum will be commenting on proposed building heights (blocks up to 28 storeys) and on traffic implications. The applicants claim that extra congestion on Wood Lane will be 'negligible'. Hard to believe such assurances.



Neighbourhood Plan a step closer to adoption

A Draft version of the StQW Neighbourhood Plan has been around for some months. Its dozen objectives were discussed and agreed at an open meeting of the Forum at the end of May.

Planning officers at RBKC Council have been reviewing the draft document since the start of August. Initially, officers had problems with those aspects of the Plan which involve any change to current policies in the Borough's Core Strategy.

We have made progress in persuading the Council that neighbourhood plans can vary local authority policies, provided they remain within 'general conformity' with those that are 'strategic'.

We also arranged for the StQW Draft Plan to be 'healthchecked' by Christopher Lockhart-Mummery, a highly respected planning QC. His report is available [here](#) on the StQW website. This gives us confidence that the StQW Draft Plan will meet all the legal requirements set out in the 2011 Localism Act.

So after some delays over the summer, we are back on course. The next stage will be the statutory 6 week public consultation on the Draft Plan. We may start this before Xmas (and extend from 6 weeks to 8) or wait until January.

Subsequent stages will involve an 'examination' of the Plan, by an independent examiner appointed by the Council (in agreement with us). All being well, the Plan will then be voted on in a local referendum, we hope by mid 2015.

The Government has just announced new funds of £23m towards encouraging neighbourhood plans. Around 1,200 areas across England are now involved, with 33 plans supported at referendums (a 100% success record to date).

Despite delays, the StQW Draft Plan is still the second most advanced set of proposals in London. West Hampstead & Fortune Green are a few months ahead of us.