



St Quintin and Woodlands Neighbourhood Forum

Newsletter September 2019

Threats return of new high rises in Scrubs Lane

Back in 2017 we discussed at our meetings a series of high rise developments proposed for Scrubs Lane. These were granted planning permission by the OPDC.

Subsequently no work started on any of the three sites involved. It looked as though these schemes were proving unviable in a declining London housing market.

But developers City & Docklands are now planning to start building early next year. On their original scheme at 'Mitre Yard' they have submitted a S73 application to add 41 extra housing units to the 200 already granted permission. This will add extra floors to the tower element making it 21 floors in all.



North Kensington Gate on left, proposed Mitre Yard scheme on right, looking south on Scrubs Lane

City & Docklands have also acquired the sites (and the existing planning permissions) for the two schemes at 'North Kensington Gate' (north and south sites). Developer Aurora obtained these approvals in 2017.

In July ODPC Chair Liz Peace revealed that plans for a new Overground station at Hythe Road are 'off the agenda'. Without this station Mitre Yard will continue to have a low level of public transport accessibility. The increased density proposed is 3 or 4 times the level in current London Plan policy guidance for such a site.

StQW, the Hammersmith Society and RBKC have sent objections to the application. If you would like to object please email with a heading 19/0104/VAROPDC to planningapplications@opdc.london.gov.uk.

All you need say is that the housing density and building heights are now wholly inappropriate to a site with a very low level of public transport accessibility, and no likely prospect of an Overground station at Hythe Road.

A further application to increase housing unit numbers at North Kensington Gate is expected shortly.

Why we continue to oppose OPDC plans

There is an obvious accusation that our Forum and residents association are NIMBYs intent on resisting much needed housing in London.

But after 4 years in which the OPDC (Old Oak and Park Royal Development Corporation) has advanced its plans for a new part of London, we are not alone in our criticisms of their approach. London Assembly members have been asking tough questions on how this Mayoral Development Corporation is going about its business.

The recently announced inquiry into the future of the HS2 project, and Cargiant's continued dispute with the OPDC over land assembly mean that the whole future of the Corporation is now uncertain. For more information see the posts on the website of the Old Oak Neighbourhood Forum at www.oldoakneighbourhoodforum.org.

Future of Linford Christie Stadium

The only news in recent weeks is that Hammersmith and Fulham Council seem keen in developing a £40 million and 40,000 seat stadium as a Council venture.

Leader Steve Cowan has said that the Council will 'bend over backwards' to keep QPR in the borough, but could not rent or lease such a stadium to QPR at a knockdown price. QPR are already committed to heavy expenditure on their new training ground in Southall.

Latimer Road and North Pole Road

The Council's planning department has expressed interest in drawing up a Supplementary Planning Document for these two streets. They would be working with the StQW Forum in doing so.

At the time when we were preparing the StQW Neighbourhood Plan and 2014 and 2015, RBKC policy was to resist further residential use in those sections of the street defined as an Employment Zone. We argued otherwise, and this was one of the main matters where our view prevailed when the Draft Plan was independently 'examined'.

Four years later, the Council is now keen to see more 'mixed use' and new housing in Latimer Road. We are currently supporting an application for [Associated Studios](#) (an educational charity which runs courses and workshops in musical theatre and acting) in their efforts to relocate in the street. We have also submitted a bid to RBKC for the Ariadne Nektar pub to be registered as an Asset of Community Value. There will shortly be a meeting for local businesses in the street, to discuss next steps.