

The question of housing density

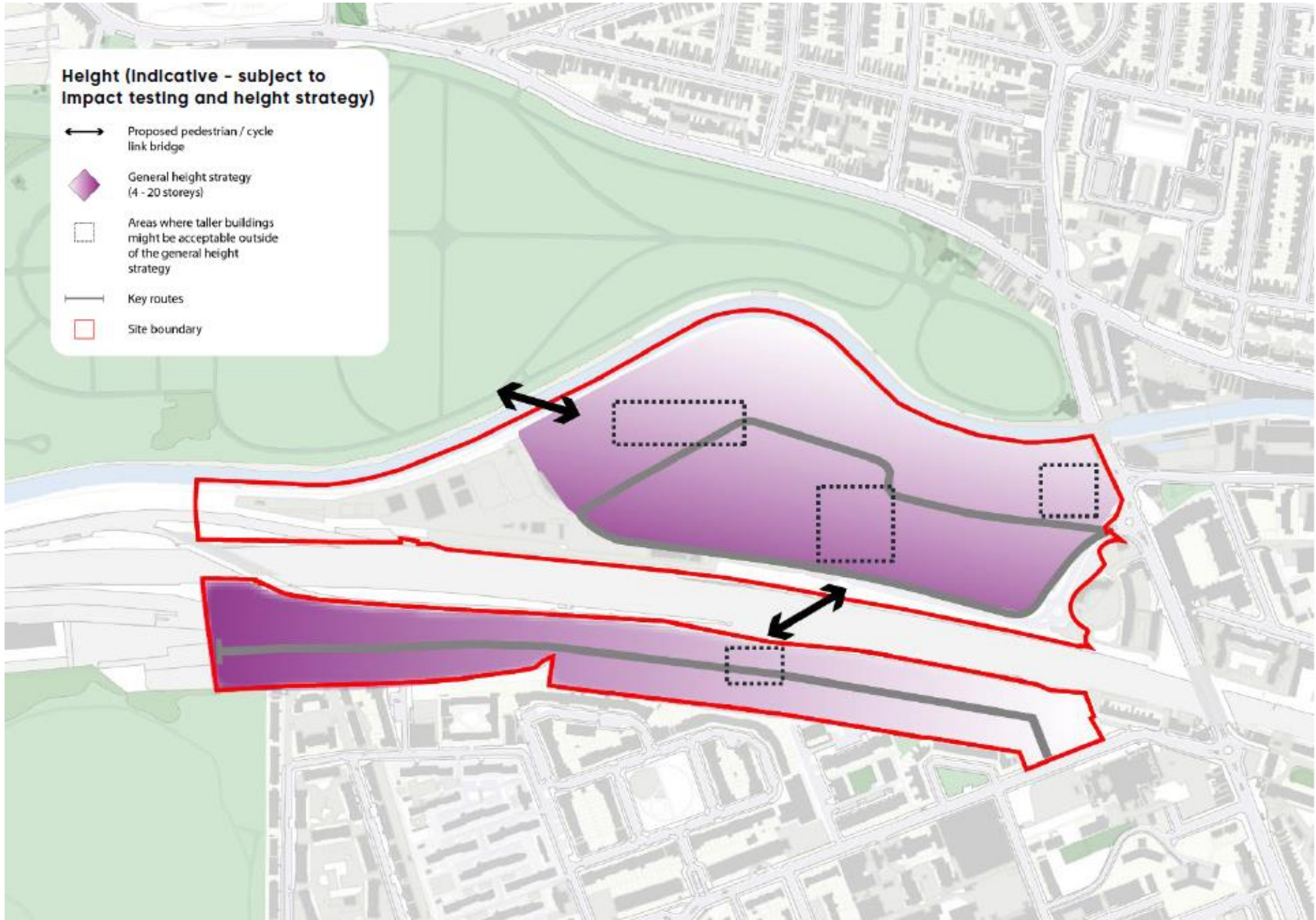
Apart from saying several times that development at Kensal Canalside will be at 'high density' no figures are provided in the Draft SPD document as to what the range of housing densities might be.

Page 68 para 6.1 says ominously '*The scale and density of the development required at Kensal Canalside will be a step change for the existing pattern of development in much of the Borough*'. What is meant by a 'step change'?

RBKC has to date worked to net densities of 250-350 housing units per hectare on its estate renewal schemes.

The OPDC Draft Local Plan (next door) is based on average net densities of 400 – 600 units/hectare. This means tower blocks of 20 storeys plus at sites along Scrubs Lane and at Old Oak Lane/Channel Gate and potentially higher elsewhere.

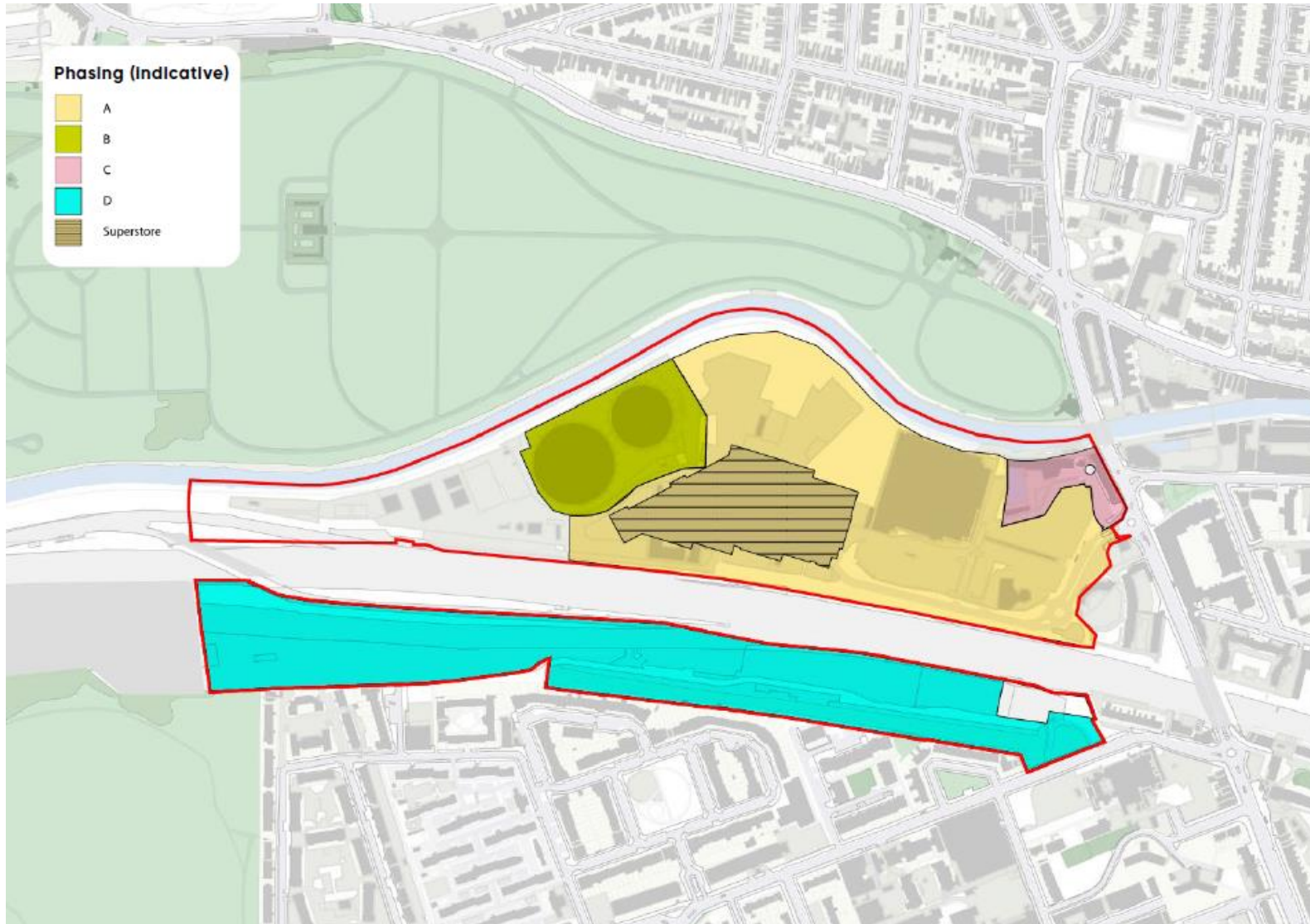
LB Ealing has given planning consent to towers of 54 and 55 storeys at North Acton (on behalf of OPDC).



'General height strategy of 4-20 storeys'

Squares show where 'taller buildings might be acceptable'

Phasing and planning applications



Outline application expected shortly for Area A (Sainsburys/Ballymore 'Project Flourish' in yellow).

Superstore (hatched area) to be built first.

Separate application expected at same time for Area B (green) from National Grid and St William.

Proposals for southern site Area D (turquoise) expected to follow later. Land owned by Department for Transport.

Items for next open meeting

Consultation on streetscape improvements and traffic safety measures in St Helens Gardens

Consultation (not yet started) on OPDC's '*Post Submission Modified Draft Local Plan*' (the fourth version of this Plan, now running 4 years behind the timetable set in 2015)

Any other business

Websites at www.sthelensresidents.org.uk
www.stqw.org