

**Joint open meeting of the St Quintin and
Woodlands Neighbourhood Forum and
St Helens Residents Association**

March 6th 2024 at St Helens Church hall

Agenda for the evening

1. Patient access at our local surgeries (Stephen Duckworth)
2. The Borough's new Local Plan – final stages
3. Update on Ballymore/Sainsburys proposals at Kensal Canalside
4. Revising and updating the StQW Neighbourhood Plan
 - Report back from Greening Workshop (Kim Evans/Tania Martin)
 - Other chapters on which work is needed
5. Planning roundup (Latimer road underpass, St Marks Park, 53 St Helens Gardens, Helicopter noise).
6. NCIL bids for 2025 Round 5 funding
6. RBKC enforcement on streets, CTMPs, parking etc. Local concerns?

Patient access at our local surgeries

Use of same day access hubs to triage patients who contact their general practice

Hub will assess patients' needs and refer them to the best service for them

Patients may be referred to another practice so that they can be seen the same day

Hubs will be delivered by local primary care networks in each area. They may be physically co-located or virtual services.

Trials ongoing in 10 PCNs across eight north west London boroughs.

Intended rollout across all PCNs in north west London beginning in April.

Patient access – the issues

No patient involvement in drawing up wide ranging plans for access to GPs despite patient involvement charter

Non clinical case coordinator will operate triage through a GP in each hub for advice.

Londonwide LMCs (GPs' London voice) have grave concerns on patient safety, widening health inequalities, inflexibility, loss of personalised care through known GP

Lack of evidence for this model of change and no evaluation yet commenced of trial schemes

New Cambridge research that continuity of care with your GP improves health and reduces need for appointments

The Borough's new Local Plan – final stages

RBKC is consulting on a set of Major Modifications proposed by Planning Inspector. These are needed for the Inspector to be satisfied that the Draft Local Plan is 'sound'. **Deadline is March 12th.**

Several of these Modifications follow from representations made by local groups, at the 2023 Examination hearings.

Helpful changes include:

- Need for better access to Kensal Canalside via a road bridge to Barlby Road, paid for by all developers involved (not included by Ballymore).
- More emphasis on 'engagement' in line with RBKC Charter for Public Participation and Statement of Community Involvement
- Local Green Spaces added to category of 'social and community use'.

StQW will be responding with only a few comments on wording.

Revising and updating the StQW Plan

The current neighbourhood plan was prepared in 2014/15 and finally adopted adopted by RBKC in 2018.

It needs updating to reflect national policy changes and New Local Plan.

The process for doing this, via several 'working groups' was agreed at our November meeting.

The Green Working Group is to first to have started meeting, to prepare what will be a major new chapter in the StQW Plan.

The working group met on Friday (see next two slides)

Revising and updating the StQW Plan

Ten members responded to the invitation to help develop a new Green Chapter. The group met for the first time on 1 March.

We discussed these potential areas for green policy:

- Wildlife and biodiversity
- Flooding and extreme weather
- Renewable energy
- Energy efficiency and sustainability of existing and new development
- Transport, service provision and patterns of development

Wildlife and biodiversity, and flooding and extreme weather were identified as priority areas for our community.

There was interest in connecting our three Designated Green Spaces; developing more community access to them; increasing their biodiversity; and linking them to RBKC's Environmental Plan for the area.

The current Neighbourhood Plan refers to the risk of flooding in the area. The next step towards policy development will be to meet with RBKC's Flood Officer to discuss their Draft Local Flood Risk Management Strategy for 2024-2030.

Next steps:

- A further workshop to be held to discuss draft policies for the Green Chapter.
- Let us know if you would like to join the group.

Updating other parts of the StQW Plan

Latimer Road is now covered by a Design Code for Units 1-14, a site allocation in the new Local Plan, conservation area policies on much of the eastern side of the street, RBKC Employment Zone policies for other sections of the street, plus the five StQW Policies LR1-5.

StQW Policy LR2 now redundant, with new E class allowing change of use.

What changes or new policies are needed? No working group has formed as yet.

Chapter 7 on 'Shopping' covers the 3 shopping parades. Policy S1 now redundant in light of E class allowing change of use.

Policy S2 is an 'aspiration' to reduce vacancy levels. Fewer vacant units than in 2015. Is this chapter worth retaining?

Kensal Canalside – update on Ballymore plans

There are now some 1,400 responses to the Ballymore planning application on the RBKC website.

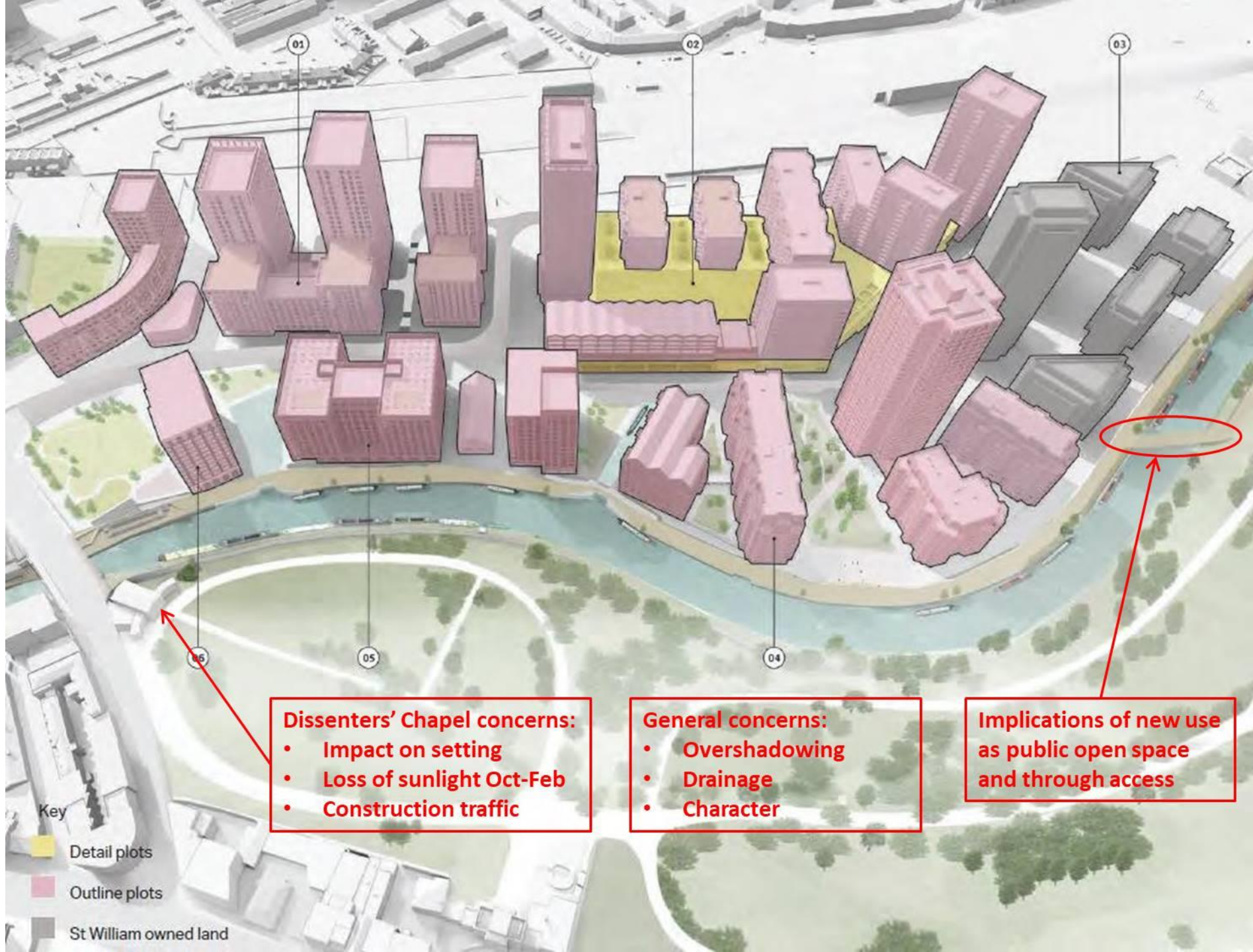
In recent months the majority of these are listed as ‘support’ rather than ‘objections’.

The application will not be decided before the Council adopts its New Local Plan (in the summer/autumn).

Testing by RBKC of financial viability will be crucial to the amount of affordable housing (currently 25% by habitable room).

Mayor/GLA has issued a ‘Stage 1 report’ identifying ‘more work to be undertaken’ before the application meets London Plan requirements.

But this report also says *officers are supportive in principle of a significant amount of development coming forward on this site.*



Dissenters' Chapel concerns:

- Impact on setting
- Loss of sunlight Oct-Feb
- Construction traffic

General concerns:

- Overshadowing
- Drainage
- Character

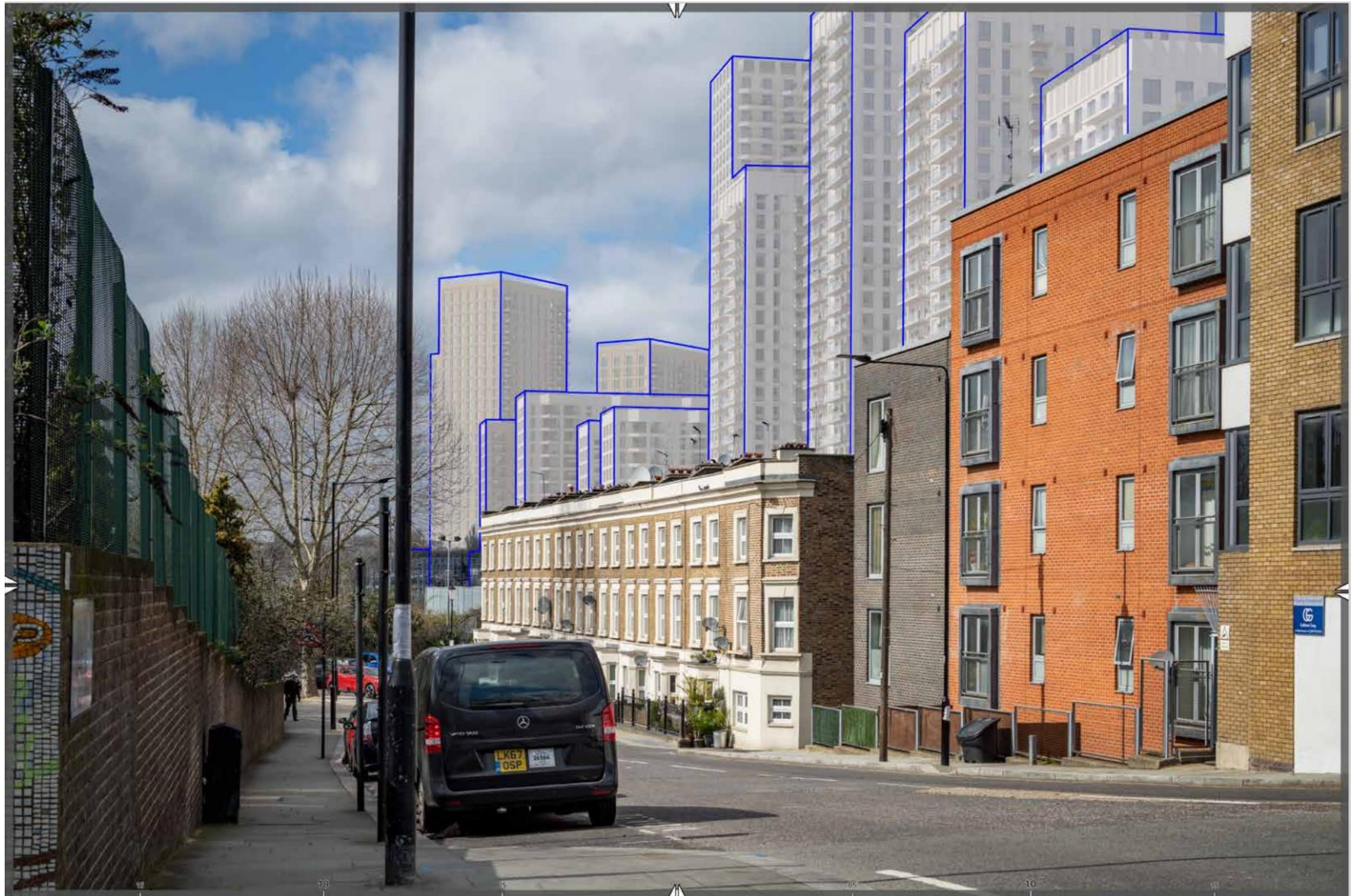
Implications of new use as public open space and through access

Key

- Detail plots
- Outline plots
- St William owned land



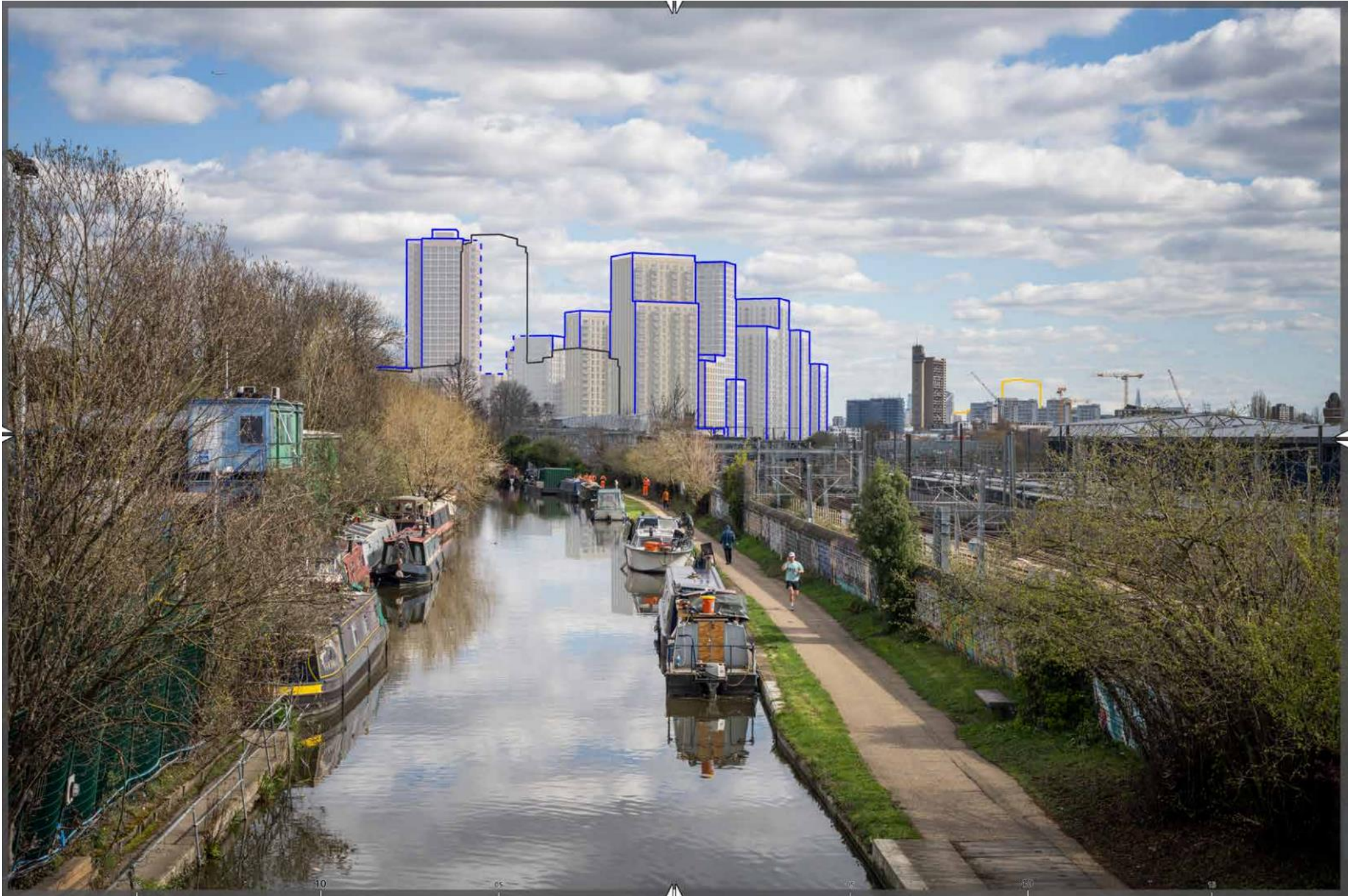
View 8 - Proposed: Barlby Road towards Barlby Gardens (24mm)



View 3 - Proposed: Ladbroke Grove / Barlby Road junction (50mm)



View 12 - Cumulative: Little Wormwood Scrubs Recreation Ground, west (50mm)



View 13 - Cumulative : Scrubs Lane Bridge (50mm)

Latimer Road underpass to Wood Lane

We are told that Imperial College remain committed to this project (to be constructed and funded as a S106 'planning obligation' dating from 2013).

Westway Trust continue to negotiate with Imperial over the terms of an agreement on use of the Trust site at 301 Latimer Road.

Revised planning applications will need to be submitted to RBKC and to LBHF.

When this happens, StQW/SHRA will poll our members before submitting comments on the application – or hold an online Zoom session as we have done on previous major proposals.

Memorial Park – new and refurbished buildings



A temporary café facility is being organised, next to the sports changing rooms building, from the busy Easter period until the new café can open mid-summer.

Borras Construction, would like to work with nearby schools to engage with them in some fun and educational activities related to the works. If you have ideas or contacts at schools email sthelensassn@aol.com



Architect – Simone de Gale



54 St Helens Gardens

This project was part of the RBKC New Homes programme.

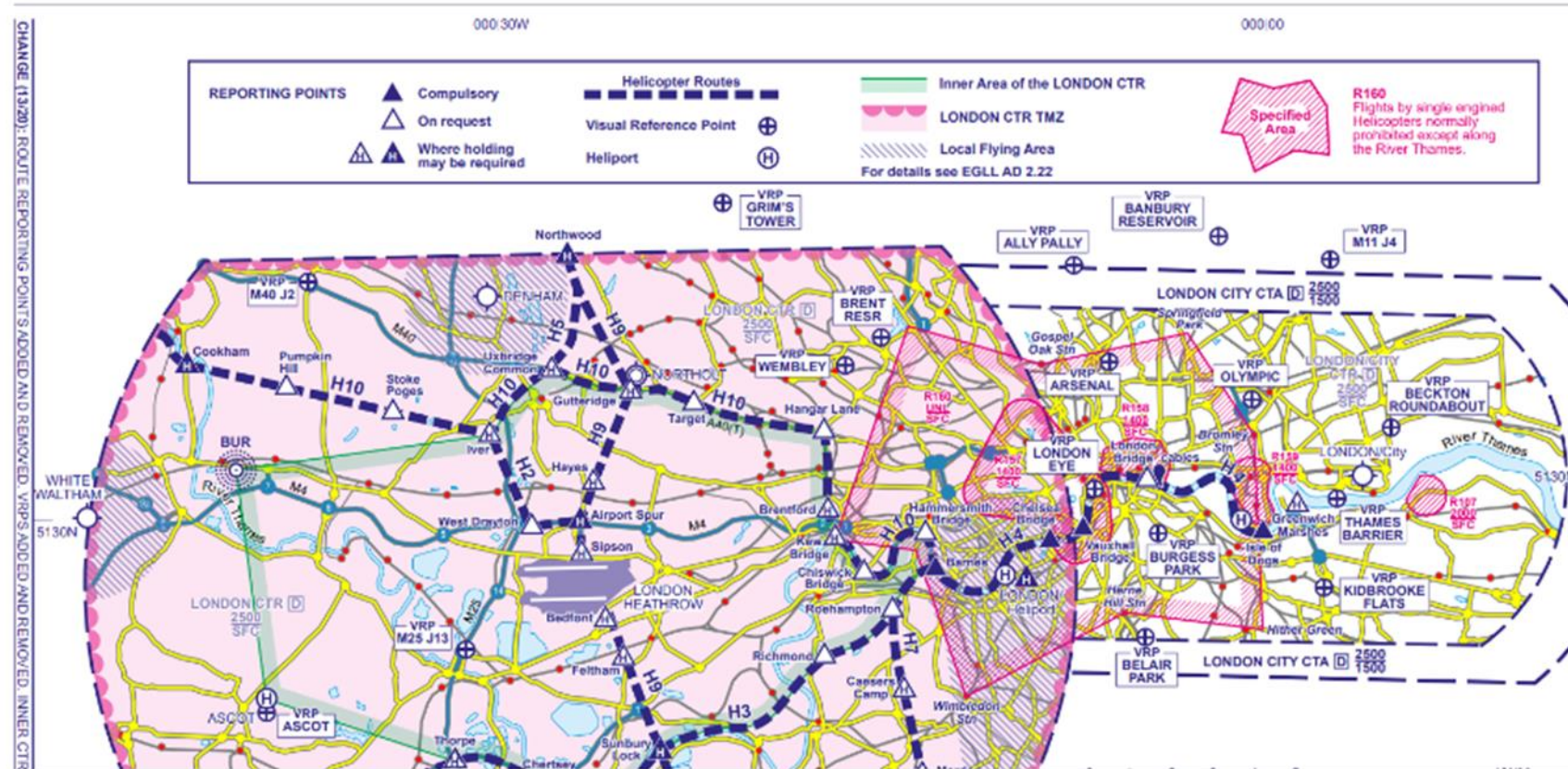
Due to provide 8 new homes with 2 for social rent, 2 for intermediate rent and 4 market rent homes.

Total cost escalated to £7.082m as a result of delays, party wall matters, and increases in construction costs and fees.

RBKC has now abandoned this project. Others in the New Homes Programme are 'paused'.

No news yet on future plans for the site.

Helicopter noise over StQW neighbourhood



This map of routes says *‘in the specified area flights by single engine helicopters normally prohibited except along the River Thames’*. We are not in the ‘Local Flying Area’ shown over Hammersmith, nor on ‘Helicopter Route H10’ to the west.

RBKC Enforcement services

Back in November 2018 Bill Bergin from RBKC came to present proposals on 'joining up' the Council's enforcement services.

Some progress has been made in integrating the teams dealing with breaches of planning controls and CTMPs, inspecting building works, street cleaning, parking enforcement and other services.

A meeting held last week with all the services plus the Boltons Association and RBKC to discuss:

- How to make it easier for the public to report problems
- The thresholds at which RBKC will intervene, given staff constraints
- The extent to which the services (and their IT systems) are joined up.

Most of the services are now co-located at 37 Pembroke Road.

Enforcement issues

The Council's powers to take enforcement action have their limits, under planning, highways and other legislation.

Given its density and high level of renovation projects (basements and major refurbishments of homes) RBKC undertakes more enforcement activity than most Boroughs and has more staff on this activity.

Has to demonstrate 'harm' before taking court action.

The legislation is complex (e.g. scaffolders can park almost anywhere).

The Boltons has experienced scenarios in which 40% of resident bays are suspended at the same time to allow for contractors/skips.

How do we fare in this neighbourhood? Does RBKC take action when problems are reported?

NCIL bidding round 5 – deadline March 12th

The Community Infrastructure Levy (CIL), is applied to new developments in the borough and 15% is set aside as NCIL to be spent in consultation with local communities on their local priorities.

In areas where a Neighbourhood Plan is adopted, the proportion is 25%

Allocations in this round:

St Helen's (Outside of StQ&W Neighbourhood Plan area boundary)	£57,837
Dalgarno (Outside of StQ&W Neighbourhood Plan area boundary)	£73,157
St Quintin and Woodland Neighbourhood Plan area	£2,631

StQW will bid for this last sum to cover costs of updating the neighbourhood plan (meeting room hire, consultation materials, website provider annual charges. What do we know of other bids?

Any other business?

Our websites are at

www.stqw.org

www.sthelensresidents.org.uk

To contact the forum or association, please use this email address

sthelensassn@aol.com