

St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum

Open Meeting
May 29th^h 2014

Agenda for tonight

- 1 Local election results
- 2 Nursery Lane (Clifton Nursery) site
- 3 StQW Neighbourhood Plan –
first consultation version
- 3 Any other business

Local election results

St Helens Ward

Councillor Eve Allison (Conservative)

Councillor Mo Bakhtiar (Labour)

Dalgarno Ward

Councillor Pat Healy (Labour)

Councillor Robert Thompson (Labour)

Hammersmith and Fulham now a Labour council

Nursery Lane site







Planning history

- Originally created as space for communal sports and recreation - part of St Quintin Estate layout
- Ashfield Tennis Club until World War 2
- Offered to Council in 1952 as public open space
- Garden nursery business since 1953 (Clifton Nurseries from 1964)
- RBKC propose housing in 1970. Planning Inquiry 1972 rejected these plans.
- Inspector suggested southern part could be used for old persons housing.
- Sheltered housing built 1977 on southern part.

Latest position

- Legard family decide to sell the land
- Knight Frank invite bids for a 'residential development opportunity'
- We understand that 80 bids submitted, with 12 shortlisted
- Site is 0.48 of a hectare
- Pangbourne Avenue site was 0.4 hectare and permission granted for 20 private market units and 17 'affordable' flats, plus nursery school and clubroom.

Potential outcomes

- A. A private housing scheme with some affordable flats similar to Pangbourne Avenue?
- B. A more exclusive housing scheme with fewer homes (£5-6m each?)
- C. A private sports club/health centre with tennis courts and pool?
- D. A private school?
- E. Sheltered or extra care housing for elderly?
- F. Local Green Space?

Local Green Space

2014 National Planning Policy Framework states:

- ‘The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*
- where the green space is in reasonably close proximity to the community it serves;*
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - where the green area concerned is local in character and is not an extensive tract of land’.*

Community Asset Register

A neighbourhood forum can nominate sites or buildings to be added to the RBKC Asset Register

West London Bowling Club already on Register

Criteria – must *‘further the social, cultural or leisure interests of the community’*

Can a case be made for the Nursery Lane site?

Action

What do immediate neighbours of the site want?

What do the wider community in our neighbourhood want?

What should the draft StQW Plan say about the future of the site?

How do we fight off developers of private housing – given K&C's extreme land values?

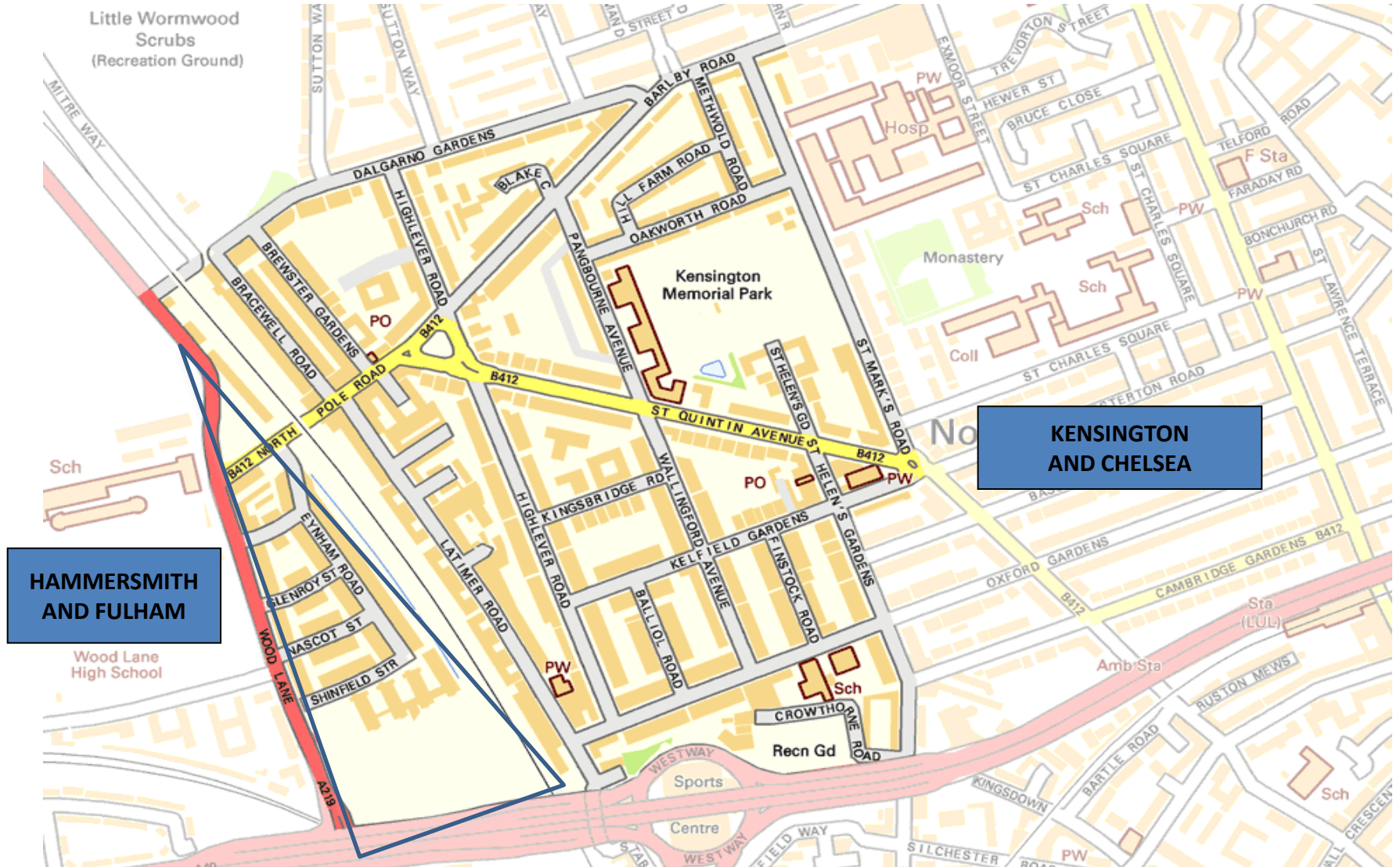
Is there support for Local Green Space proposal?

StQW Neighbourhood Plan

A quick reminder:

- These plans allow local communities to prepare a plan for their area
- Over 1,000 now happening across England
- When finished, the Plan is voted on in a local referendum
- If supported, the local council must adopt the Plan and use it when making decisions on planning applications.

ST QUINTIN AND WOODLAND





Wembley
239 ha
11,000 jobs
11,500 new homes
Masterplan SPD adopted 2009



Park Royal
750 ha
14,000 jobs
3,500 new homes
Adoption summer 2010

Kensal Canalside
20 ha
1,000 jobs
2,000 homes



White City
110 ha
11,000 new jobs
app. 4,000 new homes
as per agreed London Plan
OAPF figures for
consultation autumn 2010

Vauxhall / Nine Elms
195 ha
25,000 jobs
16,000 new homes
Northern line extension
Adoption 2010



Victoria
54 ha
4,000 jobs
1,500 homes



Earls Court
31 ha
7,000 jobs
2,000 new homes

‘Vision’ for the Plan

To secure the future of our neighbourhood - one that offers the best features of life in central London - for this and future generations



Objectives of the Plan

1. Keep the area as an attractive place to live and work
2. Update conservation policies
3. Protect environmental quality (wide streets, views, trees)
4. Protect open space – community use of backland sites where ownership permits
5. Improve public transport – reduce traffic
6. Improve connectivity to neighbouring areas
7. Maintain safety, security, tranquillity

Objectives of the Plan (continued)

8. Safeguard viability of our shopping parades
9. Manage new development in a way that maintains character of the area
10. Keep buildings in active use (reduce vacant shops and offices) allowing wider mix of uses
11. Maintain and increase employment opportunities
12. Provide housing affordable to younger generations (Latimer Road, Crowthorne Rd site)
13. Protect local education, health and community facilities (St Quintin GP surgeries)

First draft of Plan now available

A full draft is available online at www.stqw.org

Next steps:

More informal consultation in June/July

6 week statutory consultation in September

Revisions and independent Inspection

Referendum late 2014