

## August 2023 newsletter from StQW and SHRA

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# St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum

## **The Climate Crisis is one of the the greatest challenges of our times**

On 14th September 6.30-8.30 pm St Quintin & Woodland Neighbourhood Forum is hosting an event that explores how we can reduce carbon emissions in our homes and create a greener healthier environment. The venue will be West London Bowling Club at 112A Highlever Road. If you have never visited the Club this is an opportunity to see one of the less well-known assets of our area.

There will be people with expertise on hand to answer your questions - What is retrofitting? What's the difference between Solar PVs and Solar Thermals? How do I install a heat pump? What can I do to attract more wildlife & pollinators into my garden? I'm a renter is there anything I can do?

Planning officers from RBKC will give a short explanation of new policies in the Draft Local Plan for the Borough (due for adoption this autumn). These introduce new principles on energy and net zero carbon; controlling air pollution, light pollution, odour, noise and vibration; managing flooding and flood risk; protection and enhancement of green infrastructure, biodiversity and trees, and sustainable transport. If you are thinking about refurbishment work on your home, this latest information will be useful.

If anyone who has retrofitted their home, or has any greening experience and would like to share their experience on the 14th, or be a part of the "Greening your Home" event please email us at [sthelensasn@aol.com](mailto:sthelensasn@aol.com).

Please book early via [Eventbrite](#) or email to [sthelensasn@aol.com](mailto:sthelensasn@aol.com)

## **Nursery Lane – the application from Northcare has been refused by RBKC**

Good news this month. The application from Northcare (Scotland) to build a 72 bed luxury care home on the backland at Nursery Lane has been refused by the Council.

The decision involved a series of grounds for refusal. Firstly the land is designated in the StQW Neighbourhood Plan as a Local Green Space. Northcare and their agents Savills seemed confident in March that their arguments of 'very special circumstances' would overcome this obstacle.

RBKC's refusal decision reads *the proposal would represent inappropriate development of a designated Local Green Space and would not offer any very special circumstances to outweigh this and any other harm caused by the development*. There are five other grounds cited for refusal. It may be that Northcare will appeal to the Planning

Inspectorate to overrule this decision, but we think they they will have an uphill struggle to succeed,.



View of Nursery Lane from rear of Highlever Road houses

We will probably never know the details of the financial arrangement between the Legard family (as landowners) and Northcare as potential developers of this site. Nor why Northcare chose to spend a lot of money preparing detailed plans and consultancy reports for their care home proposition, without making any contact with the StQW Forum as the body which introduced the Local Green Space designation.

Once Northcare's local consultation got underway in March 2023, the reaction of local residents (and ward councillors) was unanimous in opposing the proposals. Even consultants Concilio, appointed to prepare the required *Statement of Community Involvement*, had to concede that they could find no one locally who considered this to be the right type of development for this location.

For a second time in a decade, local residents are having to fight off proposals to develop a piece of green space which has never been built on. The Forum's attention will now turn to exploring potential long-term uses of the site which might prove acceptable to the owners and to RBKC, while remaining compatible with a Local Green Space designation.

### **Kensal Canalside Opportunity Area - proposals from Ballymore/Sainsburys**

RBKC's Director of Planning Amanda Reid chaired a second Development Forum at Barby School on July 10<sup>th</sup>. A large audience had to sit through a lengthy presentation from developers Ballymore/Sainsburys before questions could be asked.

The same issues were raised as at the session in November 2021, on excessive densities for a site with poor

access to public transport, proposed building heights and lack of open space. More recent concerns are over land decontamination on a former gasworks site (a [big issue on a similar site in Southall](#)) and the news that only 20% of the proposed 2,522 new homes will be categorised as 'affordable' – even under the Mayor of London's wide definition (which includes Discounted Market Rent).

The Project Flourish website now includes a [detailed set of Q&As](#) as raised at the meeting. This material is more informative than that published by many developers, albeit the content presents one side of the story.

We now await the submission of a planning application for the scheme, which we understand will be for outline consent for the masterplan for the development.



## **Examination of the New Draft Local Plan for Kensington and Chelsea**

Planning Inspector Louise Nurser held a series of public sessions last month, reviewing the draft of the updated Local Plan for the Borough. StQW submitted [written evidence](#) and attended some of the sessions to give further oral evidence. The [Kensington Society](#) and several local groups in North Kensington did the same.

Policies for the two Mayors Opportunity Areas at Kensal Canalside and at Earls Court were covered in the discussions. These are the only two large areas for new development in the Borough. The Council is reliant on a substantial flow of new homes on these sites to meet the five year housing targets set in the London Plan.

The Inspector listened to evidence from local groups, and responses from RBKC planning officers, on whether the site allocations for these two areas will result in successful and sustainable development. Or alternatively whether currently proposed targets are unrealistic in terms of housing quality, densities, building heights and available open space.

The Council has been allowed by the GLA to use a 'stepped approach' to deliver the ten year London housing target for the Borough, by 2028/29 pushing back delivery into the later part of the decade.

The Inspector will now write up her report, making recommendations on 'main modifications' which she considers necessary to make the overall plan 'sound' in terms of national and London-wide policies. All the documentation on the Local Plan, including the 'action points' which emerged from each session are on the RBKC website at this [link](#).

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