



# St Quintin and Woodlands Neighbourhood Forum

Newsletter December 2014

## A deluge of planning consultations.....

The pace of planning consultations in this area continues to increase. Details as below. The StQW Forum will be responding to each of these, but the views of individual residents also count.

## Housing development proposed for Nursery Lane

Closest to home, a public exhibition of plans for a housing development on the Nursery Lane site is being mounted by communications consultants SP Broadway. Plans will be on display at the Pavilion pub on **Friday 12th December 4pm to 8pm and Saturday 13th 10am to 1pm.**

We have asked 'how many houses?' and have been told 'About 20'. So hardly 'low density' by most standards.

The StQW Draft Neighbourhood Plan proposes designation of this site as Local Green Space, with additional housing located elsewhere in the area (including Latimer Road). This land has never been built on, with housing proposals rejected at planning appeals in the 1970s and 1980s. We do not see why it should now be deemed suitable for residential development. London needs its green spaces.

## Car Giant proposals of Hythe Road Industrial Estate

Car Giant have a set of rival proposals to those of QPR, for the redevelopment of 47 acres at Hythe Road. This area is key to the future Mayoral plans for the HS2/Crossrail hub and surrounding homes and offices at Old Oak.

Their exhibition will be at the Dalgarno Centre in Dalgarno Way W10, on **Monday 8 Dec 3.30pm to 8.00pm and Tuesday 9 December 3.30pm to 8.00pm.**

## Imperial College—Michael Uren building

Proposals for this building, replacing the previously proposed hotel on the Imperial West site, were shown last week at the Brickfields Hall in Eynham Road. A planning application is due in late January.

The proposed building remains at 13 storeys but is 19m higher than before. We have met with Imperial and told them we will be lobbying LBHF Council to review the original masterplan for Imperial West, rather than simply allowing one proposed building to be swapped for another.

Now that the College also own 11 acres to the south of Westway, the case for a 35 storey residential tower next to the Westway entrance ramp makes even less sense. If there are to be clusters of very tall towers, let them cluster next to the White City Underground and the proposed St James housing development, which involves another set of very tall buildings.

## Neighbourhood Plan reaches stage of formal consultation

After several months of discussions with RBKC, the Consultation Draft of the StQW Neighbourhood Plan has been published. You can download a copy from the opening page of our website at [www.stqw.org](http://www.stqw.org), or read your choice of sections under 'Draft Plan' on the site.

We do not have funds to print hard copies of this version, but will do our best to make a photocopy available to anyone who needs one.

A four page consultation leaflet, giving background and setting out the 12 policy objectives for the Plan is being delivered this week to all properties in the neighbourhood area. An electronic copy is attached in the meantime.

This consultation will run until January 25th 2015. **Please give us some feedback on the Draft Plan, as we will need to demonstrate local support for the proposals at the next stage.** This will be when the Plan is 'examined' by an independent Examiner appointed by the Council.

RBKC planning officers still do not agree with some aspects of the StQW proposals. Their main objections relate to our plans to widen the range of permitted uses in Latimer Road, to bring life back to the street and fill empty office space.

Planning officers have also said that they do not consider that the Nursery Lane site meets the national criteria for Local Green Space. We think that the Draft Plan makes a good case, and this has been supported by the QC who vetted our document.

Local ward councillors are involved in these issues, and have been attending our public meetings to hear what local residents think.

For us, the whole point of preparing a neighbourhood plan has been to identify RBKC planning policies which are not working as well as they should, in this small part of the Borough. We feel we have the evidence to justify each of the proposals in our Draft Plan, and we hope that you will support them.