



St Quintin and Woodlands Neighbourhood Forum

Newsletter June 2017

Grenfell Tower fire

It will be many months before we know all the failings at central and local government level, which led to the horrific fire at Grenfell. Even the final death toll is still uncertain, no doubt adding to the misery and anguish of those who survived.

At our next open meeting on **July 12th (8.30pm in St Helens Church hall)** we can discuss what further facts have by then emerged, and what StQW/SHRA can do to try to help those affected. Local churches and faith groups have played a huge part in dealing with the aftermath and we can learn what forms of support proved most effective.

There may also be an opportunity for residents to comment on the proposed scope of the public inquiry, to be headed by Sir Martin Moore-Bick.

Consultation on the OPDC Local Plan

The Old Oak and Park Royal Development Corporation has published its near final Local Plan. Consultation runs from June 29th until 11th September 2017.

Information on how to comment is at this link

<https://www.london.gov.uk/about-us/organisations-work/old-oak-and-park-royal-development-corporation-opdc/get-involved-o--5>

The proposals have changed relatively little from the previous version consulted on in early 2016. It is disappointing to see so little heed paid to the many comments from local residents – saying that a target of 24,500 new homes at Old Oak will lead inevitably to unacceptable densities and clusters of very tall towers.

As before, the [Old Oak Interim Neighbourhood Forum](#) will be submitting a detailed response to the new Draft Local Plan. Consultation on 'designation' of the Forum and a proposed Old Oak neighbourhood area ended on June 15th, and the OPDC and LB Hammersmith & Fulham will be deciding in September the fate of the application.

The Interim Forum has yet to be given sight of all the responses sent in to the OPDC, but believes the number to be well over 100. Cargiant/LRP expressed support for the idea of an Old Oak neighbourhood forum, but asked OPDC to vary the proposed boundary to remove their own 46 acre development site.

A characteristic response from a developer, but a disappointing one all the same. So much for Cargiant's commitment to fully engage local people in their plans for [Old Oak Park](#).

Planning application for 'Mitre Yard' Scrubs Lane

The next in a series of proposed developments along Scrubs Lane is due to be considered by the OPDC Planning Committee on July 12th.

This is the scheme for two blocks of apartments on the west side of the road, at 104-8 Scrubs Lane and opposite the (now approved) development at North Kensington Gate.

Hammersmith and Fulham's Planning Committee reviewed the planning application on June 12th. The Council is opposing the proposals as inadequate in terms of the affordable housing offer and as premature in advance of any satisfactory road layout. RBKC is also opposing the scheme, on design and heritage grounds.

Whether the OPDC Planning Committee takes much notice of these objections (and the many sent in by residents in our neighbourhood) remains to be seen.



The two blocks of housing in the proposed scheme straddle the existing private access road to the EMR and Powerday waste sites. These are the scene of daily traffic chaos as HGVs filled with waste queue up to enter and leave the access road. The developers claim that the access road will be replaced within five years. EMR believe otherwise and have submitted their own objection to the application.

The proposed buildings on the northern half of the site includes a 19 storey tower. After the Ronan Point tower collapse in 1968, public confidence in tall blocks of flats fell sharply and few were built. The number of deaths at Ronan Point was five. The [Housing and Finance Institute](#) has called for a moratorium on tall towers, post Grenfell. The idea that London must build upwards may once again be called into question.