



# St Quintin and Woodlands Neighbourhood Forum

Newsletter March 2015

## StQW Draft Plan to be submitted shortly to RBKC

The long process of preparing a Draft Neighbourhood Plan for our area is nearly complete.

An open meeting of the Forum on February 5th discussed the results of an 8 week consultation on the version of the Plan published last December.

The most important change was to the policy on building heights on the western side of Latimer Road. A number of people had concerns over the proposed 14m 'maximum guideline'. This fixed figure has now been removed and a revised StQW policy 8e will ensure that more heed is paid to the (varying) heights of neighbouring buildings and to the position in the street of any new development.

The meeting also saw slides of how each of the light industrial units 1-14 in Latimer Road could be redeveloped over time to provide 1 and 2 bed flats above commercial space.



This image is more a massing study than a worked up proposal for development. But it shows how the western side of Latimer Road could combine housing with continued commercial activity. Each of the existing units, when redeveloped, could provide 10 or so housing units, with off street basement parking.

The StQW Plan that will be submitted to RBKC will include 3 proposed housing sites

- Latimer Road redevelopment of Units 1-14
- 142a Highlever Road (low rise mews houses)
- 3-5 Crowthorne Road—mixed use with offices

As in the Consultation Version of the Plan, the three surviving St Quintin backlands will be proposed for designation as Local Green Space, including the land at Nursery Lane.

## Update on the housing scheme proposed for Nursery Lane land

Following the exhibition in December for a development of 21 houses on this backland site, no planning application has surfaced. It appears that the developers are holding further discussions with RBKC planning officers.

Our FoI request to see the pre-application planning advice provided by the Council has been refused. It has become clear that RBKC officers no longer see this piece of backland as a positive feature of the Oxford Gardens Conservation Area (a complete reversal of the position in the Council's 1990 CAPS document). This will lead to some robust arguments when the StQW Draft Plan is 'examined' at a public hearing in a few months time.

There will be a chance to make our views on Nursery Lane known to RBKC councillors at the **Public Realm Scrutiny Committee on March 24th**. The petition organised by the Nursery Lane Action Group has gathered well over the 750 signatures needed to be referred to this public meeting. **Venue is at the newly opened Kensington Leisure Centre at Silchester Road. Time 6.30pm.** One or more local residents will be speaking at the committee and we need a good turnout in support.

The Legard family (whom it now appears still own the land at Nursery Lane – no sale having been completed) have hired planning consultants to attack the proposals in the StQW Draft Plan. London Realty/ Metropolis Property Ltd have done the same, hiring Rolfe Judd Planning. The Nursery Lane Action Group now has its own planning consultant on board.

**If you have not already signed the Save our Green Spaces Petition, please do so.** If the Council allows housing development on the Nursery Lane backland, the land behind Kelfield Gardens (where development was fought off in 1980) could be next in line.

You can log on to the RBKC petitions webpage and add your support to the online version at this [link](#). (Note that 5-10 minutes after you have filled in your details you will be sent an email to confirm). A paper version is at the butchers in North Pole Road. **The target of 1,500 signatures (when the petition will be referred to a full Council meeting) is getting close, and the petition closes on 16th March so not much time left.**