



St Quintin and Woodlands Neighbourhood Forum

Newsletter November 2016

Scrubs Lane - the next development at 'Mitre Yard'

Thanks to all of you who you sent in comments on the Aurora proposals for 'North Kensington Gate'. There are now some 20 objections on the OPDC website, including a detailed letter from St Helens Residents Association. Prospects for refusal or withdrawal of the current application for the 22 storey southern tower are looking more hopeful.

The next in what is clearly going to be a queue of new developments along Scrubs Lane comes from [City and Docklands](#). The location is the waste disposal site just north of Mitre Bridge. The developers have exhibited initial pre-application proposals for a mainly residential development as shown below.



This time the density is 400 housing units per hectare (lower than the 450 proposed for North Kensington Gate). The tower is planned at 18-20 storeys, and is positioned at the end of the site away from the canal.

The justification claimed for high density and another tower is that the location will have very good public transport access. But this relies on a HS2 and Crossrail interchange, and a possible new Overground station at Hythe Road. These will not be there until 2026.

In the meantime, residents of such a development (to be 'car free') will be reliant on local bus services. Scrubs Lane will continue to have very poor public transport access for another decade. And there is no certainty as yet that this new rail infrastructure will ever be built, should the UK economy take a dip.

St Helens Residents will again be pointing out that too much development is being crammed onto the site, as is happening with all current proposals for the OPDC 'opportunity area'.

Charing Cross Hospital - threat of near closure returns

Our last newsletter included a brief item on a session held at St Helens Church, where [West London NHS Clinical Commissioning Group](#) presented the latest version of the [NHS North West London Sustainability and Transformation Plan](#).

The slide presentation did not make clear that plans to take away 80% or more of the services at Charing Cross Hospital, demolish the existing building and sell off much of the site, are back on the table.

Hammersmith and Fulham Council has led the two year campaign to change these proposals. There will be a [public meeting](#) on **Tuesday 29 November at 7.30pm at Hammersmith Town Hall** to discuss the latest position.

Goodbye to the existing Westway advertising tower

The tower at Westway Sports Centre, which has dominated the southern skyline of Highlever Road since its sudden appearance in 2008, is finally being dismantled.

JCDecaux will be replacing the present structure with a new (and we hope much improved) structure designed to shield the adverts from views from our streets.

It has taken eight years in all for this result to be achieved. JCDecaux appealed against the Council's enforcement action, taking their customary aggressive commercial line. We will be drinking a toast to the demise of the tower at the **SHRA/StQW AGM on Thursday 24th November at 8pm at St Helens Church**.

Nursery Lane - latest news

The landowners of the site (the Legard family) and their agents London Realty have been clearing this piece of land in readiness for the arrival of several landscape gardening firms (so we are told).

The site is now designated as [Local Green Space](#) in the StQW Neighbourhood Plan, and cannot be developed. Continuation of uses equivalent to those undertaken by Clifton Nurseries since the 1960s remains a lawful activity on the land. A change of use, without planning permission, is not.

We wait to see how uses of the site will pan out in practice (as does RBKC). The large new sign on the gates, labelling the site as 'Highlever Depot' does not change the planning status of the land. The legal challenge to the Council's decision to advance the StQW Plan to its successful referendum will be heard in the High Court, sometime in the New Year.