



St Quintin and Woodlands Neighbourhood Forum

Newsletter September 2015

Final reminder of the public hearing on the Forum's Draft Neighbourhood Plan – Tuesday 22nd September

John Parmiter FRICS MRTPI will be chairing a public session starting at 10.00, at the back of St Helens Church in St Helens Gardens W10.

The hearing forms part of his 'examination' of the policies proposed in the Plan. His role is to ensure that these meet the required 'basic conditions' for a neighbourhood plan, as set out in legislation.

A reminder of the agenda and the set of questions which John Parmiter will be covering at the hearing are set out below. Timings are approximate.

Agenda for public hearing on StQW Draft Plan

Examiner's Opening Statement
Questions on procedure
Topics for discussion - see below
Close

Topics and Examiner's questions [with very approximate timings]:

- The (RBKC) Development Plan** (approx 10.15–10.30)
- which policies are strategic (including CE2)?
- Latimer Road** (approx 10.30–12.00)
- is (RBKC Policy) CF5 strategic?
- what is the driver for change (e.g. viability, vitality, or housing?)
- what options were considered?
- is the proposed allocation deliverable?
- what is meant by affordable (i.e. in a general or planning sense?)
- would comprehensive development be unacceptable to the Forum?
- Nursery Lane – Local Green Space** (approx 12.00–1.00 and 2.00–3.00pm)
- is it 'Open Space'?
- is (RBKC Policy) CR5 strategic?
- does CR5 apply to the site?
- how is it demonstrably special to the local community?
- how does it hold particular local significance?
- Conservation** (approx 3.00 - 4.00)
- how do the policies have due regard to the statutory requirements for the conservation area?

If you can come along to the hearing for any part of the day, you would be very welcome. We hope that John Parmiter will complete his examination report shortly after the hearing, and that he will find that few 'modifications' are needed to the Draft Plan as put together by the Forum over the last 18 months.

Exhibition of proposals for the former MOT garage in Crowthorne Road – Thursday 17th September

Developers Clifton Securities are showing their proposals for a scheme of workshop/studios and flats at 3-5 Crowthorne Road. The exhibition will be on **17th September, from 3.30 to 8pm**, in the meeting room at West London Bowling Club (112a Highlever Road).

In 2013 a different developer applied to build a 6-7 storey building on this site, of a very unattractive design. The views south along Wallingford Avenue would have been harmed forever. After strong protests from residents and the St Helens Residents Association, this application was refused and the site sold to new owners.

The new developers have met with StQW to discuss their plans. Their proposals are for far fewer flats and a lower building. The design is closer to that of Lichfield Studios and we think the proposals would be a good use of the site, in line with the policies in the StQW Draft Plan. We would welcome any views on the exhibition.

Metropolis Property hire a neighbourhood planning expert for the StQW Plan examination hearing

Although Metropolis Property Ltd withdrew their planning application to put 20 luxury homes on the land at Nursery Lane, they have not given up on their proposals. Their planning consultants Rolfe Judd have told the Council that the representative for Metropolis at the public hearing on the 22nd will be Nigel McGurk of planning consultancy Erimax.

Nigel McGurk has significant expertise in neighbourhood planning and has acted as Examiner for many of the 100 or so plans across England which have reached the final stages.

As Examiner of the Blackwell Neighbourhood Plan last year Mr McGurk turned down a proposal for designation of a Local Green Space. Housing developers Persimmon had hired a barrister to argue that the proposal should be deleted from the Plan.

The circumstances at Blackwell (outside Bristol) were very different. The land involved was 19 hectares and the refusal of LGS designation was on the basis this was 'an extensive tract of land' and thereby fell outside the criteria. The land at Nursery Lane is 0.5 of a hectare, and the Forum will be arguing that it meets all three of criteria for Local Green Space set out in the National Planning Policy Framework.