

# St Quintin and Woodlands Neighbourhood Forum

# Newsletter September 2014

# Proposals for Old Oak - why they matter for us

Plans for the area north of Wormwood Scrubs have been gathering pace during the summer. The level of development proposed exceeds anything that has yet happened in West London. While it will up to 30 years before the full impact on our neighbourhood is felt, decisions made in the next few months will shape the outcome.

The Mayor of London in consulting on his proposals for a Mayoral Development Corporation. This new body would take over planning powers from the boroughs, to push through the Mayoral vision for a 'mini-Manhattan' centred on the planned HS2/CrossRail interchange at Old Oak. Building heights of 50 storeys are part of the 'vision'.

The new Labour council at Hammersmith & Fulham is strongly opposed. So, to varying extents, are Brent and Ealing councils. The STQW Forum shares the view that we would prefer the three Boroughs to work together, without a MDC and with closer and stronger accountability to local people. There is still time (just) to send your own comments at this <u>link</u>.

QPR Football Club is meanwhile consulting on a masterplan that would see a new stadium at the heart of the Old Oak development. The club is proposing that the area be branded as 'New Queens Park'. See at this <u>link</u> StQW is sending comments, focused on issues such as traffic and parking around a 40,000 capacity stadium.



A planning application for the stadium masterplan could be submitted as early as April 2015.

Transport for London are at the same time consulting on 3 options for an interchange with the Overground at Old Oak. We favour the proposed Option C above, which drops ideas for a 'Boris viaduct' across the north of the Scrubs, is a lot cheaper, and provides a new WLL station at Hythe Road. See at this link for details and a response form.

We will also be continuing to press for a further WLL station at 'Western Circus' (linked to the proposed Latimer Road/ Imperial West underpass). This would help take traffic off Scrubs Lane/Wood Lane and relieve the worsening queues in North Pole Road.

#### No more news on Nursery Lane site

Neither the StQW Forum nor the 'action group' of immediate neighbours have heard any definite news on the proposed sale of site currently occupied by Clifton Nurseries, off Highlever Road. Rumour has it that one of the short-listed bidders has sought planning advice from the council, and has been alerted to the history of past planning appeals (which rejected residential development). We wait for more news.

# Fancy a bike ride along Westway?

Boris Johnson is pursuing his plans for an east/west segregated 'super-highway' for cycles, including a section of Westway. The published plans can be seen <u>here</u>, but do not yet show any detail of the Westway section (between Westbourne Bridge and Wood Lane).

We need local cyclists to come up with good ideas on how to get bike riders up and down, to and from the Westway section, and to connect safely into a north/south route between the Scrubs and Westfield. We could then build these into the final version of our neighbourhood plan.

Planning officers at RBKC council have been reviewing the Draft St Quintin and Woodlands Neighbourhood Plan since early August, and came last week for a 'walkabout' of the area to look at examples of the variations to Borough-wide conservation policies as proposed in the Plan.

It will be a few weeks yet before the Draft Plan is ready for its 6 week public consultation, prior to formal submission to the council. Meanwhile comments are welcome. You can find the Plan at this link.

# St James proposals for former M&S site in White City

Residential developers St James are now finalising their proposals for 1,500 new homes on their site off Wood Lane (between Imperial's landholdings and Westfield 2).

As predicted in last month's newsletter, the residential towers will be tall (up to 28 storeys). See <u>here</u> for more details. A planning application will be submitted to LBHF shortly, on which we will send in comments.