

Representations received by the Royal Borough of Kensington and Chelsea

Application for Designation of St Quintin and Woodlands Neighbourhood Area and St Quintin and Woodlands Neighbourhood Forum

	Name	Organisation (where given)	Representation
1	Amanda Grender		<p>I am very much in favour of the Forum. This area has been drawn together recently because of the encroachment of huge building projects. People feel helpless because they think that their opinions are not given consideration and their voices not heard.</p> <p>Anything that gives this corner of West London a stronger identity can only be a good thing. We need to get people to appreciate the qualities, visual and human, of the area before it changes for ever from over-development around and within it .</p>
2	Clare Singleton		<p>I would like to express my support for this neighbourhood forum. The major issues that currently impact on this area cross our borough boundary and it will be very valuable to have residents on each side collaborating to give our views and feedback to the authorities on both sides.</p>
3	Daniela Geatti		<p>I would like to support St Quintin Woodlands Neighbourhood Forum and Neighbourhood Area</p>
4	Hugh Fraser and Georgina Fitzmaurice	St Helens Residents Association	<p>I write in support of this timely application, confident that for its part the St Helens Residents Association will choose to be inclusive of local groups representing adjoining RBKC ward areas, if these are to be included - along with the adjoining areas in LBHF - within the defined area of the 'neighbourhood' being created.</p> <p>The application's timeliness relates to two current issues:</p> <p>1) The Imperial College Woodlands site development, its scale, height and impact on wintertime daylight and the skyline; and</p> <p>2) The mooted plans for the North Pole public house to be made into a national brand mini-market while ignoring deleterious impacts on existing businesses and at risk of re-doubling rush-hour traffic congestion on North Pole Road, the closeness to the 600-pupil secondary school and exacerbation of existing road safety issues in morning and afternoon periods around school opening and closing times.</p>
5	Martin Hutchings		<p>I am strongly supportive of this initiative</p>
6	Phyllida Barr		<p>I wish to express full support for the creation of the St Quintin and Woodlands Neighbourhood Area.</p>
7	Martyn Freeman	Westway Development Trust	<p>We write further to the application by St Helens Residents Association to the Royal Borough of Kensington & Chelsea and Hammersmith & Fulham for the designation of a defined area for Neighbourhood Planning purposes, and the designation of a Neighbourhood Forum, under Schedule 9 of the Localism Act 2011.</p> <p>We confirm that we have read the Association's application and confirm that the Trust supports their aspiration to establish a Neighbourhood Forum and to produce planning guidance for those areas that are not already covered by the Development Plan policies of the two boroughs.</p>

<p>In the context of RBKC's adopted and emerging policies for the Westway as contained within the now adopted Core Strategy and the draft SPD the Trust is keen to ensure that the future regeneration of the land under the Westway will lead to the delivery of further direct and indirect benefits in the wider area.</p> <p>In addition the Trust is keen to ensure that their future regeneration plans deliver an improved environment under the Westway, better integrates the area into its surroundings and addresses a number of the existing problems in terms of safety and security.</p> <p>The Trust recognises that the successful delivery of their plans will to a large degree rely on the involvement of the communities that lie to the north and south of Westway. Given this situation the Trust welcomes the move by the Residents Association to establish a Forum to manage change in the surrounding area.</p> <p>Having said the above the Trust do have a number of concerns in relation to the extent of the geographic area and the boundaries as currently defined by the Association for inclusion in the NP area.</p> <p>The map showing the proposed NP area includes the proposed east/ west cycle link under the railway, between Imperial West and Latimer Road and land that is controlled by the Trust and which forms an integral part of the existing Sport's Centre.</p> <p>The Residents Association state in their application that the reasons for inclusion of these two areas in their application is:</p> <ul style="list-style-type: none">• 'To ensure that local residents can be involved in the detailed planning of an enhanced pedestrian/ cycle route along the back of Oxford Gardens houses and on other elements of the draft SPD that will affect the local neighbourhood.• 'The proposed underpass will radically change pedestrian and cycle movements in the wider area. While this link will be physically managed by Imperial College on the Woods Lane side, the entrance/ exit into Latimer Road will not. The proposed Neighbourhood Forum could play a valuable role in plans for the design and management of this planned link between the two boroughs'. <p>The pedestrian/ cycle link is already integrated into a number of Development Plan and SPD policies at both London plan level and at Borough level. All parties associated with the delivery of the link are working together to allow for its delivery. A number of feasibility studies have been progressed in order to understand the technical and financial considerations in relation to securing this link.</p> <p>In addition it is also understood that the delivery of the link will be secured via section 106 funding associated with the Imperial College application.</p> <p>The delivery of the link is already very well advanced and embedded in a number of higher order policies. In view of this situation we can see no benefit or indeed need to incorporate this area into the proposed Neighbourhood Plan area.</p> <p>The Residents state that the principal reason that they want this area incorporated into the NP is so that they get involved in the detailed design and the subsequent management of the planned link on the Latimer Road side.</p> <p>It is assumed that the proposed link will be the subject of a detailed planning application in due course. Such an application</p>
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			<p>will be promoted by the landowners and TfL. Both the Trust and Imperial College, as landowners and TfL will be required under the Localism Act to undertake appropriate public consultation in relation to the development of their plans. In addition the application will be subject to statutory consultation as it moves through any planning process.</p> <p>Such consultation will allow all parties to actively participate in the detailed design process.</p> <p>In terms of future management of the link on the Latimer Road side the responsibility will rest with the Trust. However the Trust will be more than happy to discuss the proposals with the Residents Association. Such management arrangements, however fall, we would suggest outside the remit of any plan making process.</p> <p>Given the above situation the Trust is of the view that in relation to this issue the Neighbourhood Boundary plan should exclude the area covered by the pedestrian/cycle link.</p> <p>In relation to the Trust's land the principal reason for the Residents Association including this land is so it can 'influence aspects of the draft SPD for the Westway that will affect the local neighbourhood'.</p> <p>The proposed Neighbourhood Plan boundary area proposed by the Residents Association incorporates only part of the land currently occupied by the Westway Sports Centre. The strategy in relation to this part of the Trust's land is well established.</p> <p>Both the adopted Core Strategy and the draft Westway SPD support the retention and further development of sport facilities in this area. In addition the Westway SPD contains additional information as to how the whole area might develop in the future.</p> <p>Given this situation we can see no rational for including part of the land occupied by the existing sports centre in the NP boundary. Indeed given the already established higher order planning position we are of the view that the inclusion of part of the Sports Centre within the proposed NP boundary could lead to unnecessary confusion and undermine the comprehensive planning of this facility.</p> <p>As already stated above, however the Trust is keen to ensure the interfaces between its land and the surrounding areas in order to ensure that any proposals advanced on its land integrate with the wider area and appropriate links are developed.</p> <p>The Trust is, of course, itself a body governed by a democratic representation of the community, with community minded purpose and a natural east-west orientation of a defined area of co-ordinated development , with a common nature to it, and this is reflected in the boundaries to the SPD area, and the policies within the (draft) SPD . Therefore the proposed revision to the proposed NP boundary cannot be considered to be detrimental to the notions of community involvement and natural neighbourhood identity.</p> <p>In conclusion, the Trust would be happy to see the areas immediately to the north of its landholding included within the NP area. In view of this situation we would ask that the land already covered by the Core Strategy and the Westway SPD be excluded from the NP proposed boundary and the NP boundary be amended such that it instead sits adjacent to these already established planning policy boundaries.</p> <p>In order to explain our proposed revisions we attach a revised NP boundary plan.</p>
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8	Richard Lacey		I support the application of the St Helens Residents Assoc. for a neighbourhood plan for the area, especially addressing the urgent issue of empty commercial space on Latimer road via a creative quarter.
9	Adrian May		I am a resident of this area, living on Highlever Road, and I am very much supportive of this application. I hope it is allowed to proceed.
10	Richard Ehrman	Clobb Properties Ltd	My company has a commercial building in Latimer Road and we are in favour of the proposal for a St Helen's neighbourhood plan and its ideas for regenerating Latimer Road.
11	Don Anderson		Just a brief email in support of the Neighbourhood Forum, as I think it could be a very important means of local input and feedback.
12	Martina Margetts		I live in Highlever Road and attended the residents' association meeting where this very welcome proposal was introduced. A neighbourhood forum is exactly what this area needs because of the alarming pressures of development in the immediate vicinity which threaten the quality of life of this designated Conservation Area, lived in by such a variety of people of all ages.
13	Dr William Cooper	Woodlands Area Residents	<p>I am writing on behalf of Woodlands Area Residents in support of the application for the designation of the St Quintin and Woodlands Neighbourhood Forum.</p> <p>St Helens Residents Association submitted this application with the full support of Woodlands Area Residents, building on the very effective working relationship we have established with our neighbours in the Royal Borough of Kensington and Chelsea.</p> <p>Woodlands Area Residents is a lobby group that has represented the interests of residents in the Woodlands area of Hammersmith and Fulham on a number of specific issues, prompted by the redevelopment of the former Woodlands site.</p> <p>Having lived in Eynham Road for the best part of a decade, the only other relevant resident bodies of which I am aware are the local Neighbourhood Watch and a group that represents the interests of the communal garden along the railway embankment. There is no formally constituted residents association. The as yet unoccupied Woodlands development site also has no local representation.</p> <p>The proposed Neighbourhood Forum will therefore provide an important new democratically elected and representative body to represent the interests of residents and businesses across this community with respect to planning and environment matters.</p> <p>The proposed area, which spans the borough boundary, has been carefully considered to include what we collectively consider to be a coherent community with common interests in local facilities, amenities, recreation and transport.</p> <p>This is a demographically diverse area and we welcome the inclusive approach that has been adopted by the applicants in proposing this Neighbourhood Forum in a spirit of genuine neighbourly cooperation.</p> <p>This is a very welcome local initiative and I trust that with the endorsement of our local councillors it will benefit from the full support of both boroughs.</p>

			We look forward to working within the Neighbourhood Forum with other local groups and council representatives to develop a Neighbourhood Plan. This is no small undertaking but the evidence of strong community support for this initiative and the interest of many well qualified individuals are very encouraging.
14	Stephen Duckworth		I support the proposal for a Forum which will allow issues of concern to both Kensington and Hammersmith sides of the railway line to be discussed and acted on.
15	Rob Martin	The Casting Collective	<p>As a local business that has been operating on Latimer Road since 1999, we are very much in favour of the idea to make a 'Latimer Road creative quarter'.</p> <p>These are the reasons for our support for this proposal:</p> <ol style="list-style-type: none"> 1) The area often suffers from burglaries. We have been burgled ourselves at least on 5 different occasions. 2) There are limited facilities for our staff. We would like to see more places to eat as well as better shops, restaurants etc 3) Latimer Road has a lot of vacant space which in our opinion leads to antisocial behaviour. 4) There are a few really successful businesses on Latimer Road but we would really like to see the area improve and attractive similar businesses.
16	Ruth Hillary		<p>I strongly support the formation of the Neighbourhood Forum St Quintin and Woodlands I have lived in the area for 7 years and believe this forum will establish a stronger community spirit. It will also:</p> <ol style="list-style-type: none"> a. protect the conservation feature of importance to residents; b. bring together architecturally similar properties by including the area of Hammersmith and Fulham with the area of Kensington and Chelsea, currently the area in H&F is isolated and poorly represented and protected, the proposed boundary is correct; c. allow a clear strategy to protect local shops and pubs; d. protect open space and backlands; e. collaboration on an ad hoc basis has had some impact but more organised collaboration will be more effective for residents; f. the significant planning applications have not been considered by all residents as not all have effective and strong associations the forum will bring together those residents which are currently not represented in planning terms
17	Jeremy Raphaely		I am writing to give my support to the formation of the above Forum. Particularly at a time that cross-borough issues are becoming more of a feature in all our lives, I believe that this is the best mechanism to provide for local residents and businesses to express their views in a way that will be both useful and impactful for both boroughs facing the decisions that lie ahead.
18	Heather Farrar		I am in support of a St Quintin and Woodlands Neighbourhood Forum
19	Katherine Peake	Gumball 300 Events Ltd	<p>Gumball 3000 Limited would like to express our support for this neighbourhood forum.</p> <p>As a company based in Latimer Road we would welcome the collaboration of both boroughs. We are in full support of the Latimer Road Creative Quarter proposal and would be extremely interested in investing in this rejuvenation in the future.</p>
20	Olivier Mougín	Children Worldwide Fashion	Our business, located in Latimer Road, is supporting this initiative.

21	Baskar Kandasamy		I have business in St Helens Garden. I support St Quintin Woodlands Neighbourhood Forum
22	Jeremy Barnard		I write in connection with the current consultation to express my support for the Neighbourhood Planning organisation proposed by the St Helens and Woodlands residents associations. As a local resident and small business person, I believe that the new body will be able to create planning policy more reflective of the neighbourhood's immediate needs and circumstances than the current boroughwide policies.
23	Lesley Croome		I heartily endorse the proposal and believe it will help to enhance and preserve the amenities of our local area.
24	Margaret Tyler		I would like to support the application for the setting up of the St Quintin & Woodlands Neighbourhood Forum.
25	Helen Hope	Mountgrange Heritage	We, at Mountgrange Heritage, are a local business operating in St Helen's Gardens and would like to confirm and support the proposed forum.
26	Nigel Whitbread		I welcome the proposal for the above forum seeking to establish the interests of residents and businesses etc. in order to define the best way forward to develop, and conserve, and maximise full potential of the material and environmental attributes currently experienced within the area mapped
27	Charly Hutchings	13 Ltd	I am writing in support of the proposal for this neighbourhood forum or the area. It will be invaluable to the area to have residents involved in the planning of the area. As a business on Latimer Road this is of particular significance as there is desperate need for some rejuvenation in the area.
28	Susannah Kurti		I am very much in favour of a new neighbourhood forum which includes the St Quintin / Oxford Gardens Conservation Area. I am particularly concerned about proposals for a pedestrian / cycle route which would pass the back of my garden, and the gardens of other residents on the south side of the western end of Oxford Gardens.