

LONDON BOROUGH OF BRENT

Meeting of the Planning Committee 16th November 2005

Report from the Director of Planning

For action

Wards affected: Toykington

Report Title: MARKS & SPENCERS SITE, 492 – 498 HIGH ROAD, WEMBLEY PLANNING STATEMENT

1.0 SUMMARY

- 1.1 This report seeks approval for a Planning Statement which was prepared by the Planning Service in August 2005. The statement sets out both partial and comprehensive approaches to the re-development of the site and provides guidance to the developers on the form of the development that the Council considers acceptable. The Planning Statement is intended to be informal only.

2.0 RECOMMENDATIONS

- 2.1 That the Marks & Spencers Planning Statement be agreed as informal planning guidance.

3.0 DETAIL

- 3.1 M&S vacated the site on 13th August 2005, leaving the site vacant and therefore suitable for re-use/re-development. The site is currently being marketed, therefore the Planning Service is trying to respond quickly to interest from developers and to make the council's expectations for the site clear. As Supplementary Planning Documents (SPDs) take over 6 months to produce, it was felt that a Planning Statement was the most appropriate form of guidance under the circumstances. This has less weight than a SPD because it has not been subject to public consultation, a Sustainability Appraisal or prepared in conjunction with the LDF but gives guidance to developers. The Planning Service intends to produce Planning Statements from time to time where the issues are urgent, for smaller sites or for issues that may not warrant a full SPD. This is considered to be a cost effective approach.
- 3.2 We are also producing a design framework for Wembley Town Centre but because of staff shortages we have been unable to progress this. Therefore due to the

timescale for producing this document, an individual Planning Statement for the M&S site has been produced separately.

Main issues contained in the Planning Statement

3.3 The main issues addressed by the Planning Statement are:

- Requires the retention of a single retail unit;
- Considers the use of the site for a convenience store;
- Accepts the redevelopment of the whole site if it is brought forward;
- Accepts residential uses on upper floors, which adheres to current Government Guidance promoting the location of mixed use developments including residential units in town centres which is considered to be more sustainable;
- Accepts a car free development;
- Accepts other uses as part of any development on upper floors;
- Seeks to maintain the amenity of Elm Road residents;
- Seeks to enhance the townscape of the High Road;
- Promotes development of exceptional architectural quality; and
- Ensures that development takes account of sustainability issues including guidelines set out in SPG19.

Public Consultation

3.4 It is not proposed, in view of the timescale, to carry out public consultation as the document is only intended to be a guide for developers. However, if the committee would like consultation to be carried out we will do so.

4.0 FINANCIAL IMPLICATIONS

4.1 The Planning Statement is designed to establish informal guidance for developers on what the council considers acceptable development on the M&S site. The assessment of any planning application will be undertaken in the normal way within costs contained within existing budgets.

4.2 There are, however, wider implications arising from any possible development. The associated Section 106 Agreement will secure funding and benefits which will mitigate the impact of the development and contribute to improvements within Wembley Town Centre.

5.0 LEGAL IMPLICATIONS

5.1 The Planning and Compulsory Purchase Act 2004 has changed the statutory basis for drawing up development plans in England and Wales. Unitary Development Plans and Supplementary Planning Guidance will be replaced by a Local Development Framework. Since there are no provisions under the Act to produce SPG's the Council must now produce SPD.

5.2 Planning Policy Statement 12 'Local Development Frameworks' sets out the procedural policy and process of preparing Local Development Documents including Supplementary Planning Documents. The SPD has been prepared in accordance with the guidance contained within PPS12. PPS 12 requires a Sustainability Appraisal and a consultation strategy to accompany a draft Supplementary Planning Document for public consultation.

- 5.3 Supplementary Planning Documents are not subject to independent examination and will not form part of the statutory development plan. However they should be subjected to rigorous procedures for community involvement.
- 5.4 Supplementary Planning Documents are not statutory documents in the same way as the UDP but are material considerations to be taken into account when determining individual planning applications.
- 5.5 It is accepted that this Planning Statement will have limited weight as it has not been subject to consultation or had a sustainability appraisal which are required in the production of SPDs.

6.0 DIVERSITY IMPLICATIONS

- 6.1 Maintaining and improving retail facilities on the High Road are important to all sections of the diverse community that make up the Wembley area.

7.0 STAFFING/ACCOMMODATION IMPLICATIONS (If appropriate) **None**

8.0 ENVIRONMENTAL IMPLICATIONS

- 8.1 There are environmental benefits to improving the retail offer in town centres such as maintaining town centre uses which are more sustainable as they can be reached by non car modes of transport. A high quality development at this location, together with other planned improvements to the High Road, the new Stadium and associated developments will contribute towards the regeneration of the Wembley Area as a whole.

BACKGROUND INFORMATION

Details of Documents:

Any person wishing to inspect related papers should contact Mary-Ann Bye
Planning Service,
Brent House,
349 High Road,
Wembley,
Middlesex HA9 6BZ,
Telephone: 020 8937 5018

Richard Saunders
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APPENDICES

APPENDIX 1: Planning Statement for Marks & Spencers site, 492-298 High Road, Wembley, Middlesex, HA9

