

# LONDON BOROUGH OF BRENT

## Meeting of the Planning Committee 16 November 2005

### Report from the Director of Environment and Culture

For action	Wards affected: Wembley Central
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### Report Title: Wembley West End – Supplementary Planning Document

#### 1.0 Summary

- 1.1 There is currently significant developer interest in the Curtis Lane Opportunity Site and neighbouring buildings within the High Road. This larger site is collectively known as Wembley West End. It is therefore proposed to bring forward planning and urban design guidance in the form of a Supplementary Planning Document for this site which will then feed into the overall SPD for Wembley Town Centre. Agreement to start work on this element of the overall SPD including early consultation on the SPD is therefore sought.

#### 2.0 Recommendations

That this Committee agree:

- 2.1 To the production of a detailed draft SPD covering the Wembley West End development site as SPD to the UDP and as a first phase of the Wembley High Road Framework: and
- 2.2 To initial (pre-production) consultation of the SPD with local traders, residents and other stakeholders.

### 3 Detail

#### Wembley West End Development Site

- 3.1 The Local Development Scheme (LDS) currently identifies the production of a Wembley Town Centre Development Framework Supplementary Planning Document (SPD) to commence during the winter period 2005/2006. This document will set out a planning and Urban Design Framework for the High Road with particular attention to the identified Opportunity Sites in the Unitary Development Plan 2004 (UDP). Because of the difficulty in retaining and recruiting experienced Urban Designers, progress on the overall framework has been very slow. It is therefore recommended that work on this site will form a first phase of Town Centre Framework.
- 3.2 There is however currently significant developer interest in the Curtis Lane Opportunity Site and neighbouring buildings within the High Road. This larger site is collectively known as Wembley West End. This is an extremely important site as the western gateway to the High Road. Its function and appearance currently detracts more than enhances the High Road. It is a site that for years (in successive UDP's) has been designated as a major opportunity site. However it has proven difficult, notably because of the fragmented land ownership on the site, to bring forward beneficial development. It is your officers' view that more detailed guidance in the form of a Planning Brief (to be adopted as a Supplementary Planning Document to the UDP) can only help to assist in unlocking the site so that it can play a key role in regenerating the town centre. It is therefore proposed to bring forward planning and urban design guidance in the form of a Supplementary Planning Document for this site which will then feed into the overall SPD for Wembley Town Centre. Agreement to start work on this element of the overall SPD and to undertake early public consultation is therefore sought.
- 3.3 To ensure the implementation of any scheme, the Council may have to use compulsory purchase powers. The existence of an approved SPD will significantly assist this process. However, the Council will only undertake a CPO where all costs would need to be underwritten by the developer of any scheme. Such a decision would need to be agreed by the Council's Executive and would be required where any developer had failed to acquire properties by negotiation.
- 3.4 The Curtis Lane Car Park is designated in the current Unitary Development Plan 2004 as a Wembley Town Centre Opportunity Site (Policy WEM28 (b)). It is the major development site in the town centre, being adjacent to St Modwens' Central Square development. Land along Ealing Road, from The Village Inn and from 3 to 17 Ealing Road (see appendix for map of the site), was excluded from the opportunity

site largely because of the difficulties likely to be associated with acquisition of individual buildings. It is clear from officers investigations that these properties need to be included as part of a comprehensive development of the whole site if a significant regenerative development is to be achieved.

- 3.5 The Planning Service has been working with relevant development partners to bring forward the development of the whole West End site for a number of months. The difficulties in assembling a site for development should not be underestimated. However it is vital to discuss ideas at an early stage with key stakeholders: notably traders and local residents to get continued support for any development proposals.

#### Wembley Town Centre Development Framework

- 3.7 The Local Development Scheme (LDS) which was approved at the Meeting of the Executive held on 20<sup>th</sup> June 2005, identified the production of a Wembley Town Centre Development Framework SPD with consultation starting during the winter 2005/2006 period and adoption in spring/summer 2006. This document will set out a planning and urban design strategy for the High Road with particular attention to the identified Opportunity Sites in the Unitary Development Plan 2004 (UDP).
- 3.8 However, the increased development interest in the Curtis Lane Car park site Opportunity Site and neighbouring buildings has led to the need to produce detailed SPD guidance for the site as soon as possible.
- 3.9 It is therefore proposed that the Wembley West End SPD be produced as per the schedule outlined below as SPD to the UDP and that the LDS be amended to reflect this;
- Pre-consultation & Sustainability Appraisal - Winter 2005 / Spring 2006
  - Draft SPD presented to Planning Committee (Policy) for approval for public consultation – 15<sup>th</sup> March 2006
  - 6 weeks consultation - March / April 2006
  - Consideration of representations - May 2006
  - Proposed SPD presented to committee and then the Executive for adoption – June / July 2006

#### Compulsory Purchase Orders

- 3.10 Although the Curtis Lane car park is within a single ownership, the whole Wembley West End development site is made up of a number of different landowners. To bring forward an appropriate development on the site, these buildings would need to be included in any overall scheme.

- 3.11 It is anticipated that the consortium of developers can acquire all the ownerships by negotiation. However, if this is not possible, the Council will have to consider using compulsory purchase powers to assemble an appropriate site. The council's Executive will have to agree to this on the basis that all costs for the work will have to be underwritten by the developers.

#### **4.0 Financial Implications**

- 4.1 The development of SPD for the site will include guidance on the likely s106 contributions that would be linked to any development of the site.
- 4.2 If compulsory purchase is required, there will be additional costs. However these costs will be underwritten by the developers.

#### **5.0 Legal Implications**

- 5.1 The SPD will be produced in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and the Council's Statement of Community Involvement. This requires that a Sustainability Appraisal and a Consultation Statement is produced to accompany the draft Supplementary Planning Document for public consultation.
- 5.2 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.
- 5.3 Any compulsory purchase required as part of the development would need to follow the legislation set out in the appropriate Acts and central government guidance.

#### **6.0 Diversity Implications**

- 6.1 The SPD will provide guidance supplementary to the policies of the Council on the development of the Wembley West End site. The production of the SPD will be in line with the Council's Statement of Community Involvement. This recognises diversity and equality implications. In addition, the accompanying Sustainability Appraisal and consultation will be undertaken to identify any such implications within the overall production of the SPD.

#### **7.0 Staffing Implications**

- 7.1 The production of the SPD will be undertaken by staff currently employed within the Environment and Culture Directorate.

#### **8.0 Environmental Implications**

- 8.1 The production of the SPD will help to identify environmental requirements of any development of the site.
- 8.2 A Sustainability Assessment is required as part of the process of drafting the SPD. This will inform and guide these environmental requirements throughout the process.

## **9.0 Conclusion**

- 9.1 The development of an SPD for the Wembley West End site will assist in bringing this key site in the town centre forward for development.

## **Background Papers**

Brent Local Development Scheme July 2005  
Brent Unitary Development Plan 2004

## **Contact Officers**

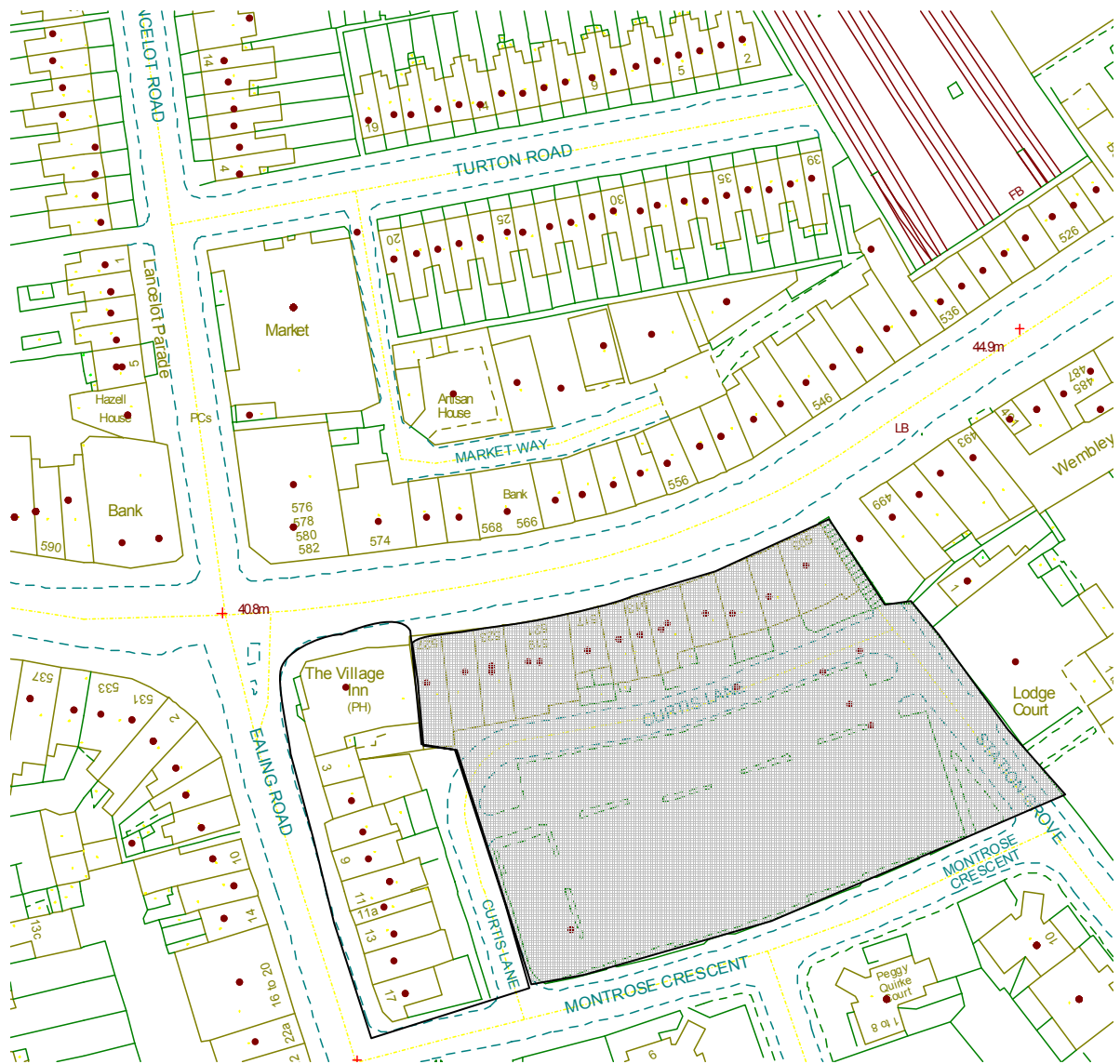
Any person wishing to inspect the above papers should contact

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

**Richard Saunders**  
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# APPENDIX



## Wembley West End Site

- KEY:
-  Neighbouring Buildings to be included in SPD
  -  Curtis Lane Opportunity Site (WEM28(b))