

PRE-APPLICATION REPORT TO COMMITTEE

Planning Committee on 18 January 2017

Item No

Case Number 16/0495/PRE and 16/0496/PRE (both sites are linked)

SITE INFORMATION

RECEIVED: 2016

WARD: Stonebridge

LOCATION: Hillside open space and Milton Avenue (Site 1) and Stonebridge Primary School annexe, Twybridge Way (Site 2)

SCHEME: The Reserved Matters for the development of Hillside open space and Milton Avenue pursuant to the outline application reference 16/0077.

Proposed construction of an apartment block part 4 and part 6-storey's comprising 51 residential units (15x 1bed, 25x 2bed and 11x 3bed flats) and 246sqm of commercial floorspace (Use class A3), car parking at ground floor and on-street within the proposed reconfiguration of Shakespeare Avenue, with associated external amenity space, hard and soft landscaping, and the construction 22 x 3-storey townhouses at Milton Avenue.

And

The Reserved Matters for the development of Stonebridge Primary School annexe, Twybridge Way pursuant to outline application reference 16/0073.

Proposed construction of 14 x houses up to 3-storeys in height (Use class C3), one apartment block comprising 13 residential units (4 x 1bed and 9x 2bed) up to 5-storeys in height (Use class C3) and one apartment block comprising 28x 1bed flats up to 5-storeys in height for NAIL accommodation with an element of care (use class C3b) and a new one-way access loop road and on-street parking bays, with associated external amenity space, hard and soft landscaping.

APPLICANT: London Borough of Brent

CONTACT: JLL

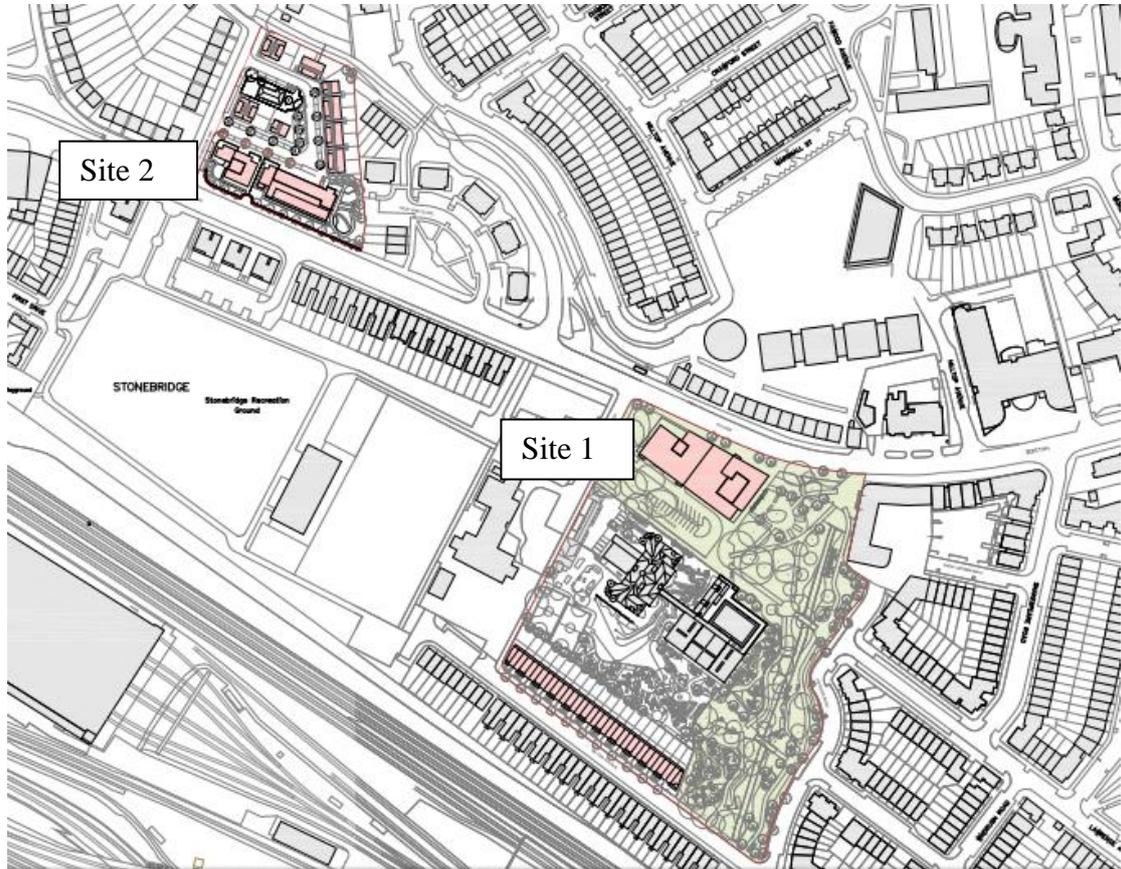
PLAN NO'S: n/a

LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION

No plans as this is a pre-application item. Members will view a presentation at Committee.

SITE MAP

This map is indicative only



DEVELOPMENT DETAILS

Ref: **16/0495/PRE and 16/0496/PRE (both sites are linked)**

Location: Hillside open space and Milton Avenue (Site 1) and Stonebridge Primary School annexe, Twybridge Way (Site 2)

Ward: Stonebridge

Description: The Reserved Matters for the development of Hillside open space and Milton Avenue pursuant to the outline application reference 16/0077.

Proposed construction of an apartment block part 4 and part 6-storey's comprising 51 residential units (15x 1bed, 25x 2bed and 11x 3bed flats) and 246sqm of commercial floorspace (Use class A3), car parking at ground floor and on-street within the proposed reconfiguration of Shakespeare Avenue, with associated external amenity space, hard and soft landscaping, and the construction 22 x 3-storey townhouses at Milton Avenue. (Site 1)

And

The Reserved Matters for the development of Stonebridge Primary School annexe, Twybridge Way pursuant to outline application reference 16/0073.

Proposed construction of 14 x houses up to 3-storeys in height (Use class C3), one apartment block comprising 13 residential units (4 x 1bed and 9x 2bed) up to 5-storeys in height (Use class C3) and one apartment block comprising 28x 1bed flats up to 5-storeys in height for NAIL accommodation with an element of care (use class C3b) and a new one-way access loop road and on-street parking bays, with associated external amenity space, hard and soft landscaping. (Site 2)

Applicant: London Borough of Brent

Agent: JLL

Case Officer: Gary Murphy (South Area Team)

BACKGROUND

1. This pre-application submission for Reserved Matters is being presented to enable Members of the committee to view it before any subsequent applications are submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent revised application and the comments received as a result of consultation, publicity and notification.
2. This is the first time the detailed designs shown within this submission have been presented to Members. Where reference is made in the report to 'Site 1' this relates to the outline part of the Hybrid planning application 16/0077 for which the Planning Committee resolved to grant planning consent on 11 May 2016. Where reference is made to 'Site 2' this relates to the outline planning application 16/0073 for which the Planning Committee resolved to grant planning consent on 11 May 2016. On both of these outline consents all matters were reserved.

PROPOSAL and LOCATION

Proposal

3. The applications will seek approval of all of the Reserved Matters in relation to Site 1 and Site 2, namely matters relating to Appearance, Access, Landscaping, Layout and Scale.
4. Both the outline consents secured a number of parameters for each site, including the heights of buildings and the maximum number of residential units.

Proposed uses (SITE 1)

5. Site 1 development proposes the provision of 51 flats situated within a part 4 and part 6-storey building located on Hillside open space, and 246sqm of commercial floorspace (Use Class A3) at ground floor, as well as ground floor car parking.
6. The construction of a terrace of 22 x 3bed townhouses is proposed on Milton Avenue.

Proposed residential mix

7. On Hillside it is proposed to provide:
 - 15 x 1bed
 - 25 x 2bed
 - 11 x 3bed (total 51)

On Milton Avenue it is proposed to provide:
-22 x 3bed houses

Car parking

8. Internal ground floor parking is proposed within the Hillside building, a total of 22 spaces (including 5 disabled bays), and up to 88 cycle parking spaces. On-street bays are proposed within the proposed access road, there are 22 of these (including 4 disabled bays). The on-street bays will also be used for parent drop-off and pick up at Stonebridge School at permitted times only (subject to waiting restrictions).
9. For Milton Avenue housing parking will be on-street, with cycle parking provided per dwelling.

Proposed uses (SITE 2)

10. Site 2 development on Twybridge Way proposes 14 houses, one apartment block fronting Hillside, of 5 storeys comprising 13 units (Use Class C3) and an apartment block fronting Hillside of 5 storeys to provide NAIL accommodation with an element of care, comprising of 28 x 1bed units.

Proposed residential mix

11. It is proposed to provide:
 - 14 x houses, comprising of 10 x 3bed and 4 x 4bed in either two or three storey form.
 - 4 x 1-bed flats
 - 9 x 2bed flats
 - 28 x 1bed flats, specifically for NAIL accommodation (Use Class C3b)

Car parking

12. On-street car parking parallel to new 'loop' access road to accommodate 28 spaces, with associated cycle parking. This level of parking is in line with the outline consent.

Site and Surroundings

13. Site 1 development is located in part on the southern side of Hillside and comprises existing open space. To the east of the site is the remainder of Hillside open space, which is to be enhanced under the original planning permission, and south of the site is Shakespeare Avenue and the Grade II Listed Stonebridge School. To the west of the site are Wesley Road and Our Lady of Lourdes Catholic Primary School. The remaining element of Site 1 development (i.e. the 22 x terraced houses) is located along the northern side of Milton Avenue, which is immediately south of the Stonebridge School site.
14. Site 2 development is on a corner plot at the junction of Hillside and Twybridge Way. The site contains the Former Day Care Centre building, currently in use as Stonebridge Primary School annexe (proposed for demolition). It also comprises 'The Cottage' which is a residential property within the centre of the site. This detached building is to remain and does not form part of the application site. There are two-storey residential properties to the west on Twybridge Way, and four-storey flatted blocks and two-storey housing to the east along West End Close. A canal feeder channel runs along the northern site boundary.
15. Neither site is within a Conservation Area, or designated growth area.

Planning History

16. The relevant planning application reference numbers are 16/0077 (Site 1) and 16/0073 (Site 2).

CONSULTATION

17. As this proposal will seek the approval of Reserved Matters, pre-application consultation has not yet been undertaken. In accordance with the National Planning Policy Framework and Brent's Statement of Community Involvement the developer is required to engage with the local community whilst developing their proposals for the site, as part of the pre-application process. The applicants are proposing to carry out local consultation prior to submission of any Reserved Matters applications, and this will take the form of Ward Councillor briefings and a flyer drop to local addresses (approx. 2000 addresses). It should also be noted that the outline planning applications were subject to significant pre-application consultation with the community, and internal and external consultation (involving 972 addresses).
18. The proposals to date have been subject to internal consultation with the Councils Planning department, Transport officer, Urban Design officer, Landscape officer, Principal Tree officer and Conservation and Heritage officer.
19. The following will be consulted regarding any subsequent planning application:

Consultee:-
(Internal)

- Ward Councillors for Stonebridge (Brent)
- Transportation (Brent)
- Environmental Health (Brent)
- Landscape Design (Brent)
- Heritage & Conservation officer (Brent)
- Tree Officer (Brent)
- Housing (Brent)
- Urban Design Officer (Brent)
- Flood/drainage engineer (Brent)

(External)

- Secure by Design Officer (Met Police)
- Thames Water – tbc
- All existing properties and addresses within at least 100m of the application site.

(N.B. This is not a final list and is subject to further review/change should any formal planning application be submitted)

POLICY CONTEXT

20. The National Planning Policy Framework (NPPF) 2012. At the heart of the NPPF is a presumption in favour of sustainable development. Building a strong, competitive economy is of the core principles of the NPPF and paragraph's 21 and 22 are of relevance.
21. London Plan consolidated with alterations since 2011 (March 2016)
22. Mayor's Housing SPG
23. Development Management Policies, London Borough of Brent (2016) – adopted 21 November 2016
(N.B this has superseded the Brent Unitary Development Plan 2004 which was the relevant Development Plan at the time of determining the original outline applications)
24. London Borough of Brent LDF Core Strategy 2010
25. Supplementary Planning Guidance 17 'Design Guide for New Development' (2002)

MATERIAL PLANNING CONSIDERATIONS

26. As stated above the proposals will seek the approval of Reserved Matters for Site 1 and Site 2 concurrently. As such, the principle of development has been supported, and many of the considerations have already been considered and approved through the outline planning consents 16/0073 and 16/0077.
27. The main issues raised by the Reserved Matters details that the Committee should be aware of at this stage are:
 - Siting and height of Hillside building (Site 1)
 - Vehicle access to Hillside building, parking and impact on trees (Site 1)
 - Design and layout (applicable to all sites)
 - Quality of residential accommodation (applicable to all sites)
 - Affordable Housing (applicable to all sites)
 - Proposed future revisions to NAIL accommodation building (Site 2/Twybridge Way)

Issue 1

Siting and height of Hillside building (Site 1)

28. The outline consent (16/0077) permits a building up to 6-storey's high, and up to a maximum 4m per storey. The proposed building is part 4 and part 6-storey's high, increasing in height towards Wesley Road. This is within the parameters set within the original outline consent.
29. The proposed building is rectangular in plan form and is sited with a landscaped set back from both Hillside and Wesley Road, which is in accordance with the original outline consent.

30. In the approval of the outline consent Members sought the imposition of a condition (number 41) requiring further details to be submitted and approved requiring the Hillside building to be sited and designed so as to maximise views to, and preserve and enhance the setting of the Grade II Listed Stonebridge School building to the south.
31. In response to this condition the building has been designed as two separate blocks above ground floor level. The 'break' in the centre of the building of between 12m and 16.4m wide has been purposely designed so as to create views from Hillside of the Listed school building behind. The existing dense tree coverage on Hillside open space largely obscures views of the Listed school building from Hillside, so in this respect the removal of some trees and the construction of a building of this design will enhance views to the Listed building. The 'break' also reduces the overall mass and bulk of the proposed building, which is welcomed. On balance it is considered the design response to the condition is a well considered one and this will maximise views to the Listed building from Hillside. It is considered this 'break' in the building and the provision of two separately articulated residential elements will result in better design.
32. This approach is supported by the Councils Heritage and Conservation Officer. Any subsequent application will need to be supported by a views assessment from chosen locations on Hillside in order to fully understand the impact on the setting of the Listed building.

Issue 2

Access, parking and impact on trees, Hillside building (Site 1)

33. When granting outline consent (16/0077) all matters were reserved, including Access. Therefore any details shown in relation to vehicle access on the approved plans were only treated as indicative. Approval of the outline consent did not give approval for the road layout indicated, nor does the approval of outline consent suggest that this road layout is acceptable in principle. In fact, Condition 1 of the outline consent specifically says that the Reserved Matters shall be designed to reflect the requirement to explore the opportunity to provide a revised means of access to the Hillside building, so that access is not gained through the open space.
34. Officers were unable to support the 'loop' road that was indicated at outline stage as it was considered that the construction of a new road in this form and layout that would connect Hillside with Shakespeare Avenue would unacceptably harm the amenity value of the open space by virtue of the road cutting through the open space. It was considered this layout would create a barrier between the new building and the adjacent open space. In urban design and placemaking terms this form of access is not seen to be desirable.
35. Since the grant of outline consent the applicants have considered different Access options with a view to addressing the requirements of Condition 1. An option is proposed that would see the introduction of a loop turning head to the rear (south side) of the Hillside building. This would be a new one way road accessed off Wesley Road and linked to Shakespeare Avenue. It would provide access to the ground floor in-curtilage parking for the Hillside building, and service vehicles, and it would provide access to proposed school drop-off spaces within the newly re-configured shared surface.
36. In placemaking terms this option is preferred. It has the least impact on the adjacent open space and is more discreet due to its location to the rear of the Hillside building.
37. The Councils Transportation officer is supportive of this layout in principle, subject to further detailed testing being undertaken to confirm dimensions of footways and

carriageways, and tracking of vehicles in order demonstrate that this works for cars and larger servicing and emergency vehicles.

38. Proposed parking – It is proposed that 22 spaces will be provided on-site (including 5 disabled bays), and a further 22 as on-street within the new loop road layout. The maximum parking standard for the proposed residential units is 56.5 spaces, this is based on adopted standards set out in policy DMP 12 (1 and 2-bed units = 1 space and 3-bed units = 1.5 spaces). As such there is some reliance on the on-street bays. The overall maximum standard has however slightly reduced from the now superseded UDP standards which were applied when the outline consents were granted. The UDP standards attracted a maximum parking standard of 62 spaces, (30 on-site spaces proposed) and this has reduced to 56.5 spaces (22 on-site spaces proposed).
39. It is proposed that a proportion of the on-street bays be made subject to max 20 minute waiting restrictions, to allow for school drop-off and pick-up use only between 8-9am and 3-4pm weekdays. This is considered a necessary restriction so that resident's ability to use these spaces is not prejudiced outside of these times. In principle the Councils Transportation Officer would support this approach. This is also subject to the provision of a minimum 2m wide footway to the northern edge of the loop road, tracking of the loop road to demonstrate this can accommodate refuse, servicing and emergency vehicles (particularly at the point of entry close to the location of disabled bays), re-arrangement of the echelon parking bays to face in the other direction, and confirmation of the proportion of affordable housing to be provided.
40. The Councils Principal Tree Officer has expressed support in principle for the proposed access as it is understood that the proposed road layout will allow for the retention of four existing category A trees. This is welcomed due to the positive contribution these make in visual amenity terms. These are shown to be located within a central strip of landscaping that is being retained. This however would be subject to the submission and approval of further details in the form of an Arboricultural Impact Assessment (AIA), Tree Protection and Method Statement, as well as construction details within the Root Protection Area (RPA) to demonstrate that the trees will not be unduly harmed by works within, or close to the RPA.
41. Further landscaping details will need to be submitted to demonstrate what the strategy is for the treatment of this new road. It is important that this makes a positive contribution to the public realm as it will affect the setting of the new building, as well as the Listed school building. High quality materials will be required, soft landscaping where feasible and a layout that promotes pedestrian priority as this space is likely to experience heavy pedestrian footfall with parents dropping off, and picking up children from the school.

Issue 3 Design and layout

Hillside - Site 1

42. London Plan policy 3.5 promotes quality in the design of housing developments.
43. London Plan Policy 7.6 on 'Architecture' states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is regarded as being particularly important for tall buildings.
44. Brent DMP policy DMP 1 says that materials, detailing and design should provide high levels of amenity that complement the locality, and conserve and enhance the significance of heritage assets and their settings.

45. Brent DMP policy DMP 7 says that proposals affecting heritage assets should sustain and enhance the significance of the heritage asset, its curtilage and setting, respecting and reinforcing the streetscene, frontages, views and vistas.
46. At ground floor a proportion of the floorplate is to be occupied by parking, but this is now wrapped on three sides by active uses in the form of residential units, entrances and the commercial unit fronting Hillside. This is an improvement on the layout indicated at outline stage which envisaged ground floor parking and a commercial unit. The proposed arrangement and mix of uses will now help to activate three sides of the building, which is welcomed in both urban design and Secure by Design terms.
47. Four residential units are now located at ground level which will activate three of the facades. The applicants will need to demonstrate what form of curtilage is proposed for this building, and further demonstrate how defensible space for ground floor units can be achieved.
48. The articulation and expression of the ground floor has improved, however it is still considered to be a weak element of the design. This will need further consideration in order to make the residential entrances more legible, and to treat the façade of the commercial unit appropriately. It is not clear from the details submitted what materials this will be treated in, and it is important that this is differentiated in some way through the use of materials.
49. The primary facing material is brick, and a light coloured brick is proposed to tie in with the new development directly opposite. Feature copper bronze cladding is proposed, and this is also picked up with the balcony treatment. This feature cladding should also apply to the lift overrun projection to give greater visual interest, and this should be confirmed. Fully inset and half recessed/projecting balconies are used which is welcomed. The building facades have depth to them as a result of staggered and projecting elements, which combined with the varying heights help to achieve a good degree of articulation.
50. The forward projecting part of the building that will be visible from Hillside (to the west) would benefit from some further articulation and greater visual interest. Also, the use of polycarbonate as a means of treating the edge of the roof terraces is not considered acceptable, this is a poor choice of material. These elements should be addressed prior to any subsequent submissions.
51. Officers consider that there are elements of the design that still require further consideration to ensure the final design is of high quality, and that it makes a positive contribution to the streetscene.

Milton Avenue – Site 1

52. A terrace has been designed with front gables to pick up on the rhythms evident in the Victorian terrace directly opposite on Milton Avenue. The proposal is a modern interpretation of this terrace. Relief to break up the front gables is proposed in the form of flat roof sections, and these have been articulated with narrow slit openings. Officers are not convinced that this intervention is successful and this treatment (including the roof) will require further consideration before plans are finalised.
53. The treatment of the front gardens is considered to be overly defensive, and this should be reconsidered to ensure it contributes positively to the streetscene.
54. Further detailing of the entrances and parapets is required, and previous suggestions to use concrete have not been taken on board. This should also be re-visited before the designs are finalised.

Twybridge Way – Site 2

55. The corner block of flats is proposed to have a similar materials palette to the Hillside building. Light coloured brick will be utilised, with feature bronze cladding. Depth to the facades is proposed with the use of recessed openings and projecting window surrounds. The articulation to parts of the building is considered to be weak though. The corner, where the building fronts Twybridge Way is prominent and does need more interest, currently it appears overly defensive with an expanse of brick fronting onto the street. The façade fronting Hillside, which rises to four storeys needs to be further articulated, and the amenity space on this corner should be better defined. The approach to window openings should also be reconsidered, the current arrangement illustrates a reliance on small openings, however this does not maximise the opportunity to articulate the Hillside elevation.
56. A series of detached and semi-detached houses are proposed behind the frontage blocks. These will front the loop road. Houses will be a mix of two and three storeys. The designs illustrated suggest a contemporary approach is sought, however the architecture is not considered to be successful as shown. The roof design is confusing as this is seeking to incorporate a pitched element, with a flat roof element that gives the appearance of a front dormer window. Officers consider that this needs further consideration.
57. The scale of the townhouses will comply with the 45 degree test, as set out in Supplementary Planning Guidance 17 'Design Guide for New Development'. The depth of the rear gardens (approx. 7.5m) fails to achieve the 10m normally sought, in the interests of outlook and neighbouring privacy. This shortfall does have the potential to result in overlooking of adjoining gardens to properties on West End Close (which themselves have relatively shallow depth gardens). As a result the treatment of the rear elevation of the four houses that adjoin neighbouring gardens will need careful consideration and an appropriate design response that minimises opportunities for overlooking from habitable room windows incorporated. This is necessary to support the proposed relationship.

Issue 4

Quality of accommodation

58. All residential units will be compliant with London Plan space standards, and the Part M2 criteria in relation to accessible and adaptable housing, expressed in the nationally prescribed optional housing standards.
59. All units will benefit from private amenity space in the form of ground floor areas, balconies and terraces. The housing on Milton Avenue (Site 1) and Twybridge Way (Site 2) will be afforded 50sqm private gardens. Communal courtyards and roof terraces are proposed to supplement the private space, and communal space will serve both flatted buildings on Site 2. The NAIL accommodation will have a communal garden designed with the resident group specifically in mind. The exact quantum of amenity space will need to be confirmed at submission stage, with policy DMP 19 in mind, which seeks 20sqm per flat, and 50sqm per family unit (3+ bedrooms).
60. It is relevant that the proposed Hillside building will be directly adjacent to the existing Hillside open space. This is to be given an improvement as a result of planning approval 16/0077, which will see a new children's playground, outdoor gym equipment and other landscaping and public realm improvements. The Twybridge Way units will also be opposite existing open space on Hillside.
61. All residential units will benefit from a good level of outlook, with the number of dual aspect units maximised. It is noted that there will be a small proportion (x8) of single aspect, largely north facing units in the NAIL accommodation block.
62. The split block proposed layout for the Hillside building results in a separation of between 12m and 16.4m across the courtyard. Ordinarily a minimum separation of

20m would be required, where there are directly facing windows in order to safeguard privacy and to minimise overlooking (as set out in Supplementary Planning Guidance 17). In this case the flats within the respective blocks have been arranged so that there are no directly facing habitable windows looking across the courtyard. As such there are no opportunities for direct overlooking or loss of privacy, so this relationship can be supported.

63. Policy CP21 of Brent's Core Strategy 2010 seeks for 25% of units to be family sized (three bedrooms or more). The proposal achieves 37% family sized units, so is policy compliant.

Issue 5

Affordable housing

64. London Plan policy 3.12 requires borough's to seek the maximum reasonable amount of affordable housing, taking account of a range of factors including local and regional requirements, the need to encourage rather than restrain development and viability. The policy requires boroughs to take account of economic viability when negotiating on affordable housing, and other individual circumstances.
65. Adopted DMP policy DMP 15 confirms the Core Strategy target (policy CP2) that 50% of all new homes in the borough will be affordable. The maximum reasonable amount will be sought on sites capable of providing 10 units or more. 70% of new affordable housing should be social/affordable rented housing and 30% intermediate housing at affordability levels meeting local needs. Where a reduction to affordable housing obligations is sought on economic viability grounds, developers should provide a viability appraisal to demonstrate that schemes are maximising affordable housing output.
66. London Plan policy 3.12 says that the maximum reasonable amount of affordable housing should be sought when negotiating on schemes and that negotiation on sites should take account of their individual circumstances including development viability.
67. The current proposal is to deliver a minimum level of 35% affordable housing across both sites. This would be subject to a viability appraisal still, but if a minimum of 35% affordable housing is achieved across both sites then this would be in accordance with both of the outline consents, 16/0077 (Site 1) and 16/0073 (Site 2). These consents are linked to one another through conditions, in particular the condition stating that a Financial Viability Assessment (FVA) shall be submitted with any Reserved Matters application containing residential floorspace. This FVA shall demonstrate the maximum reasonable proportion of affordable housing across both Site 1 and Site 2, which shall not be less than 35%, but which may include affordable housing over and above the minimum 35%, and provision of off-site affordable housing within the land subject of both applications in order to deliver a combined minimum of 35% across both sites.
68. The position will be tested at application stage when a detailed FVA has been provided.

Issue 6

Future revisions to NAIL accommodation, Twybridge Way (Site 2)

69. Outline permission allows up to 28 units of NAIL accommodation, which stands for New Accommodation for Independent Living. This accommodation is aimed at vulnerable adults living in self-contained accommodation with an element of on site care provided.
70. Brent Adult Social Care (ASC), who will be the client group for the NAIL accommodation wish to pursue a separate full planning application to allow an increase in the number of NAIL units from a maximum of 28, to 40. As this change to

increase the number of units cannot be accommodated within the parameters of the outline consent it is envisaged that a separate full application for this building alone will be submitted, in parallel with the submission of Reserved Matters.

71. By seeking to increase the number of NAIL units on site no changes to the footprint or size of the building are required. Internally the units are to be arranged as smaller one bedroom units in order to deliver the desired number. This would be subject to demonstrating compliance with minimum residential space standards.
72. In order to satisfy Core Strategy CP21 any subsequent application should be supported by a statement from ASC that confirms how this uplift and re-arrangement of units meets an identified housing need.
73. Any change to the NAIL accommodation will also have to be accounted for when submitting the FVA, in order to ensure that the maximum reasonable amount of affordable housing is being proposed.

OTHER CONSIDERATIONS

74. A detailed energy/sustainability strategy would need to be submitted as part of any subsequent Reserved Matters or full application to demonstrate compliance with the Mayor's strategy of Be Lean, Be Clean, Be Green, as well as London plan policies relating to reduction carbon emissions and renewable energy, in accordance with London Plan policy 5.2.

PLANNING OBLIGATIONS

75. As the Council is the applicant then a s106 agreement cannot be entered into. Conditions attached to the outline consents capture requirements for affordable housing, energy/sustainability, highway works, and travel plans.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

76. This would be development that is liable for Mayoral and Brent CIL. The level of liability that this would attract will be confirmed at a later stage when the precise quantum and form of proposed development is known.

CONCLUSIONS

77. Members should note the above development is still in the pre-application stage and that additional work remains to be carried out prior to the submission of any subsequent planning application.