

FULL COUNCIL

13TH MAY 2009

Appendix 4: Infrastructure and Investment Framework

Brent Infrastructure and Investment Framework

March 2009

Summary

- 1.1 For the first time in Brent, a planning document has considered the costs of the level of Infrastructure the council considers will give rise to sustainable communities. The Infrastructure and Investment Framework (IIF) sets out the foreseeable infrastructure requirements that will arise from anticipated new housing and commercial development. It is intended to provide the detail on what will be needed to create sustainable development and sustainable communities. The report sets out infrastructure requirements principally in the boroughs housing growth areas and some of its key regeneration areas, where new housing will be provided. It is not intended to be a summary of the Borough's total expenditure or needs but concentrates on the growth and regeneration areas identified in the Local Development Framework (LDF) Core Strategy.

Timeframe

- 1.2 The document will require regular updating as schemes are completed, infrastructure funding provided and items delivered. It is able to be more regularly updated than the Core Strategy but will continue to follow the broad principles guiding development in the growth areas, as set out in the Core Strategy. The framework will act as a bidding document to seek government, regional and other agencies resources. It will guide planning negotiations on development within growth and regeneration areas. In the future, the council will assess whether it wishes to introduce the government's proposed Community Infrastructure Levy (CIL). This is promoted by the government as a possible replacement to S106 Planning obligations and is not dissimilar to the council's current S106 standard charge. It does, however, offer more flexibility in use of funds than the S106 standard charge. The council will consider the matter after the Core Strategy is adopted (assuming that the CIL is introduced by government). The IIF can act as the basis of a charging schedule for CIL, although clearly it is likely to be modified at that point in time. The IIF is a useful first step in readiness for CIL when it is introduced, probably in 2011-12.

The Infrastructure and Investment Framework Approach

- 1.3 The council prepared its LDF Core Strategy in 2007/2008 but withdrew it in response to the Inspector's comments, before it was due to be heard at an Examination in Public (EIP). The Inspector agreed with criticism of the November 2007 Core Strategy in that he had no clear idea about the amount, timing and cost of infrastructure that all the significant housing development would create a need for. In response to the Inspector's criticisms the council has prepared an Infrastructure and Investment Framework. This identifies the amount of social infrastructure (schools, parks, health facilities, community facilities etc) and the amount of transport infrastructure that is likely to be required to support the new population generated by proposed new housing and commercial development. To provide robustness to the document, the council then commissioned consultants URS to prepare a critique of the council's approach, consider alternative approaches, provide detail on possible funding schemes and provide more considered cost estimates of the infrastructure requirements. URS have also produced a report on the future direction of growth and its transport implications.
- 1.4 The IIF sets out the main package of infrastructure measures that should be provided. It is not suggest that all of the items will be delivered; nor is it intended to be a total bill for any one sector -

be that from developers, the council or government. The IIF identifies some possible funding sources but it cannot possibly identify all of them over a 20-30 year development cycle. It should be made clear that it may not be possible to provide everything on the IIF list and this does not preclude other items being added, mostly likely in annual or two-yearly reviews. The council will inevitably have to prioritise the infrastructure that is most needed at the time of development proposals and this document does not set a priority order for infrastructure.

- 1.5 The IIF may produce what appear to be astronomical and unaffordable infrastructure requirements; for example, the 'bill' for Wembley's social and transport infrastructure is in excess of £140m alone. The normal S106 Planning Obligation standard charge would only cover a third of these costs. The gap appears massive; however, this must be seen in the context of, in the case of Wembley, a 20-30 year build out period. Given what the council, government, the Mayor's office (notably Transport for London) may spend and what the council may secure from Lottery, European and other grants, including those currently secured (£7m from the Growth Area Fund for the 2009-12 period), then the task may be more manageable than at first considered. For example, the summary table (see below) for Wembley shows that most of the costs apart from around £10m may be met. This is a relatively modest gap given the nature of the multi-million pound investment likely to be made in the area. Although IIF items and funding will undoubtedly change, there is a cautious optimism that the overall infrastructure package will be broadly fundable over time.
- 1.6 The costs of infrastructure are nevertheless significant and cannot all be met by the developer, as this would make any scheme unviable. However, it gives the council and community a clearer idea of what the council can deliver and will be used to seek funding from government, the Mayor of London (particularly Transport for London), the Lottery and other agencies. It offers a way for the council to establish priorities in infrastructure provision. However, it must be remembered that this is a plan with a 15 year time horizon and a development period of 20-30 years. It clearly is not possible to set out in detail what the level of council commitment will be. It is also important to remember that the council will be the catalyst for securing infrastructure funds from government and other agencies.
- 1.7 Funding issues are considered in more detail below.

What has been included in the table as costs?

- 1.8 The attached IIF tables include costed infrastructure items that are not considered to be an integral part of the overall development costs. For example, a road junction that is required as a result of traffic generation but is outside the development site is included as a cost item but the local access road within a development site is not included.
- 1.9 Only the capital costs of provision are included, no assumptions concerning revenue costs have normally been made. The exception is some bus transport proposals that include an element of revenue subsidy. In most instances it is assumed that either the transport operators, the health trust, community group or education provider will meet revenue costs. The council has also calculated lifecycle costs but these are not included at this stage.
- 1.10 The tables do not include land costs unless they are outside of the development, such as the costs of the land to provide a school site for the Wembley Academy. It is assumed that the land costs are not a separate part of the development. For example, land costs for a swimming pool are not included because this will be included in a mixed-use development, the value of which has come from the granting of planning permission.

- 1.11 The summary tables set out below set out the Infrastructure costs of each growth or regeneration area by total costs, the infrastructure costs that are currently proposed to be met or are integral to a particular development and it is reasonably certain that such costs will be met and finally the costs outstanding (where no funder or funding source has yet been identified).
- 1.12 The main set of tables sets out the infrastructure costs by growth or regeneration area. These are more detailed and look at the costs of provision, the justification for infrastructure costs, an idea of potential timing and where such costs may be met. The tables are divided by types on infrastructure demands: education, transport, community needs and so on.

Summary position

- 1.13 The summary position for each growth area is set out below. For example, Wembley's current estimated infrastructure needs are costs at over £148m, of this £138m of which has already been met or where a likely source has been identified. In some areas the main elements of the infrastructure needs have been met or a funding source has been clearly established (such that the scheme would probably not go ahead without it), in others there is a reasonable expectation that funding will be forthcoming (such as TfL funding) based on past trends.

Summary Growth Area & Regeneration Area Infrastructure Costs

Item	Total costs (£m)	Costs Met/identified (£m)	Costs outstanding (£m)
Wembley	£148.77	£138.31	£10.46
North Circular Road	£15.73	£12.40	£3.33
Alperton	£24.79	£20.71	£4.08
Church End	£6.13	£5.96	£0.17
Park Royal	£29.37	£26.60	£2.77
Burnt Oak/Colindale	£27.31	£17	£10.31
South Kilburn	£34.74	£37.98	-£3.24
Total	£286.84	£258.96	£27.88

- 1.14 Is the Infrastructure costs for areas such as Wembley too large to be met and therefore exists as an unmet aspiration? While the total £148.8m identified costs may appear totally unaffordable, especially considering the current economic climate, the costs outstanding are relatively modest for the size of the development proposal. If there remains a financial gap, then it is possible to prioritise the total needs costs so that choices can be made between a balance of development and infrastructure requirements.
- 1.15 How will the 'bill' for Infrastructure needs in Wembley be met? The council would of course levy its standard S106 charge, equivalent to £6000 a dwelling (on average) and £25 per sqm of B1 (industrial

& office) commercial development. This would raise over £40m on the outstanding number of dwellings to be completed. The council also has funds from the Quintain Development phase one that would be triggered by housing development (potentially £9m). The council has about £9m in its current S106 fund with another £4m that would be triggered by development; although not all of this fund could be used in Wembley of course. The council has secured £7m from the Government's Growth Area Fund in the next three years. The council has also been successful in securing funds from other sources, the latest being the Lottery Play-builder fund. The council has also secured a significant amount of PFI credits to build new affordable housing and has the prospect of securing further funds in new bidding rounds. It has had success in securing two directly funded Academies and is considering others.

1.16 As well as one-off funds the council is or will secure mainstream government or regional funding. The council secures, for example, approximately £5m a year from Transport for London to implement bus priority, walking cycling and highway safety schemes. It is also hoping to secure funds under the Department of Children, Schools and Families Building Schools for the Future and the Primary Capital Programme initiatives.

1.17 The council also has recourse to its own, albeit limited, funding and utilising its own land resources. The council does not own significant amounts of land in the borough but it is nevertheless able to make some important strategic interventions; for example, acquiring land in Wembley on which it will relocate its Civic Centre. It will also use its land in South Kilburn, Stonebridge and Bridge Park to develop large scale infrastructure projects such as schools and leisure centres.

1.18 Remember also that the development programme is over a long period, 20-30 years in Wembley, providing opportunities to secure funding from a range of sources.

Treatment of funding gaps

1.19 If the council are unable to secure funding to meet all the infrastructure costs there are several options available, these include:

- Reduce its Infrastructure Requirements/prioritise
- Allow for greater lags between development and provision of infrastructure-accept short term negative impacts
- Increase its S106 charge or higher community infrastructure Levy (when available)
- Reduce development to reduce the impacts and needs
- Consider other innovations in securing long term investment funding in infrastructure
- Make greater use of its own land portfolio and other funds to secure greater stake in development (and share of rewards)

Role of Document

1.20 It is intended that this IIF document will underpin Brent's LDF Core Strategy and help demonstrate the deliverability of Brent's housing growth and regeneration ambitions. It will show that it is possible to provide housing growth and infrastructure development if funds can be secured from developers, government, the London Mayor and other agencies. The IIF will be used to bid for other resources. It will be updated on a regular basis and as such it will not form part of the LDF Core Strategy but act as a supporting document.

Wembley Growth area

A new place, a new home and a new destination! Wembley is a major regeneration area and the largest of our designated growth areas. Our aim is to turn an area of under-used commercial land into a thriving city quarter offering a unique city experience with a range of quality and affordable homes. Our vision for Wembley is as the vibrant heart of Brent, a key contributor to the London economy and a national and international destination.

Modern, urban and exciting, the new destination will have at its core a comprehensive range of leisure and commercial facilities, exploiting excellent public transport connections to the rest of London and United Kingdom. Wembley will have a modern, service based economy. Hotels, restaurants, offices, shops, leisure uses and an array of other businesses will provide thousands of new jobs and meet the needs of both visitors and local residents.

Our largest growth area, Wembley is to be a mix of housing types and tenures. Planning permission has already been granted to build 4,200 new homes, of which 38% will be affordable. It is expected that phase two of the development will have a similar proportion of housing numbers, although a different split of housing type and tenure.

The Wembley Industrial area, located to the east of the new national stadium, consists of three industrial estates of differing ages and form. The dominance of heavy industrial uses and the presence of 'bad neighbour' activities means that the area has never been well integrated with the residential, retail and leisure uses that surround it. It is the aim to improve the character of the area to link it to the surrounding land uses and enable surroundings communities to benefit from the new Wembley development.

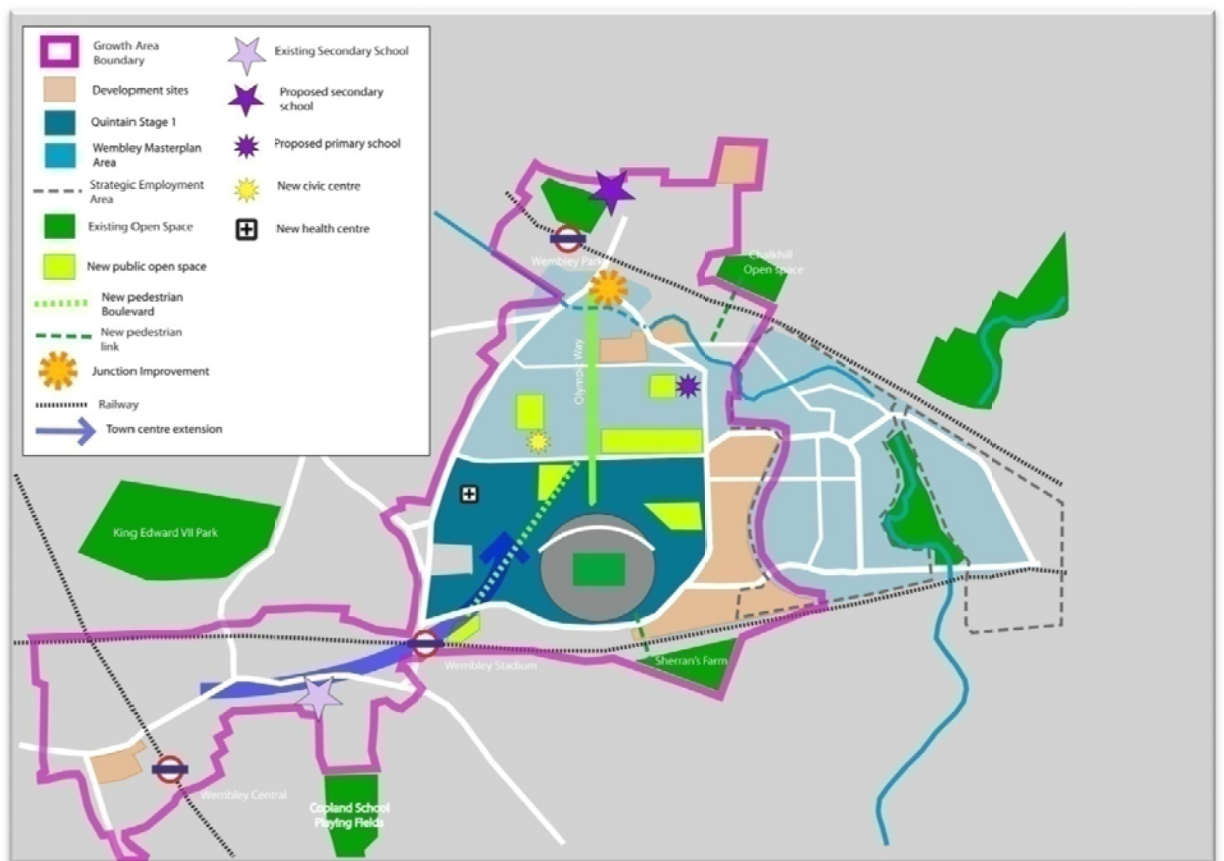
Core Policy: Wembley Growth area

Wembley will drive the economic regeneration of Brent. It is promoted for major mixed use redevelopment in line with identified Site Specific Allocations W1 – W8 and the Wembley Masterplan 2008. Wembley will become a high quality, urban, connected and sustainable city quarter generating 10,000 new jobs across a range of sectors including retail, hospitality, offices, conference facilities, hotels, leisure, tourism and visitor attractors, creative and cultural industries and education facilities reflecting its designation as a Strategic Cultural Area for London. Around 70 hectares of land around the Wembley National Stadium and Wembley High Street will be redeveloped for at least 11,500 new homes to 2026, supported by infrastructure identified within the Infrastructure and Investment Framework, including:

- New road connections
- Junction improvements
- 2 x 2 form of entry primary schools
- A new combined primary (2 form of entry) and secondary school (4 form of entry) – Wembley Ark Academy;
- Extensions to existing local schools
- New nursery facilities

- At least 2.4 hectares of new public open space to comprise of a new park (1.2ha min) and 3 x pocket parks/squares (0.4ha each)
- Improvements to the quality and accessibility of existing open spaces;
- A new community swimming pool
- A new civic centre
- Indoor and outdoor sports facilities
- A series of play areas within new developments and open space
- A minimum of 1000 trees
- New health facilities with space for 17 GPs 13 new dentists
- District-wide Combined Cooling, Heat and Power as set out in CP17
- New multi use community facilities

As identified on the proposals map, Wembley town centre will be extended eastwards to facilitate a further 30,000 sq m net of new retail floorspace.



Infrastructure and investment framework table for Wembley Growth area

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Education								
Wembley Arc Academy to provide 6 FE at secondary school level. In addition, 2 FE primary school, 2 FE of nursery (i.e. one nursery) provision to be co-located at the Wembley Arc Academy.	<p>Secondary School requirements: phase one: 0.8 FE; phase two: 1.4FE; other: 2.8 FE; Wembley Total= 5FE.</p> <p>Primary School requirements: phase one: 2 FE; phase two: 2 FE; other: 4.4 FE; Wembley Total= 8 FE.</p> <p>Nursery (3 year olds) requirements: phase one: 1 nurseries; phase two: 1 nurseries; other: 1.5 nurseries; Wembley Total = 3.5 nurseries.</p> <p>Nursery (0-2 year olds) requirements: phase one: 3 nurseries; phase two: 2 nurseries; other: 5 nurseries; Wembley Total = 10 nurseries.</p>	<p>To meet needs of new child population – primary analysis.</p> <p>Nursery: Statutory requirement for LA to provide nursery space for 3 year old population for 20 hours a week.</p> <p>Assumption that 46% of 0-2 year olds will require some form of nursery care to be provided by the private sector.</p>	<ul style="list-style-type: none"> Shirley Goodwin, <i>Outline report for Brent's Pupil Projections & place planning for 1-16 year olds.</i> LBB Children and Families, BSF. Lanwarne/McCullum report - appendix one LBB, <i>Brent PCP Primary draft strategy for change.</i> 	Land cost £5m; build cost £30m.	<ul style="list-style-type: none"> Brent Council DCSF 	<ul style="list-style-type: none"> Land purchased by Brent Council. Funds for school allocated by DCSF. 	Requires detailed feasibility and design exercise.	Construction 2009, to be completed Sept 2010.
Two x primary schools with 2 FE for each location (refer Wembley masterplan 2008). In addition, 2 FE nursery provision to be co-located in each primary school.	<p>Primary School requirements: phase one: 2 FE; phase two: 2 FE; other: 4.4 FE; Wembley Total= 8 FE.</p> <p>Nursery (3 year olds) requirements: phase one: 1 nurseries; phase two: 1 nurseries; other: 1.5 nurseries; Wembley Total = 3.5 nurseries.</p> <p>Nursery (0-2 year olds) requirements: phase one: 3 nurseries; phase two: 2 nurseries;</p>	<p>To meet needs of new child population.</p> <p>Nursery: Statutory requirement for LA to provide nursery space for 3 year old population for 20 hours a week.</p> <p>Assumption that 46% of 0-2 year olds will require some form of nursery care to be provided by the private sector.</p>	<ul style="list-style-type: none"> Shirley Goodwin, <i>Outline report for Brent's Pupil Projections & place planning for 1-16 year olds.</i> LBB Children and Families, BSF. Lanwarne/McCullum report - appendix one LBB, <i>Brent PCP Primary draft strategy for change.</i> 	£23m	Developers and Brent Council	<ul style="list-style-type: none"> Funded by S106 receipts; Direct developer contributions; Quintain Stage 1 S106 £9m contribution to meet demand phase one. 	Wembley Masterplan locations are most likely but not exclusive.	<ul style="list-style-type: none"> 1 x primary school (2016-2017); 1 x primary school (2020-2021).

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
	other: 5 nurseries; Wembley Total = 10 nurseries.							
Expansion of Elsley Primary School	Primary School requirements: phase one: 2 FE; phase two: 2 FE; other: 4.4 FE; Wembley Total= 8 FE.	To meet educational requirements due to growth.	As above	£1.63m	Brent Council	Primary Capital Programme		2012-2013
Expansion of secondary school - rebuild to increase by 2FE to 10FE and 750 place 6th Form.	Secondary School requirements: phase one: 0.8 FE; phase two: 1.4FE; other: 2.8 FE; Wembley Total= 5FE 16+ education requirements: phase one: 1 FE; phase two: 1 FE; other: 4 FE; Wembley Total = 7 FE.	To meet needs of new child population	As above	£4.34m	Foundation school funding from main school program form development of part of site.	<ul style="list-style-type: none"> Developer to contribute FE expansion. BSF funding may be required to meet any shortfall. 	New school being established on site.	2012-2013
1 nursery by LA in addition to the three nurseries co-located with three primary schools.	Nursery (3 year olds) requirements: phase one: 1 nurseries; phase two: 1 nurseries; other: 1.5 nurseries; Wembley Total = 3.5 nurseries.	To meet needs of new child population. Nursery: Statutory requirement for LA to provide nursery space for 3 year old population for 20 hours a week.	As above	£0.32m	Brent Council			2025-2026
120 place nursery (equivalent 2 nurseries) in W.01 run by private nurseries	Nursery (0-2 year olds) requirements: phase one: 3 nurseries; phase two: 2 nurseries; other: 5 nurseries; Wembley Total = 10 nurseries.	To meet needs of new child population. Assumption that 46% of 0-2 year olds will require some form of nursery care to be provided by the private sector.	As above	Assume cost neutral to developer in mixed scheme.	Development – Quintain Stage 1 S106 Agreement.			2011
Additional 8 nurseries for 0-2 year olds in private nurseries.	Nursery (0-2 year olds) requirements: phase one: 3 nurseries; phase two: 2 nurseries; other: 5 nurseries; Wembley Total = 10 nurseries.	To meet needs of new child population	As above	Assume cost neutral to developer in mixed scheme.	Development		Requirements for space to be identified to meet this need with cost born by private operators.	In-line with development.

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Open Space and Public Realm								
A minimum 1.2 ha Wembley Park (includes Invista Site)	2 Ha park within 400m of development a requirement of London Plan Spatial Development Strategy; however, in this dense urban environment 1.2 Ha. (min.) is identified as a deliverable contribution.	All homes should be within min. distance of a local park	To meet requirements of Greater London Authority (GLA), (2008); The London Plan Spatial Development Strategy for Greater London (consolidated with alterations since 2004), GLA, London	£1.2m	Delivered by development & GAF funding	Funded from Development + GAF	Further open spaces will need to be delivered as part of development proposals. Where supply cannot match demand, there are some opportunities for improvements to facilities and access to existing provision.	2016-2017
Park in First Way development (0.4Ha)	Pocket Parks (<0.4) < 400m distance	To provide local open spaces within urban fabric that makes up for deficiency in local park provision.	To meet requirements of Greater London Authority (GLA), (2008); The London Plan Spatial Development Strategy for Greater London (consolidated with alterations since 2004), GLA, London.	£0.5m	Delivered by development & GAF funding	Funded from Development		2019-2020
NE Local square (0.4 Ha min)				£0.5m				2016-2017
NW Local square(0.4 Ha min)				£0.5m				2019-2020
Footbridge over Chiltern Rail line to open space (50m). Play space to be located on open space (1500sqm).	GLA requirement 10m ² play space per child. Total play space 22,215 sqm 0-4 year olds; 14,028 sqm 5-11 year olds; 9,012sqm 12-17 year olds.	To connect new Wembley population with open space and play space & to give access to new facilities for existing population. To encourage cycling/walking easy access in order to reduce car journeys	To meet requirements of Greater London Authority (GLA), (2008); The London Plan Spatial Development Strategy for Greater London (consolidated with alterations since 2004), GLA, London	£0.86m	Delivered by development	Developer contribution.	Links to open space and play areas critical in an area of high density in the absence of certainty regarding open space provision	2021-2022
Footbridge over metropolitan/jubilee line to provide access to Chalk Hill open space (50m). Neighbourhood space/MUGA located on ground (1500sqm).	GLA requirement 10m ² play space per child. Total play space 22,215 sqm 0-4 year olds; 14,028sqm 5-11 year olds; 9,012sqm 12-17 year olds.	To connect new Wembley population with open space and play space & to give access to new facilities for existing population & to encourage cycling/walking easy access in order to reduce car journeys	To meet requirements of Greater London Authority (GLA), (2008); The London Plan Spatial Development Strategy for Greater London (consolidated with alterations since 2004), GLA, London	£1.68m			Links to open space and play areas critical in an area of high density in the absence of certainty regarding open space provision	2025-2026

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
'door step' play spaces located within individual developments.	GLA requirements for 10m ² per child, requiring 22,215 sqm 'door steps'.	Provide local play spaces for small children near to home.	To meet requirements of Greater London Authority (GLA), (2008); The London Plan Spatial Development Strategy for Greater London (consolidated with alterations since 2004), GLA, London.	Inherent to development.	Development	NA		As individual development plots come on line.
5 x 1500m2 Neighbourhood Play Areas	GLA standard of 10sqm/child requirement; therefore, require 14,028m2 of local play for 5-11 year olds and 9022 sqm for 12-17 year olds. This can be provided individually or combined play space for 0-17 year olds, termed 'neighbourhood play areas'.	To provide local play space. Average size of play area in borough is 1500m2 so a fewer number of this size play area is proposed rather than the minimum size suggested by the GLA. Note: there may be opportunity to identify small place space 300sqm/200sqm in individual developments to increase the quantity of play space for children living in the area.	To meet requirements of Greater London Authority (GLA), (2008); The London Plan Spatial Development Strategy for Greater London (consolidated with alterations since 2004), GLA, London.	£0.63m		<ul style="list-style-type: none"> Brent Council Developer contribution Lottery (playbuilder) GAF 		Incremental medium to long-term: <ul style="list-style-type: none"> Wembley Park (2017-18), First Way (2021-2022); Chiltern railway (2015-2016) Sherrin's Farm (2021-2022); Chalk Hill (2025-26); NW (2018-2019).
MUGAs - 1 x MUGA (500sqm) Sherrin's Farm; 1 x MUGA (500sqm) King Edward Park; 1 x MUGA first phase (east)	GLA standard of 10sqm/child requirement; therefore, require 14,028m2 of local play for 5-11 year olds and 9022 sqm for 12-17 year olds.	Provide informal sports facilities for older children (12-17 year olds) Proposed Short.	shows lack Sports survey of existing facilities	£0.13m	<ul style="list-style-type: none"> Delivered by development and Brent Council; Quintain 	Quintain Stage 1 S106 allows for provision by Quintain of a skateboarding a multi-use area.	Provision of MUGA by Quintain replacement of existing facility.	<ul style="list-style-type: none"> King Edward MUGA (2010-2011); Sherrin's Farm MUGA (2020-2021); Phase one (east) MUGA (2014-2015)
Wealdstone Brook Park	Biodiversity requirements and mitigation of flood risk.	8m strip either side of Brook must be retained for flood purposes-provides opportunity to green the bank and add wildlife.	Identified in UDP and Ecology Handbook as Wildlife Deficiency Area.	£0.69m	Brent Council/ Environment Agency/ Developers	Developer contributions and S106 receipts	Improving access to wildlife in area of identified deficiency London Plan Implementation Report: Improving Londoners' Access to Nature Feb 2008	2016-2017

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Nature conservation area – Wembley Link	Biodiversity requirements	As part of balance for the changes generated by Wembley Link.	Identified in UDP and Ecology Handbook as Wildlife Deficiency Area.	£25,000	LB Brent	Quintain (Wembley Link S106 agreement with LDA)		Prior to Material Operation of in relation to plots 3, 4, 5.
Public Art Strategy		To improve public realm as part of creating a 'place'.		£250k	LB Brent/Quintain	Quintain Stage 1 S106 Agreement		2009
Leisure and Recreation Facilities.								
New community swimming pool (includes 80 H&F stations + work out studios)	1.2 new pools needed for growth in Wembley population	New population gives rise to a need for a new community swimming pool with open access (pay and play).	Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants) Strategic Review of Sports Centres in Brent Full Review Version 2.0 Jan 2008 (Continuum Sports and Leisure Ltd).	£13.5m	Delivered by development and Brent Council	<ul style="list-style-type: none"> Funded from Development S106 receipts 	6-lane 25m pool assumed	2021
"80 station" Health and Fitness Centre	2-3* "80 station" Health and Fitness Centre	New population generates requirement	Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants) Analysis shows clear shortfalls in central, north central and eastern areas of the Borough	£0.34m	LA and private provision mechanisms	<ul style="list-style-type: none"> Private provision; Quintain Stage 1 S106 contribution of up to £220k for subsidised membership of sports and leisure facilities (5 years) 	Some people will choose to use private gyms. Potential to increase capacity at three main leisure centres - Vale Farm, Bridge Park and Charteris.	Incremental 2009-2026
2 * 4 court sports hall to be provided at Arc Academy and Copland College.	1.9 new sports halls required.	New population generates requirement	Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants)	£3.0m	Delivered by development and Brent Council	<ul style="list-style-type: none"> Funded from Development ; S106 receipts; DCSF /BSF. 	It must be ensured that there is public access to these facilities in order to meet demand.	Arc academy (2009-2010); Copland College(2011-2012)
Synthetic Turf Pitch - located at Wembley Academy.	FA standards require 0.02 pitches for every 1000 people; therefore, requirement for 1.0 synthetic turf pitch to meet demand generated by growth.	New population generates requirement	Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants)	£0.8m	Delivered by development and Brent Council	BSF	It must be ensured that there is public access to these facilities in order to meet demand.	2009-2010

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Improved Sports Facilities 1. Sherrin's Farm, Chalk Hill and Copland schools will have 1 x football pitch each; Brent river park and King Edward park ea 2x football pitches.	Requirement for 0.4 ha/1000 population	New population generates requirement:	Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants)	£0.8m			Land requirement is unrealistic. Crucial that nearby infrastructure and facilities with good accessibility are improved	<ul style="list-style-type: none"> Copland School (2011-2012); King Edward Park (2010-2011); Brent River Park (2016-2017); Sherrin's Farm (2020-21); Chalk Hill (2013-2014).
Health Facilities								
'GP lead' health centre with room for provision 5 GPs been secured in S106 Wembley Phase One.	At 1 GP per 1,500 people there is a requirement for 17 new GPs and 12 Dentists (1 per 2000) to meet the planned population increase of 26182 people.	New population will require more GP and other medical care	Rates used by Primary Care Trust as ideal GP patient ratio	£4.89m	Premises delivered through development to size and spec as required by PCT.	<ul style="list-style-type: none"> S106 receipts (Quintain Stage 1) direct develop contributions 	PCT to provide further details once they have consolidated their strategy.	Short/medium/ long – requirements to match development
Community Facilities								
Wembley Live (max 5000 sqm over three floors i.e. could fit into a floor space of 50 x 50 m; external space of approx 600sqm required) Note: this space will be community/commercial mix.	Community facilities requirement = 371 sqm/1000 people. Phase one: 3054 sqm; phase two: 2071sqm; Other 3847 sqm; Total = 10,748 sqm.	Delivery of one community based facility that provides opportunities for use, promotes creative industry, acts as youth base, provides 'fit' with Wembley as important music performance venue	Business Case produced by Brent Council	£14m.	Delivered by development and Brent Council, Quintain Stage 1 S106 agreement: Community facilities floor space 8200 sqm for a large range of uses (refer S106_ agreement) including arts and cultural spaces, exhibition spaces and performance spaces.	<ul style="list-style-type: none"> Funded from Development S106 receipts Work identifying alternative funding sources such as Arts Councils etc currently being undertaken and will be included in a full operational plan. Quintain stage 1 balance of 5,875sqm remains. Contributions include shell finish and discount on land up to £2.25m. Occupied dwelling for each of the four phases triggers at: <ul style="list-style-type: none"> 185 dwellings – 400 sqm 925 dwellings 1,892 sqm 2,035 dwellings – 4,518sqm 	Feasibility, design and business case exercise completed.	2014

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Library (within civic centre) 1500 sqm with 1000sqm to accommodate growth and 500sqm to replace existing library facilities.	Library facilities standard of 30sqm/1000 population; therefore, 750 sqm Library space required (Wembley).	Primary analysis.		Inherent to Civic Centre Costs.	Brent Council	<ul style="list-style-type: none"> Capital receipts generated revenue prudential borrowing 	Note: This 'new' library will partly replace the existing library in Wembley Town Hall sqm.	2013
Civic Centre (to include library, local service centre and assembly hall) Includes: approx 890 main foyer, 750 sqm community services, 1550sqm conference facilities and 300sqm public realm	Multi-use community facilities standard of 371sqm/1000 population. (Total = 2416 sqm; Phase One 820sqm; Phase Two 585sqm; other 1037sqm)	To locate new civic function in heart of new development. Rationalise use of council offices.		Council's Civic Centre costs	Brent Council	<ul style="list-style-type: none"> Capital receipts generated revenue prudential borrowing 		2013
Police Operation Accommodation		For provision of police presence in community.		£150k	Quintain	<ul style="list-style-type: none"> Quintain Stage 1 S106 Agreement 		Within 3 years of material start of phase one.
Green Infrastructure								
Tree planting to meet 1000 new tree target	1 tree per 5 m at £300 per tree	Streets served industrial uses and so have few street trees-need to be part of new development		£0.56m	Planting schemes delivered by developers. Elsewhere by Council	<ul style="list-style-type: none"> Direct contributions and planting S106 receipts 	Need to measure length of street network – Also ascertain planting within open spaces	Inherent to development.
District wide CCHP	BREAM very good. The lean, clean, green agenda (policies 4A.1 to 4A.7) provides guidance & targets to ensure developments make fullest contribution to mitigation of and adaptation to climate change and to minimise emissions of CO2. The targets set out in policy 4A.2 work towards the long-term reduction of CO2 emissions by 60% 2050.	Need to improve sustainability of new development-concentrating housing and other growth provides opportunity for site wide solutions.	London Plan Energy hierarchy	£3.81	Delivered & maintained by strategic development partner	Direct contributions	Facility Construction cost only	2015
Relocation of Waste facility		Enable the development of adjoining sites for mixed use at higher densities		£2.48	Strategic Development Partner/GLA/LDA and Brent Council	Direct from development values	Relocation of facility will remove constraint on	2020

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
							Wembley Regeneration Area	
Transport								
North End Road reconnection to Bridge Road with bus access	Recommended by Buchanan Study, and MVA study to allow highway movement alternative on event days	Provides western movement of traffic on event days-otherwise only access to area is via NCR.	Buchanan and MVA studies	£3m	Brent Council	<ul style="list-style-type: none"> Growth Area Funding S106 Receipts 	Requires separate detailed feasibility and design exercise.	Develop with help of CNWL on Arena House vacating 2012-2013
<p>Junction Improvements:</p> <ul style="list-style-type: none"> South Way-Wembley Hill; South way-triangle including bridge Empire Way-Engineers Way; Empire Way-Fulton Road; Wembley Park Drive roundabout/Empire Way; Associated Road improvements on Empire Way. <p>Additional junction improvements recommended by MVA:</p> <ul style="list-style-type: none"> Forty Avenue/Bridge Road Wembley park drive/North End Road Wembley Park Drive/Empire Way gyratory Wembley Hill Rd bride widening works; 	Junction improvements needed to increase capacity of junctions to accommodate extra development-Buchanan's study	Capacity of junctions has to be improved with significant increase in commercial and housing development	MVA Study and Buchanan's study	£9m	Brent Council	<ul style="list-style-type: none"> Developer will deliver directly through development proposals. Quintain S106 stage 1 agreement Wembley Link S106 Agreement with LDA. 	Note: Quintain Phase 1 improvements to junctions notably phasing of lights.	In-line with development. Likely timescale: South Way and Triangle Junctions 2010-2011 as result of Development LDA land. Wembley Park Drive roundabout-unlikely to change before 2017
Wembley to Park Royal bus service/route improvements	Greater frequency of bus service, more direct service.	Need better connections to and from area-encourages orbital journeys which are made more often by car	URS and MVA Studies	£0.9m	<ul style="list-style-type: none"> LB Brent TfL 	Developer to contribute subsidy for early years and bus lanes created from development	TfL supports improvements to existing services	In-line with development. Expected change 2012 onwards

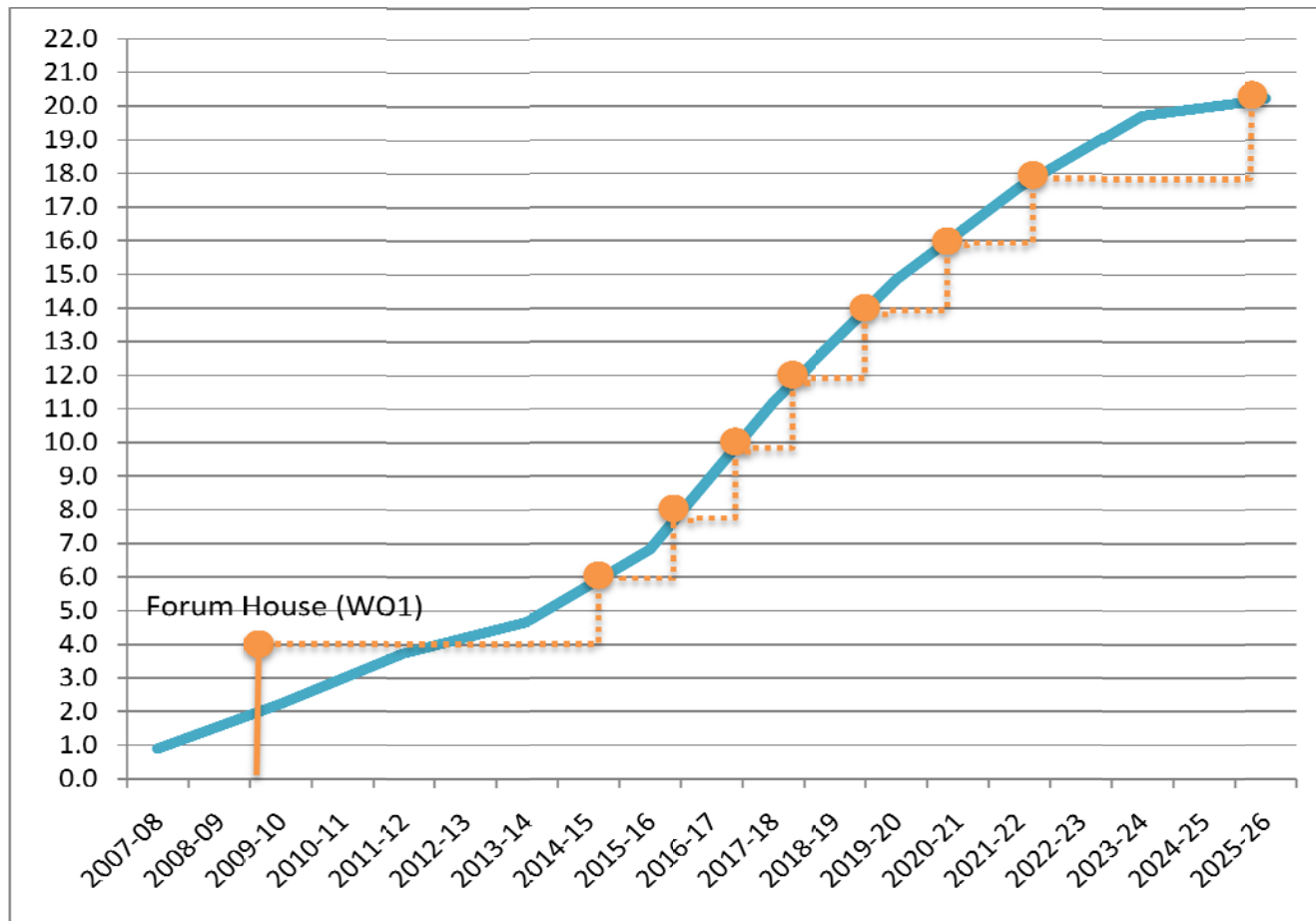
Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Bus priority measures - Extend bus priority lanes along Empire Way - Provide bus priority at junctions Bus route network Complementary route combinations of 92/224/PR2	Transport assessment model indicates requirement to encourage modal shift to release pressure from use of road network due to development.	To provide a legible bus route network with a high standard of interchange opportunities, high quality services and bus priority measures in order to encourage a modal shift to public transport routes and a reduction in demand on the road network.	MVA study, <i>Setting Strategic Direction: Transport Strategy Key Component Study</i> .	£4.5m	<ul style="list-style-type: none"> TfL Development 		Robust business cases to be developed in order to pursue additional funding support from TfL.	In-line with development but short term start 2011-12
Wembley Central Station improvements 1. Entrance and ticket hall works to improve the appearance and safety for users; 2. Increasing the frequency of the Bakerloo Line service and the over ground between Clapham and Watford; platform lengthening.	To increase capacity of station and encourage use	People will only be diverted from car to pub. Transport if journey is safe, quick and comfortable	3 station strategy in 2004 Masterplan	£2.5m	<ul style="list-style-type: none"> LB Brent; TfL; Rail operators. 	<ul style="list-style-type: none"> S106 Receipts; Quintain Stage 1 S106 £100k. 	Some works being funded as result of Wembley Central Sq. dev.	Current
Resurfacing of 140m of un-made up road between Fourth Way and North End Road	To secure better access to employment area	Road is not made up and is rough and pot-holed-does not give impression of modern employment area.		£0.35m	LB Brent	Funded by Development and S106 receipts		Expected 2012-14
Removal of Ped-way and rebuilding of steps to stadium		Better design solution, allows better development fronting onto Olympic way	Stanton-Williams study 2008	£10m	Through Developer	Funded by Development	Need to re-open North End Road as a consequence	Likely after 2013/4
Engineers Way traffic calming		Ease conflict between new development and traffic	Stanton-Williams study 2008	£1m	LB Brent	Increase in developable land will help pay for works		Likely after Boulevard completion-post 2014.
Cycle Route connections		Establish mix of on and off road routes -complete links to main development areas		£0.36m	LB Brent	Development through S106		In-line with development

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Wembley Stadium Replacement Ticket Hall.		To replace that removed to accommodate Phase 1 works		£3m	Developer	Development through S106	Secured through Quintain Stage 1 S106.	In line with South Way LDA land development, likely post 2012-14

Wembley phasing graphs

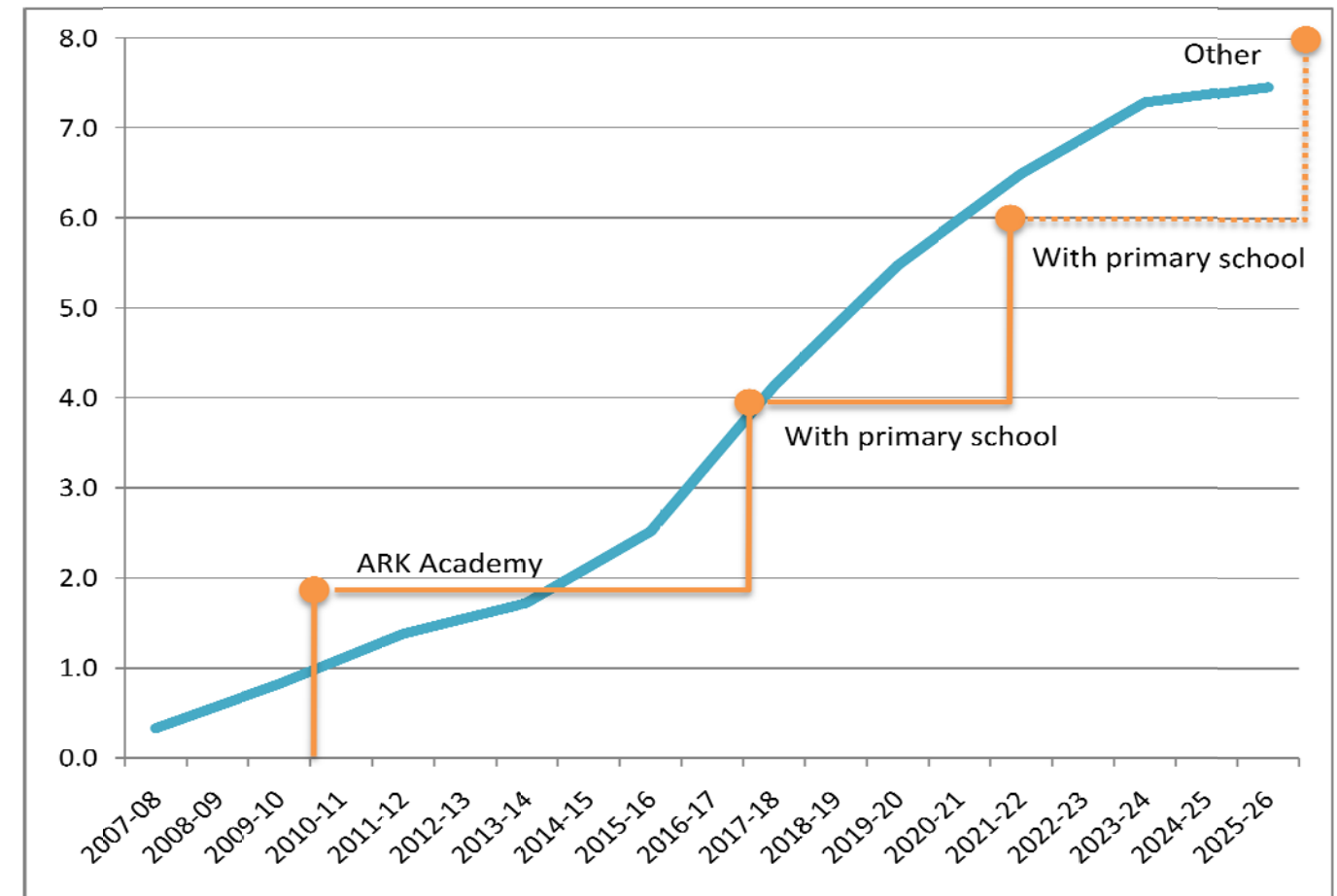
The following graphs portray predicted demands for forms of infrastructure derived from growth. Where interventions and solutions have been delivered or identified, these are labelled on the graphs (solid lines). Where specific provision has yet to be identified, likely points of demand are shown (dashed lines) to inform future decisions. Some forms of infrastructure are projected to be delivered well in advance of development while others will need to be facilitated through the planning process. Ideally, all of the required infrastructure will be delivered in time for the demand from population, but there may some occasions where provision lags behind demand until further along the time frame.

Figure w1: 0-2 year old nursery classes



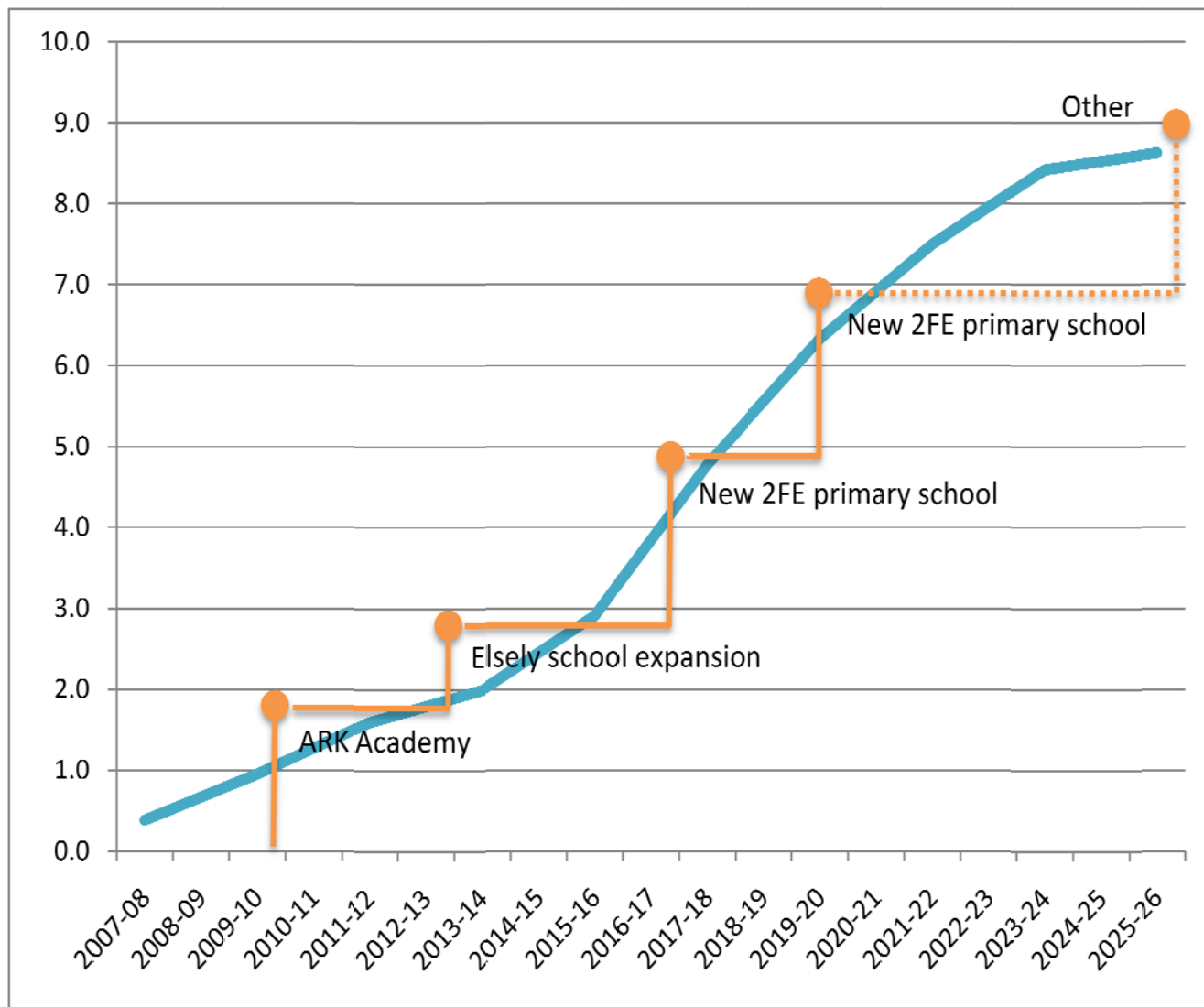
The Council does not provide nursery places for 0-2 year olds, but has a facilitative role in securing space through new development and s106 obligations. Quintain's first completed block includes space for 4 nursery classes, although nurseries usually have 2 classes.

Figure w2: 3 year old nursery classes



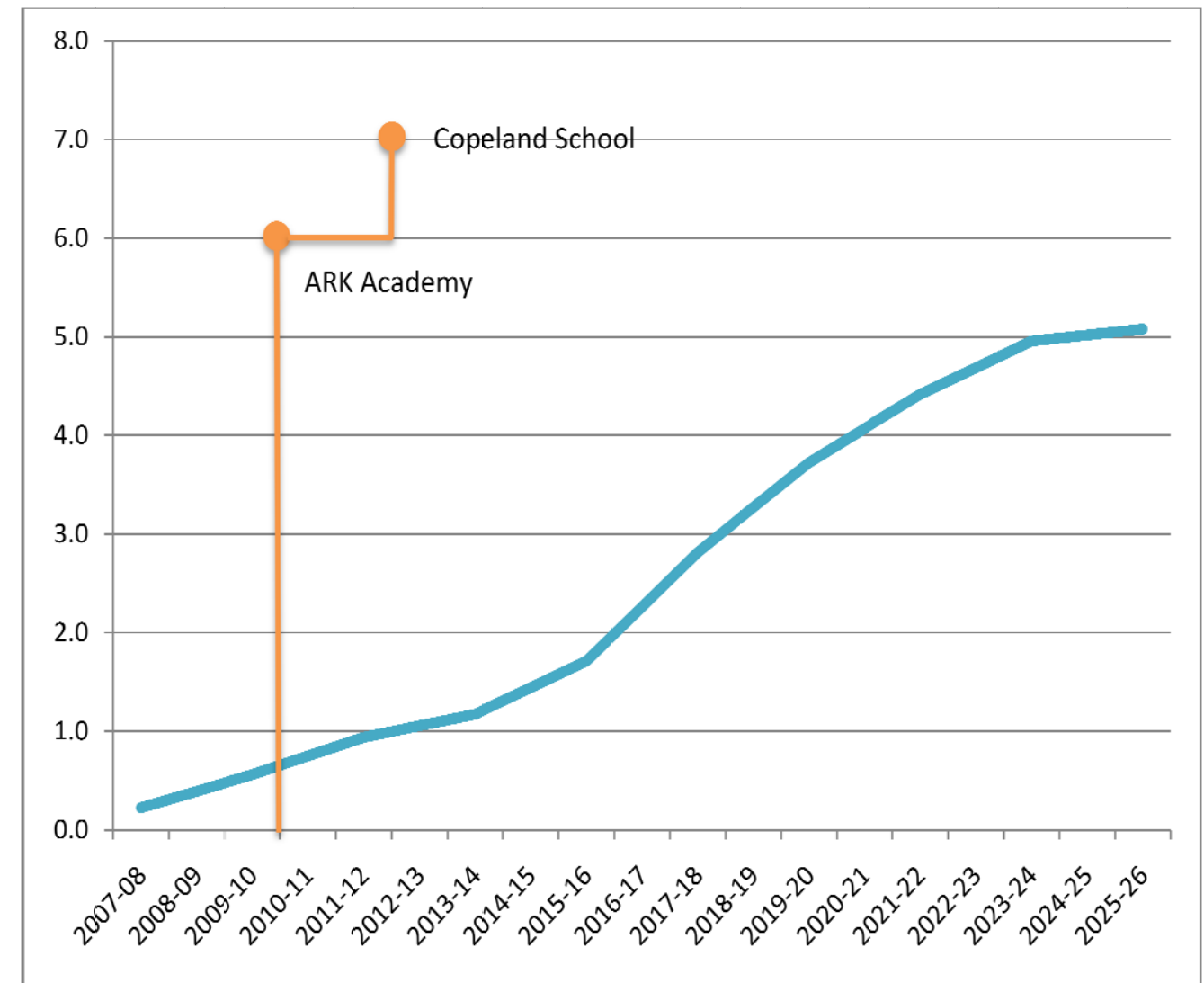
The council provides nursery places for 3 year olds. Generally the strategy is to attach nursery classes to primary schools. The ARK Academy is predicted to come on stream by 2011, while 2 further primary schools are identified within the Wembley Masterplan.

Figure w3: primary school forms of entry (FE)



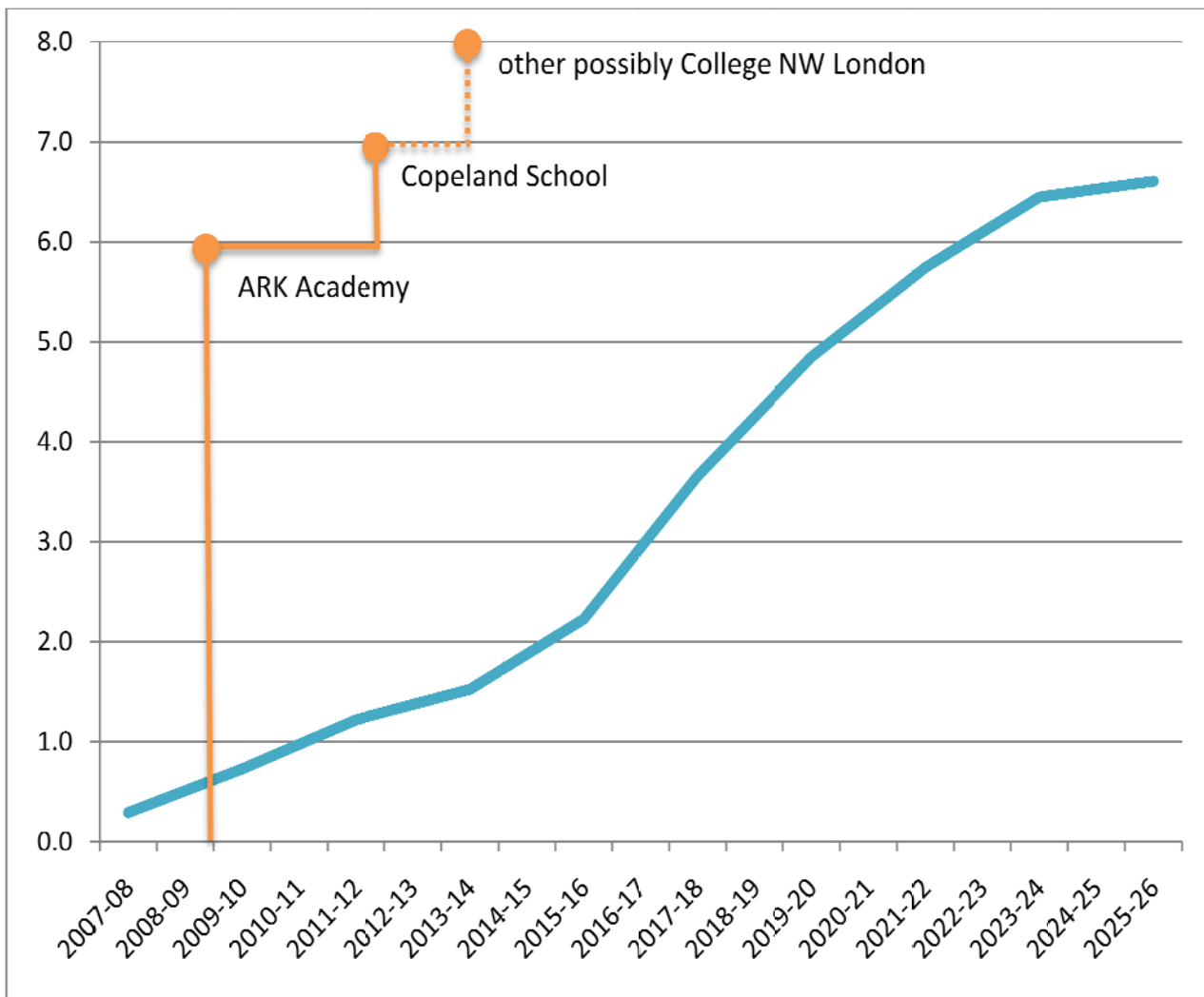
Provision for primary school places is expected to be delivered in advance of demand until 2017 due to the Ark Academy and the expansion of Elsely Primary School through the Primary Capital Programme. 2 new schools are identified within the Wembley Masterplan, while beyond 2020; further accommodation will need to be planned for.

Figure w4: secondary school forms of entry (FE)



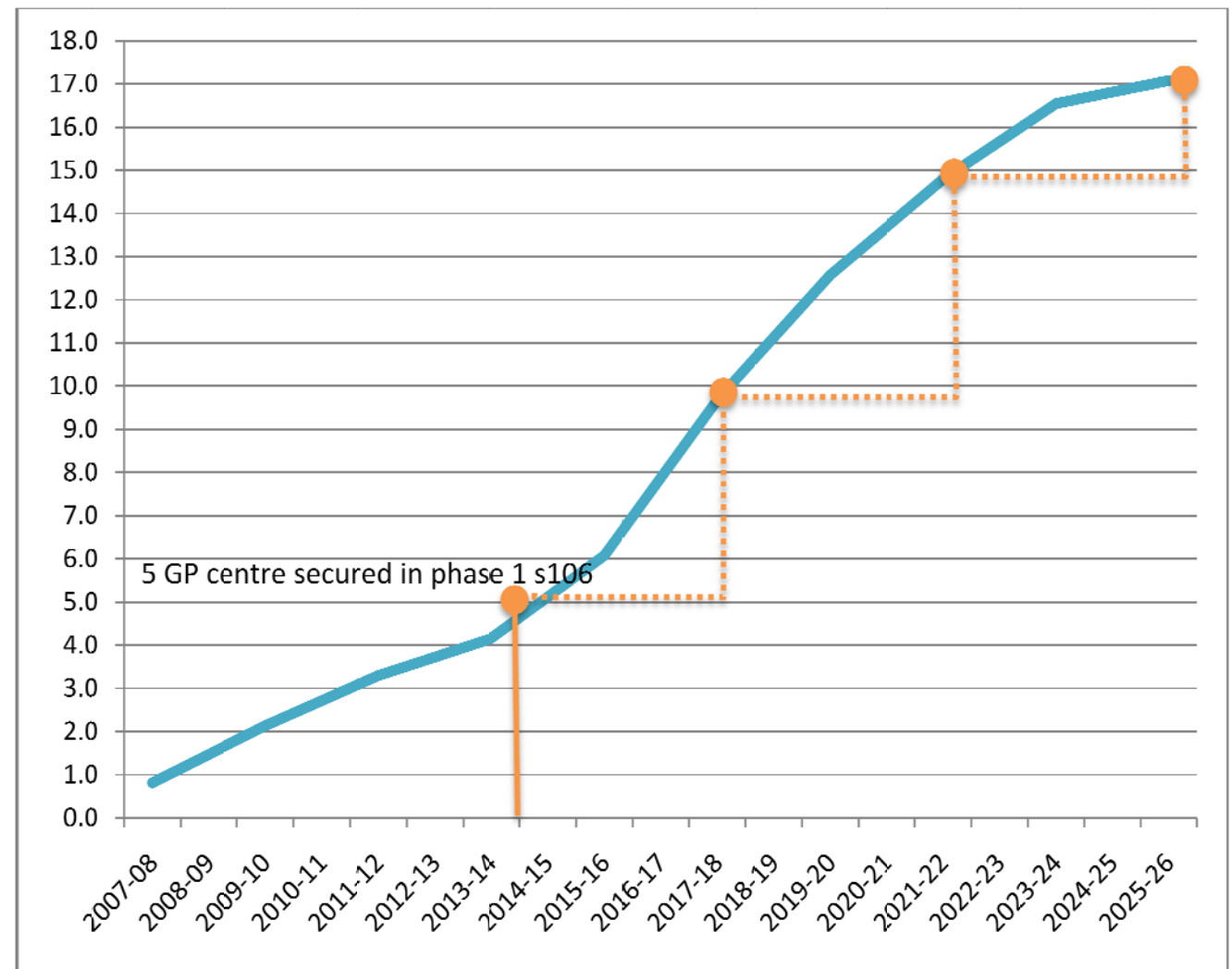
Secondary school capacity is expected to be provided well in advance, and in excess of demand derived from growth within Wembley. However it is likely that places within these schools will also be taken by pupils from further afield.

Figure w5: post 16 education forms of entry (FE)



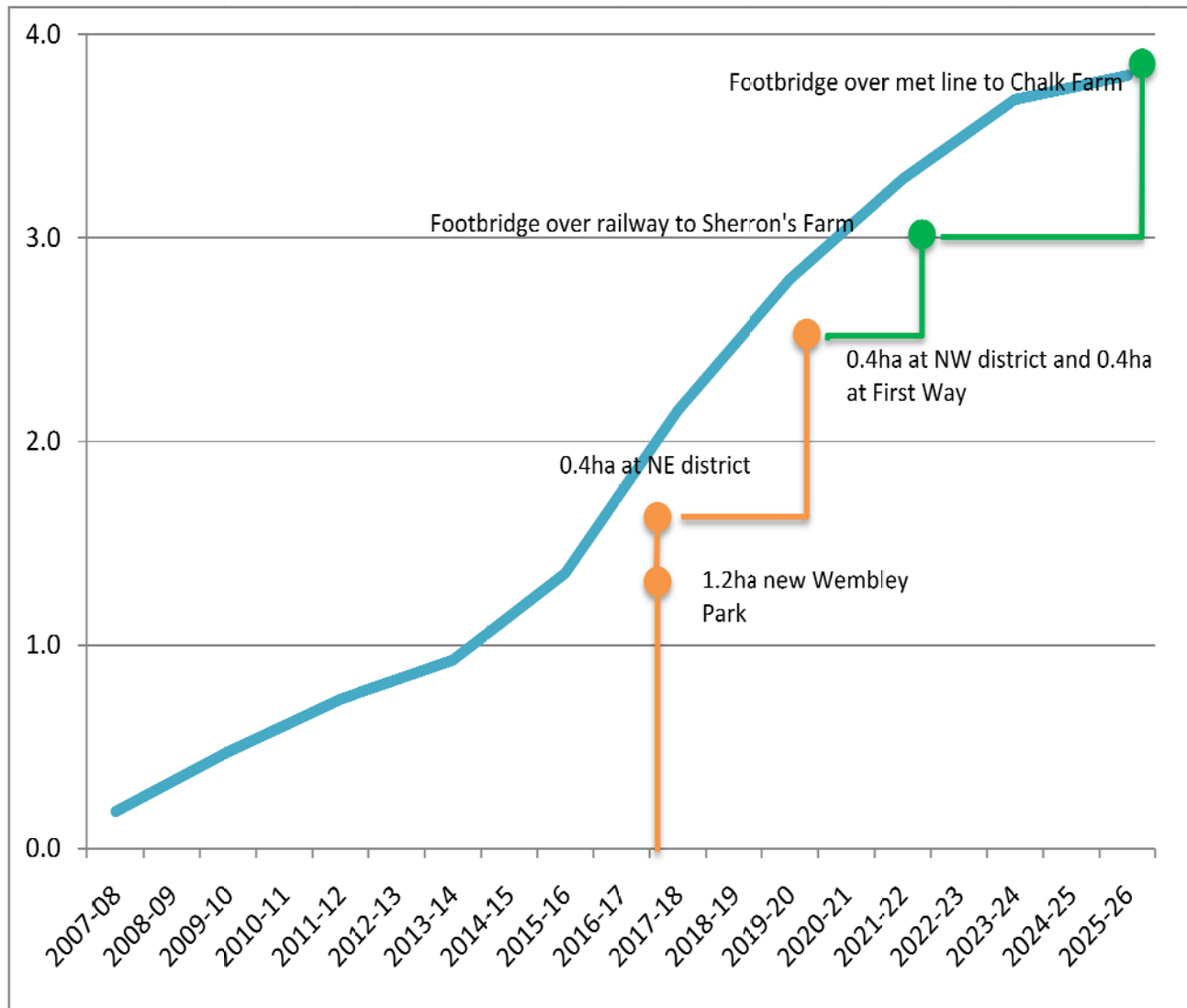
Post 16 education forms of entry are to be attached to new secondary school buildings. Provision is expected to be in advance and in excess of demand. Capacity is likely to also serve demand from further afield, in particular Alperton.

Figure w6: GPs



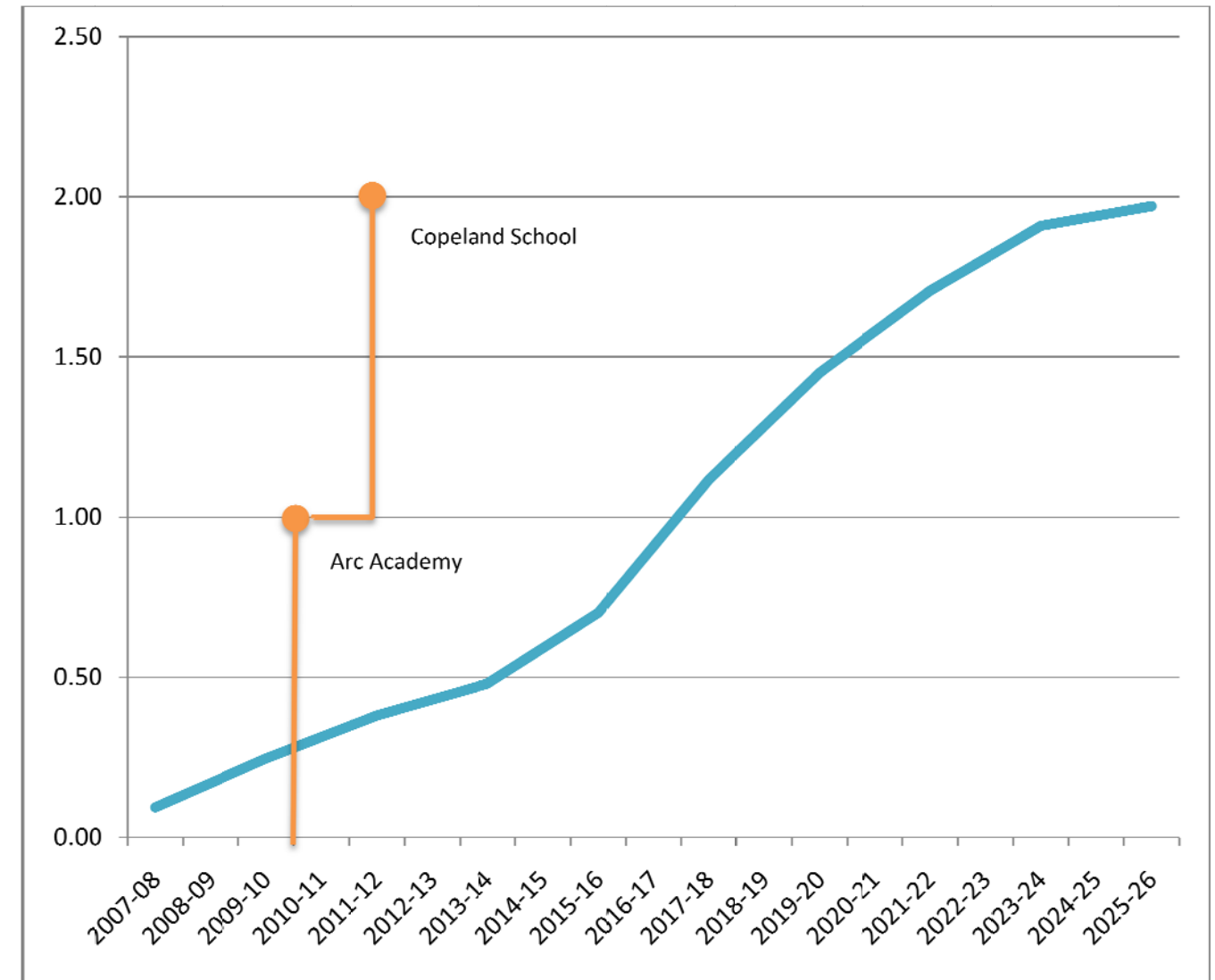
Through the s106 for Wembley phase 1, provision for accommodation has been secured up to 2014. Assuming facilities of a similar size are secured elsewhere in Wembley, these have been plotted for future planning.

Figure w7: Open space



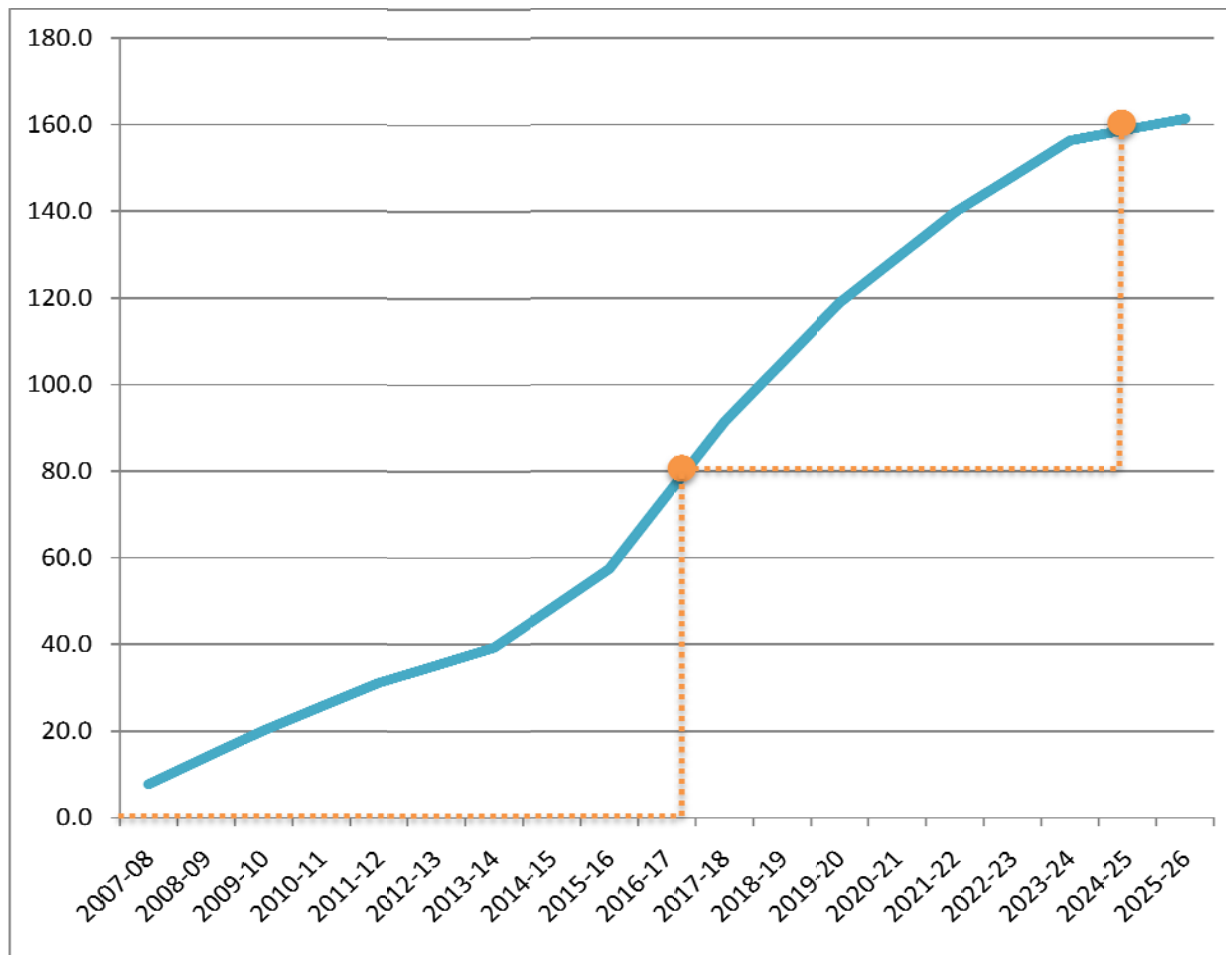
The council's strategy for open space is to facilitate new spaces and improve the facilities and accessibility of existing spaces. A new park is planned for delivery within the NW district of the Wembley Masterplan, while smaller spaces are planned for the NE, NW and First Way districts. New footbridge access is also proposed to link the Wembley area to existing spaces. There is also a demand for outdoor sports space, and the council's strategy is for some of this to be provided upon open spaces (including improving existing facilities). Elsewhere, outdoor sports space will also be provided as part of shared facilities with local schools.

Figure w8: Indoor sports: sports halls



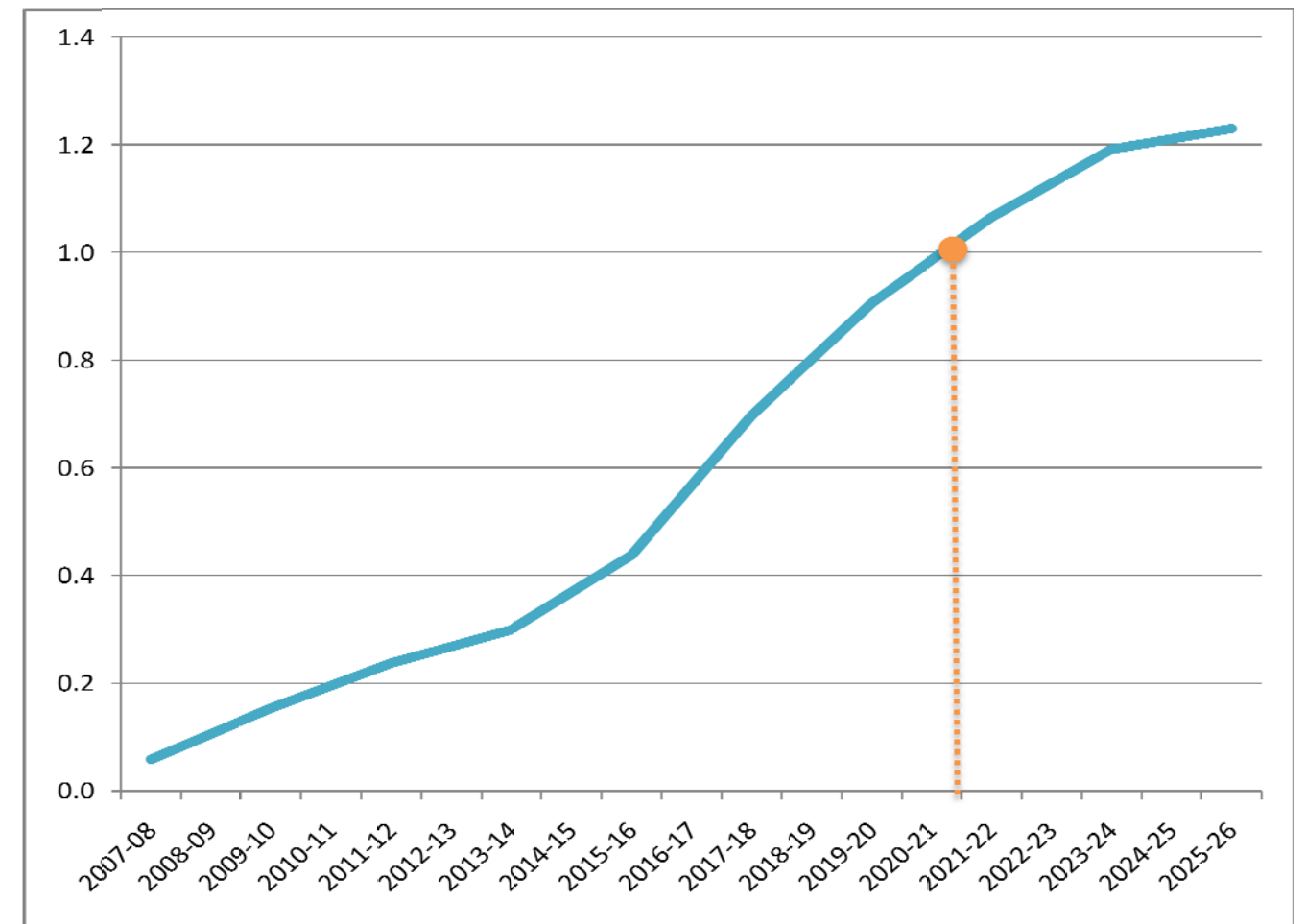
Sports halls are expected to come forward as part of new school developments. Public pay and play access needs to be secured for such shared use.

Figure w9: Health and fitness stations



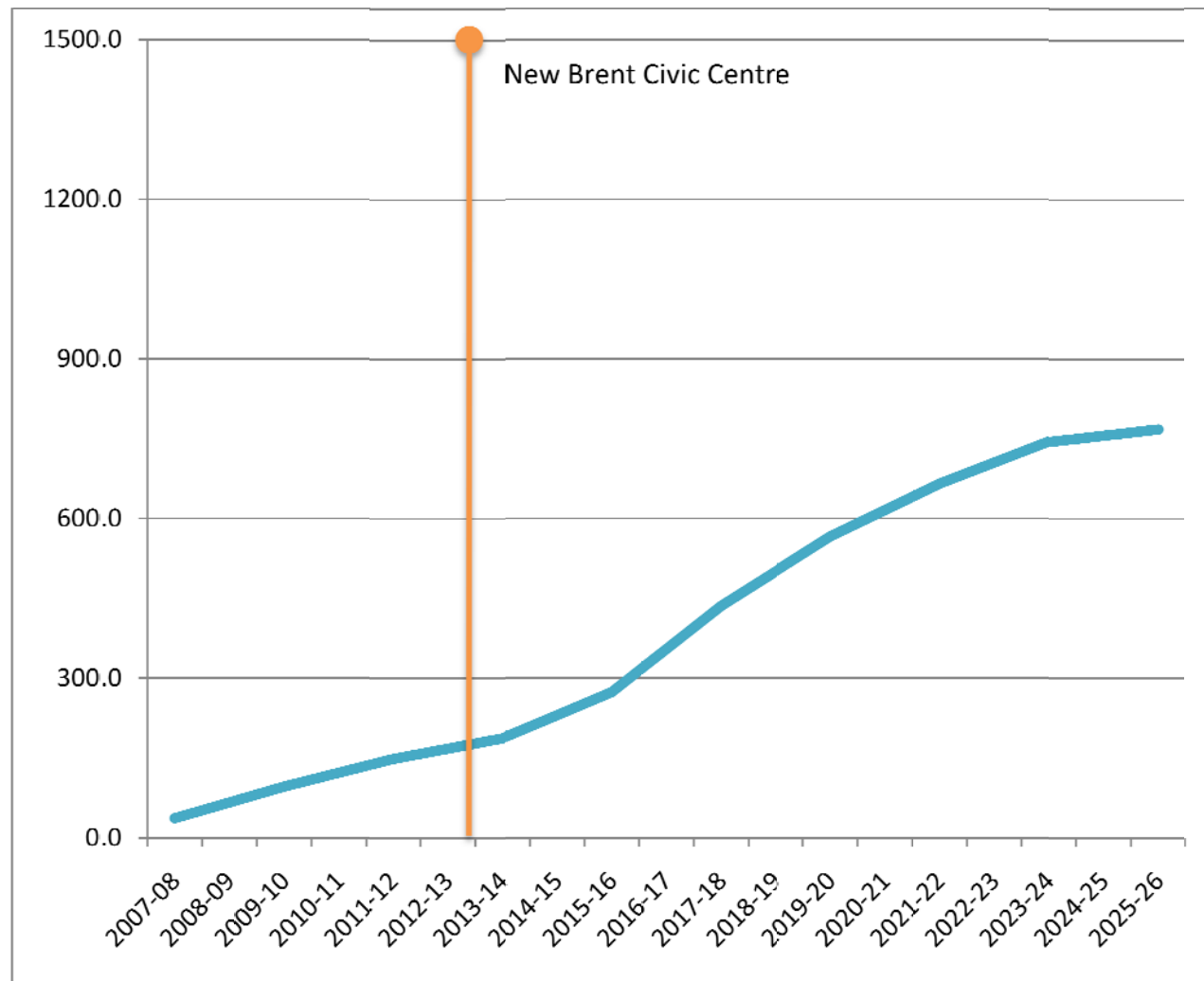
Health and fitness centres, or gyms, are generally projected to have 80 stations each. However it is also possible to have more centres of fewer stations each.

Figure w10: Swimming pool



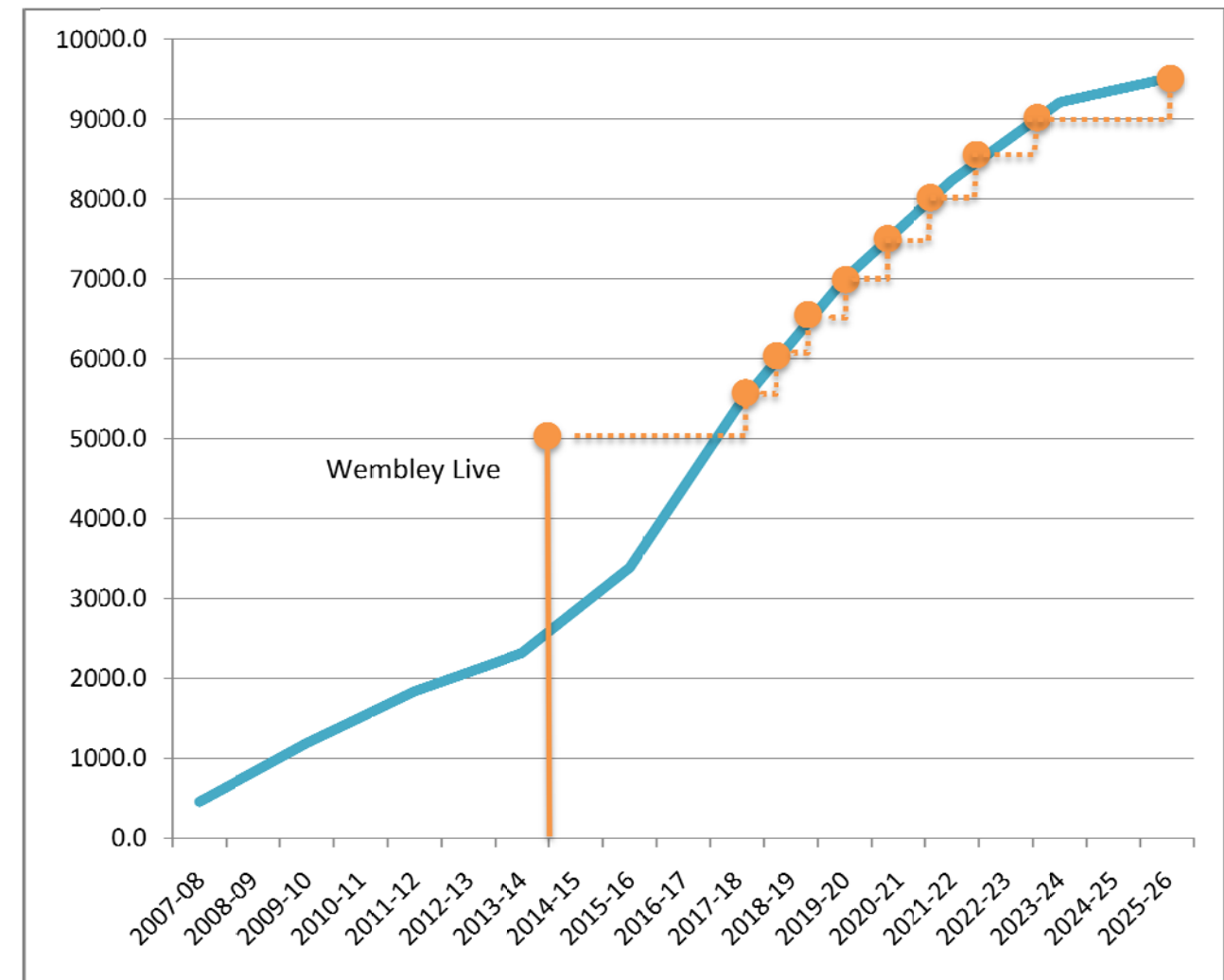
Demand assumes 6 lane 25 metre indoor pool.

Figure w11: Library space



The new Civic Centre will contain a substantial new library space. 1000 m² is considered to account for growth, while a further 500 m² is to make up an existing deficiency in the area.

Figure w12: Multi-functional community space



Wembley Live is a major community based facility planned by the Council. Other facilities should be provided within development as the population increases. However, possibilities for sharing of space should also be considered.

Alperton Growth area

Alperton is a mainly residential area located north of the Park Royal industrial estate. It is characterised by 1930s suburban residential streets and cul-de-sacs and run down industrial estates. There is a 1.6km stretch of the navigable Grand Union Canal that heads into Paddington.

The canal presents an opportunity to establish character alongside growth by replacing tired and vacant industrial buildings by a series of compact, intimate and connected developments that directly address the canal, with low carbon homes and mixed uses located along the waterside.

Land use conflicts between suburban residential areas and low value industrial operations will be relieved as traditional industrial employment activities will be moved east to the Northfields Industrial Estate and accommodated in modern, intensified premises with improved access to the North Circular Road. New economic activity will be introduced in the form of studios and workspaces for creative industries, third sector operations and artists; while bars, restaurants and cafes will be opened along the canal.

The environment and the heritage of the Canal will be the heart of the new community, providing amenity and connectivity. A series of public squares will be introduced along the waterside connected by a series of crossings – all delivered within a consistent and high quality public realm theme supported by the introduction and enhancement of areas of biodiversity and an extensive programme of tree planting. Connections will support pedestrians and cyclists, and improve access for new and existing communities to public transport interchanges, including the Alperton and Stonebridge Park stations.

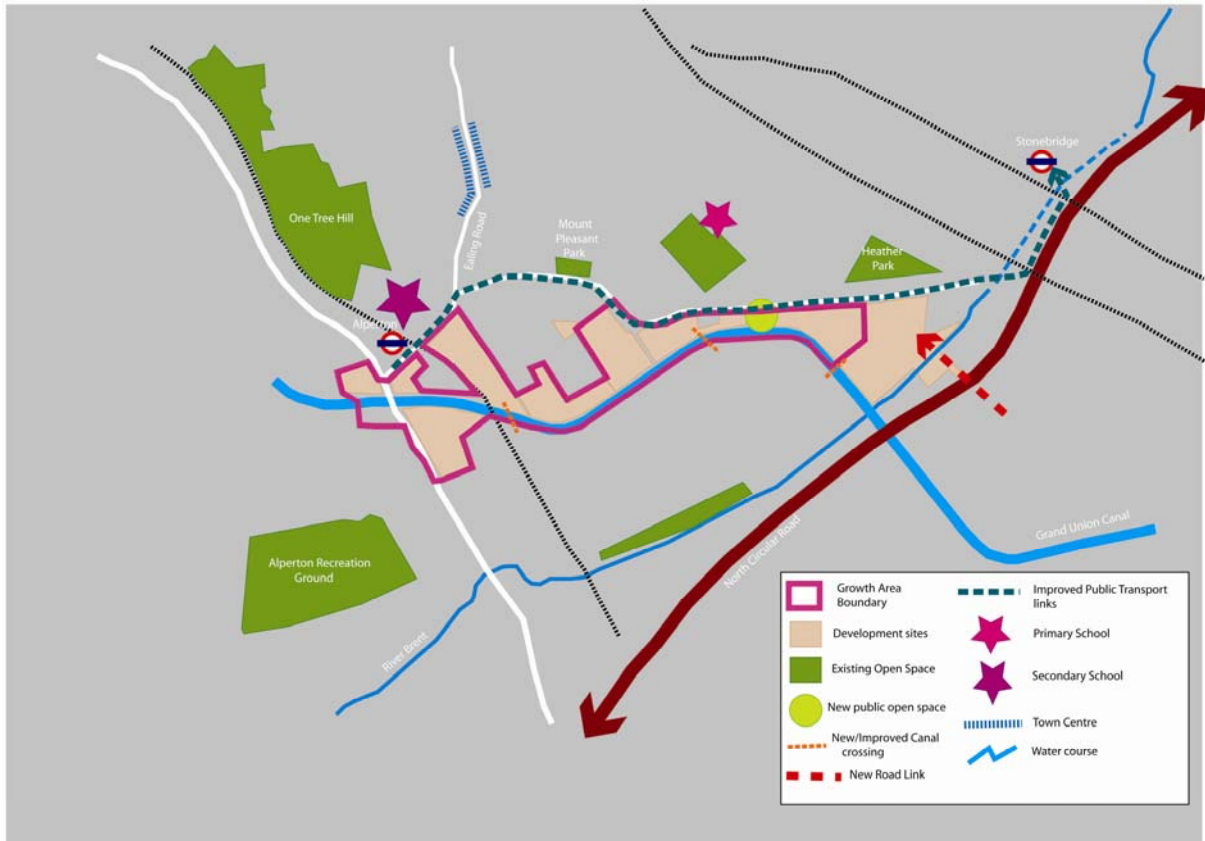
Core policy: Alperton Growth area

Alperton is promoted for mixed use regeneration along the Grand Union Canal. The Council will facilitate a shift in character towards a compact and sustainable waterside community. Alperton will become an enterprise hub, with a new supply of modern light industrial units, studios and managed workspaces for creative industries, local business and artists to reinvigorate the local economy. 11.5 hectares of land along the canal is promoted for at least 1600 new homes to 2026, supported by infrastructure identified within the Infrastructure Investment Framework, including:

- A new 2 form of entry primary school
- A redeveloped Alperton Community School providing a further form of entry at Secondary level
- New nursery facilities
- New health facilities including space for 2 GPs and 2 dentists
- A new 1 hectare public open space
- Improvements to the quality and accessibility existing public open spaces
- 3 x 0.2ha (minimum) public squares and pocket parks along the canal and linking improved pedestrian and cycling routes.
- A series of play areas within new developments and open space

- A new multi use community centre
- A minimum of 500 trees

As identified on the proposals map, a further 31 hectares of land at will be protected for appropriate industrial operations within use classes B1c, B2 and B8 or closely related sui generic uses.



Infrastructure and investment framework table for Alperton Growth area

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Education								
Nursery school places for 0-2 year olds	<ul style="list-style-type: none"> 86 zero to two year olds 1.4 nurseries 	Provide the capacity to meet demand derived from estimated population growth.	<ul style="list-style-type: none"> DMAG briefing 2005/2006 London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 	£0.25m	Private operation	<ul style="list-style-type: none"> Premises could be secured from development. Revenue from operation. 	Provided by private operations as no statutory obligation upon Local Authority.	
Nursery school places for 3 year olds	<ul style="list-style-type: none"> 32 three year olds 0.5 nursery 	Provide the capacity to meet demand derived from estimated population growth. Provided by Local Education Authority.	<ul style="list-style-type: none"> DMAG briefing 2005/2006 London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 	£125k	Brent Council	<ul style="list-style-type: none"> S106 receipts Primary Capital Programme 	Likely to be provided as part of Primary School	2015 -2016
New Primary School and association nursery classes (see above) as part of redeveloped Alperton Community School	<ul style="list-style-type: none"> 280 primary school age pupils 1.3 forms of entry (FE) <ul style="list-style-type: none"> 1 FE required by 2015 1.3 FE required by 2017 0.7 x 2FE primary school 	Provide the capacity to meet demand derived from estimated population growth. Provided as part of project to provide improved accommodation and facilities for existing primary school age population within redeveloped school.	<ul style="list-style-type: none"> Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. London Borough of Brent Children and Families Primary Capital Programme draft strategy for change London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 	£2.5m	Brent Council	<ul style="list-style-type: none"> Existing land of school. Primary Capital Programme. S106 receipts. 	Redevelopment of existing primary school campus to deliver a large new primary and secondary school on the site of Alperton Community School located on the present Alperton Community School site adjacent to Alperton Underground Station.	2015 -2016
Expanded Secondary School as part of redeveloped Alperton Community School including Post 16 Education places	<ul style="list-style-type: none"> 128 secondary school age pupils 0.9 forms of entry (FE) 0.2 x 4FE secondary school 46 post-16 students 1 form of entry required 	Provide the capacity to meet demand derived from estimated population growth. Provided as part of project to provide improved accommodation and facilities for existing secondary school age population within redeveloped school.	<ul style="list-style-type: none"> Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. London Borough of Brent Children and Families Building Schools for the Future. DMAG 2006 London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 Lanwarne/McCullum report - appendix one 	£1.6m	Brent Council	<ul style="list-style-type: none"> Existing land of school. Building Schools for the Future. S106 receipts. 	Redevelopment of existing primary school campus to deliver a large new primary and secondary school on the site of Alperton Community School located on the present Alperton Community School site adjacent to Alperton Underground Station.	2015 -2016

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Open Space and Public Realm								
New 1ha public open space with associated landscaping and tree planting at location to be identified.	New 2.2 ha public open space	Alperton is designated as being an open space deficiency area. Further development will exacerbate this situation. An increase in overall supply is therefore critical. 1 ha park is considered to be more realistic and achievable given small development sites and fragmented ownership.	<ul style="list-style-type: none"> London Plan 2008. London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 	£0.78m	<ul style="list-style-type: none"> Brent Council Developers 	<ul style="list-style-type: none"> Land secured through development Costs of park met by s106 receipts 	Part of open space strategy that includes increasing the quality of facilities and access to existing open spaces.	2016-2017
Series of new public spaces and squares connected by the canal	<p>3 x 0.2ha pocket parks</p> <p>Open space requirement for 3 new pocket parks (min. 0.2 ha each)</p> <p>Demand for space is expected to exceed supply by 2Ha 2016-2017.</p>	Alperton is designated as being an open space deficiency area. Further development will exacerbate this situation. A supply of public spaces within development sites and connected by canal side access and crossings will help to meet demands of growth within the context of existing deficiency.	<ul style="list-style-type: none"> London Plan 2008. London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 	£0.46m	<ul style="list-style-type: none"> Brent Council Developers 	<ul style="list-style-type: none"> Land secured through development Costs of park met by s106 receipts 	Improvement to the quality of existing open spaces should also be undertaken as part of a comprehensive open space strategy. Existing spaces include: One Tree Hill Park, Alperton Sports Ground, Heather Park Open Space, Alperton High School Sports Ground, Mount Pleasant Recreation ground and Queensbury Road Recreation Ground.	Delivered as part of developments
Improvement of canal environment through cohesive public realm strategy for surfaces, railings, planting, street furniture and lighting	Placemaking agenda for growth area	Alperton is designated as being an open space deficiency area. Further development will exacerbate this situation. New northern canal side pedestrian footway to help improve the canal side amenity as part of mixed use development. Increased accessibility will improve the pedestrian network and help to deliver an improved local environment.	London Plan 2008:Policy 3D.14: Protecting, promoting and managing biodiversity in support of the Mayor's Biodiversity Strategy; Policy 4C.22 Rivers, brooks and streams: Blue Ribbon Network	£0.43m	<ul style="list-style-type: none"> Brent Council Developers 	<ul style="list-style-type: none"> Land provided by development. Funds secured through s106 receipts 	Part of open space strategy that includes, new open spaces and increasing the quality of facilities and access to existing open spaces.	Delivered as part of developments
33 or 16 young people's play and recreation - 'doorstops' spaces at 100 or 200 metres in size each.	<ul style="list-style-type: none"> GLA requirements for 10m² per child, requiring 3324m² of 'door steps'. Each door stop within 100 metres 	To improve urban environment and create play spaces to accommodate increased demand from population growth.	London Plan GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London.	N/A	Development	Development	Secured by the planning process within new developments to provide quantum and quality of play space to meet child yield.	Delivered as part of developments
Young people's play and recreation. Mount Pleasant 'Playbuilder' space of 1098m ²	GLA standard of 10m ² child requirement; therefore, require 2454m ² of local play for 5-11 year olds and 1614 m ² for 12-17 year olds.	To improve urban environment and create play spaces to accommodate increased demand due to growth and existing deficiencies.	London Plan GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play	£50k	Playbuilder scheme London Borough of	'Playbuilder' scheme S106 receipts Development		2009-2010

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Young people's play and recreation. Heather Park 'Playbuilder' space of 1000m/2.	This can be provided individually or combined play space for 0-17 year olds, termed 'neighbourhood play areas'.		and Informal Recreation, GLA, London.	£50k	Brent			
Young people's play and recreation. MUGA (multi use games area) identified for One Tree Hill open space 595m/2.				£65k				2008-2009
Young people's play and recreation. 1500 m/2 of play space to be provided in new 1 ha park (see above).				£125k	Playbuilder scheme London Borough of Brent Development			'Playbuilder' scheme Development S106 receipts
Leisure and Recreation Facilities								
Alperton Sports Ground football pitches improvements and tennis court upgrades. Improved facilities to include: 2 pitch changing rooms, drainage and resealing of pitch, and the re-installation of floodlights.	Pitch requirements 0.679 ha/1000 population. Provision requirements: 1 Ha 2014	Improvements to existing poor quality and unused facilities to increase participation in local sports. Sports pitch currently under-utilised due to poor facilities. Strategy to improve quality of existing pitch facilities as part of a strategy to meet demands for sports facilities.	Planning for Sport and Active Recreation Facilities Strategy 2008 – 2021.	£525k	Brent Council	Capital spend Sport England S106 receipts	Additional access to school pitches to be negotiated. Opportunity for new pitch provision in Brent River Park.	2016 - 2017
	Tennis court requirement: 0.34 courts/1000 population.							2009 - 2010
Health and fitness centre with 24 'stations'	Standard is for 6.3 stations/1000 population; therefore, require 0.3 new 80 station centres. 20 H&F stations required by 2015.	New centre required to meet demand for health station facilities from growth.	Planning for Sport and Active Recreation Facilities Strategy 2008 – 2021. Strategic Review of Sports Centres in Brent Full Review Version 2.0 Jan 2008 (Continuum Sports and Leisure Ltd)	£300k	Public/Private delivery mechanism to be explored	Development S106 receipts	Potential for new sports facilities to be provided at redeveloped Bridge Park.	Delivered as part of developments

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Health Facilities								
New doctors and dentists surgery accommodation	<ul style="list-style-type: none"> 2.4 doctors 	Provide the capacity to meet the demand from estimated population growth. Currently no capacity to absorb new demand.	PCT advised standard. Based on 1 GP for every 1500 population, 1 dentist for every 2000 population	£0.3m	Premises delivered through development to size and spec as required by PCT.	Capital provided by s106 receipts and/or direct developer contributions. Running costs met by PCT or surgeries	Facilities will need to be provided within a location that is supported by the PCT.	Requirement for 1 doctor by 2013 and 2 by 2016.
	<ul style="list-style-type: none"> 1.8 dentists 							Full requirement by 2018.
								Requirement for 1 dentist by 2014.
								Full requirement by 2026
Community Facilities								
Multi-use community centres	2.6 centres at 500m/2 per centre	Provide the capacity to meet demand derived from estimated population growth. Required to provide multi functional space that can be used by all sections of a diverse community for meetings and gatherings.	371 sqm/1000 people requirement is a level derived from the future provision of community space in South Kilburn NDC area. Milton Keynes standard of 61sqm/1000 people is considered to low as it is a bench mark set in 1979 and is in a new build, relatively homogenous environment markedly different to Brent.	£0.56m	Developers	Capital provided by S106 and/or direct contributions		Requirement for 1 centre by 2012 and 2 by 2015.
								Full requirement by 2018.
								To be located within development.
Increased library capacity	0.2 libraries required at 500m/2 per centre	Provide the capacity to meet demand derived from estimated population growth.	Refer Brent Library Strategy 2005-2010. Recognised need for Borough wide library strategy to be discussed at critique workshop. DCMS standard of 30m/2 of library space per 1000 population	£0.2m	Brent Council	Capital provided by S106 and/or direct contributions	Requirement for 106sqm of library space due to growth. Opportunity for funds to be directed to the improvement of Ealing Road library rather than contribute to a new facility. Council owns land, build and maintenance costs only.	N/a
Green Infrastructure								
Street tree planting exercise across the Alperton Growth Area Target is to plant 500 trees	1 tree every 5 metres, each side of roads	SPG 17 - 5.3 Planting and trees: Providing guidelines for new developments to enhance and protect landscape features. Environmental Sustainability and Open Space and Realm Strategy sections: Support tree preservation and planting to support climate change adaptation and improved environment and public realm.	SPG 17 Design guide for New Developments (October 2001, LB Brent) Connecting Londoners with Trees and Woodlands (March 2005, GLA) London Plan	£150k Estimated £300 per tree	<ul style="list-style-type: none"> Brent Council Developers 	Direct contributions and planting from development S106 receipts	As development guidance for Alperton emerges, the proposition of new streets and therefore street trees will need to be monitored and incorporated into iterations of this framework. In addition, many new trees will be required and delivered by development.	Delivered as part of developments

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
		To enhance the quality of the public realm by softening a potentially hard environment.						
Transport								
Re-route and increased frequency of the 224 or re-route 245 so that it continues from Sainsbury supermarket to Stonebridge Station	Some development sites within Alperton have very low PTAL scores. Provision of services to meet demands of bus service within 400 metres of dwellings.	Penetration of development sites with bus route that connects Alperton and Stonebridge Stations to increase PTAL score of sites	Rerouting of bus route increases PTAL score from x to x.	£2m 5 years service	<ul style="list-style-type: none"> London Buses Developers 	Revenue from patronage S106 from development	Will require a detailed business plan in conjunction with TfL and London Buses, including routing and location of bus stops. Some development sites will depend on the introduction of this to achieve the densities that are proposed.	Required by 2017 - 2018
Improved commercial vehicle movement from Northfields Industrial Estate.	Relieve congestion from Heather Park drive to North Circular Road	Provide direct access from industrial estate to Strategic Road Network and Park Royal Estate Allow commercial and industrial traffic to flow, thus relieve pressure on junction at Heather Park Drive. Will also help to reinforce the connection with the main fabric of Park Royal.	Draft Park Royal Opportunity Area Planning Framework.	£3m	Developers	S106 from development	Consequence of mixed use development on Northfields industrial estate	medium-long
Junction improvement- Ealing Road to Ealing Road adjacent to Minavil House	Staggered pedestrian crossing across roads to provide improved pedestrian crossing opportunities. Realignment and widening of pavement along Ealing Road	Improve crossing opportunities across Ealing Road and movement along Ealing Road pavement. Provides greater access to Alperton Station for pedestrians and will improve the public realm.	LIDL planning application transport statement October 2008	Works included within cost of development	Development	S106 from development		Required by 2010.
Alperton Station Forecourt improvements	Remove cars and improve the pedestrian access between station and bus stops	Improvements to experience of interchange giving priority to pedestrians	Improved safety & comfort	£0.25m	<ul style="list-style-type: none"> TfL Brent Council 	TfL S106		2014

Alperton phasing graphs

Figure A1: 0-2 year old nursery classes

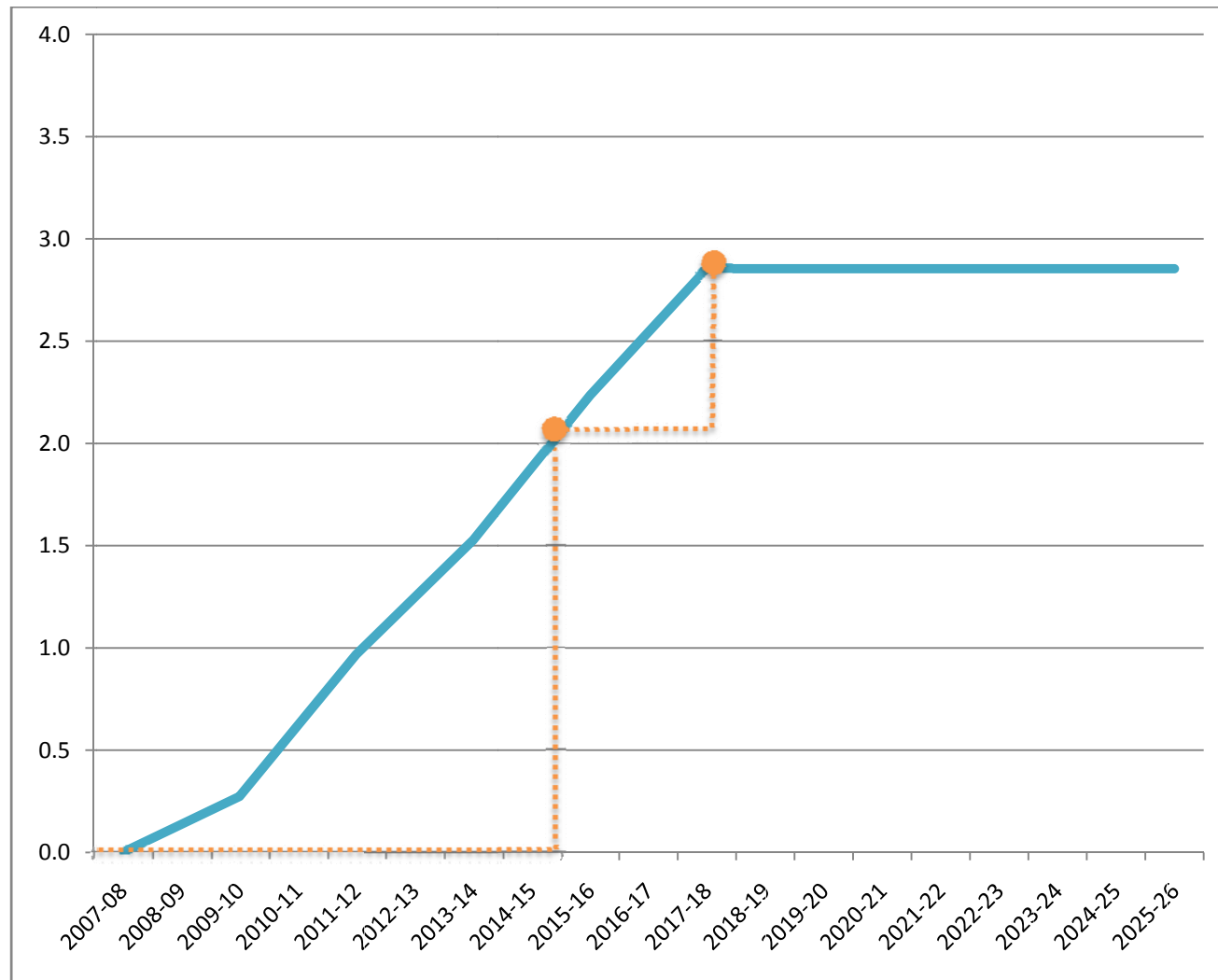


Figure A2: 3 year old nursery places

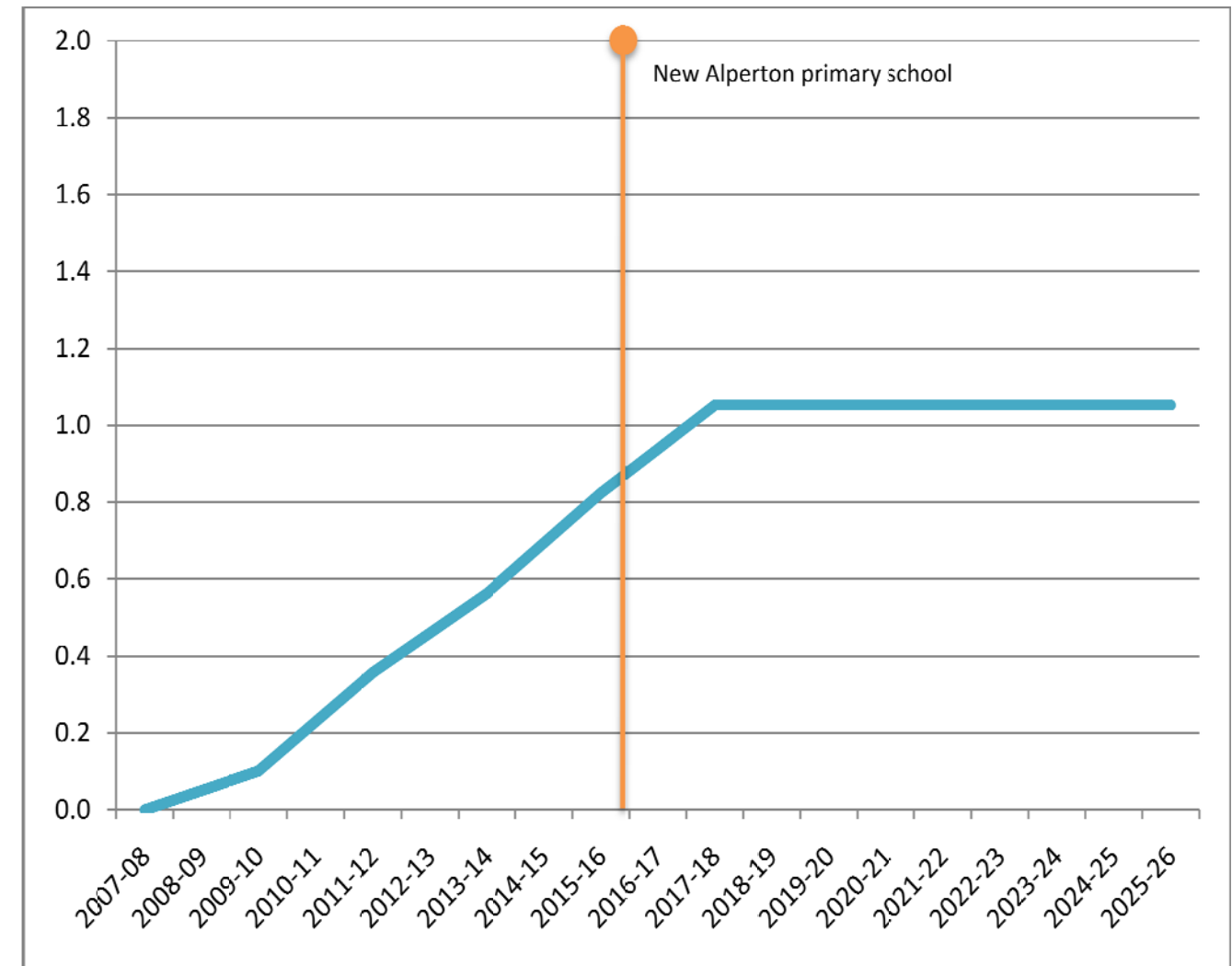


Figure A3: primary school forms of entry (FE)

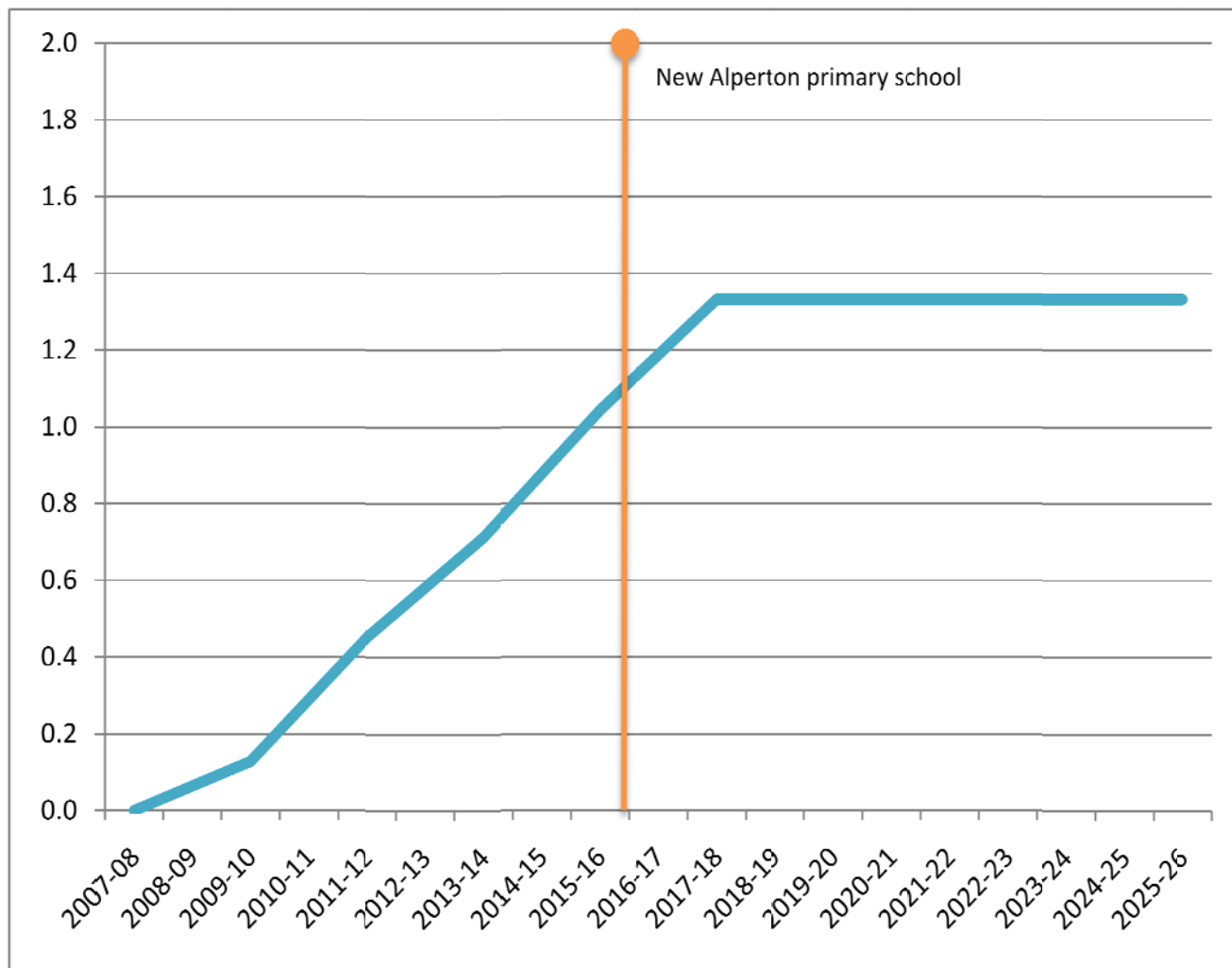


Figure A4: secondary school forms of entry (FE)

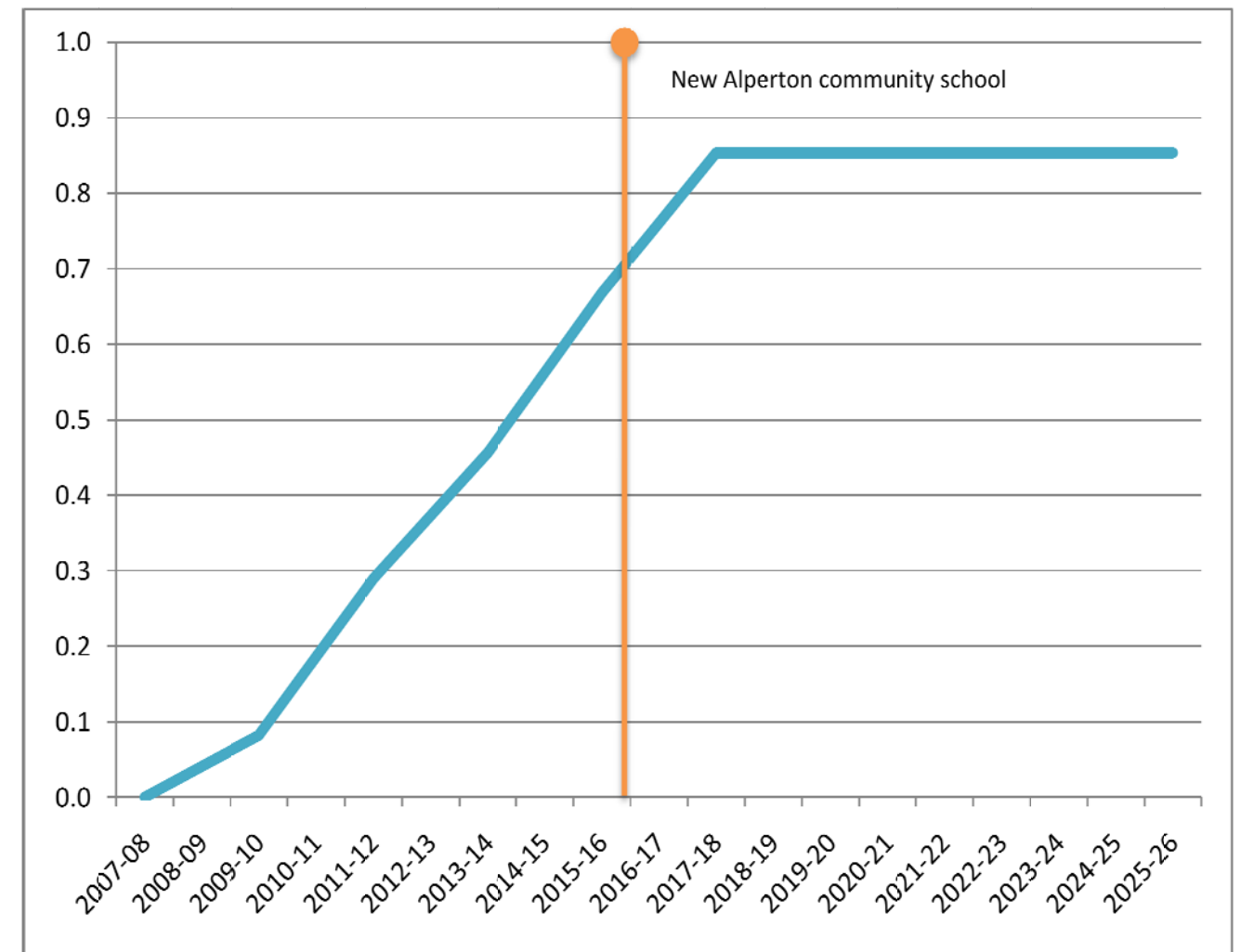


Figure A5: post-16 education forms of entry (FE)

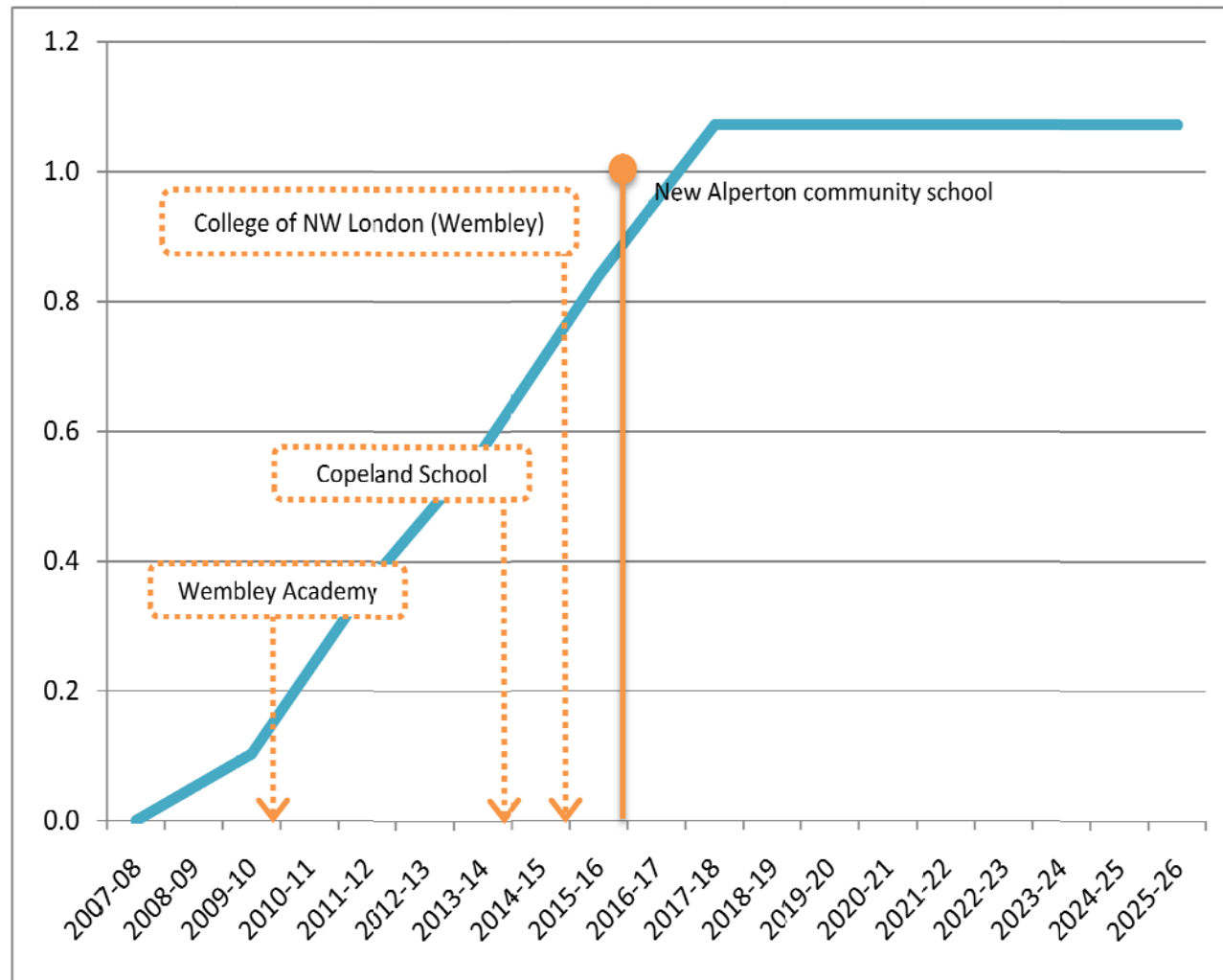


Figure A6: GPs

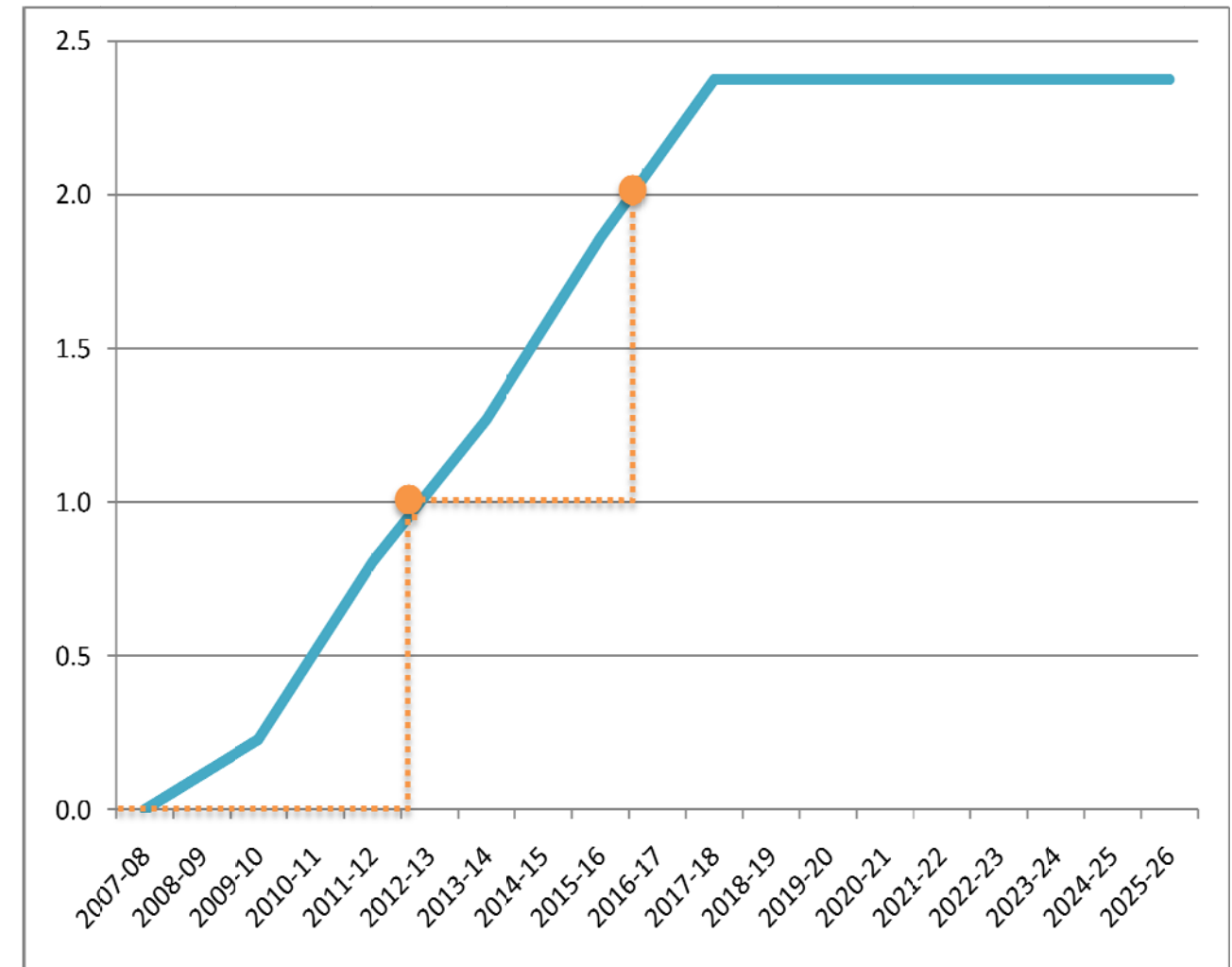


Figure A7: Open space

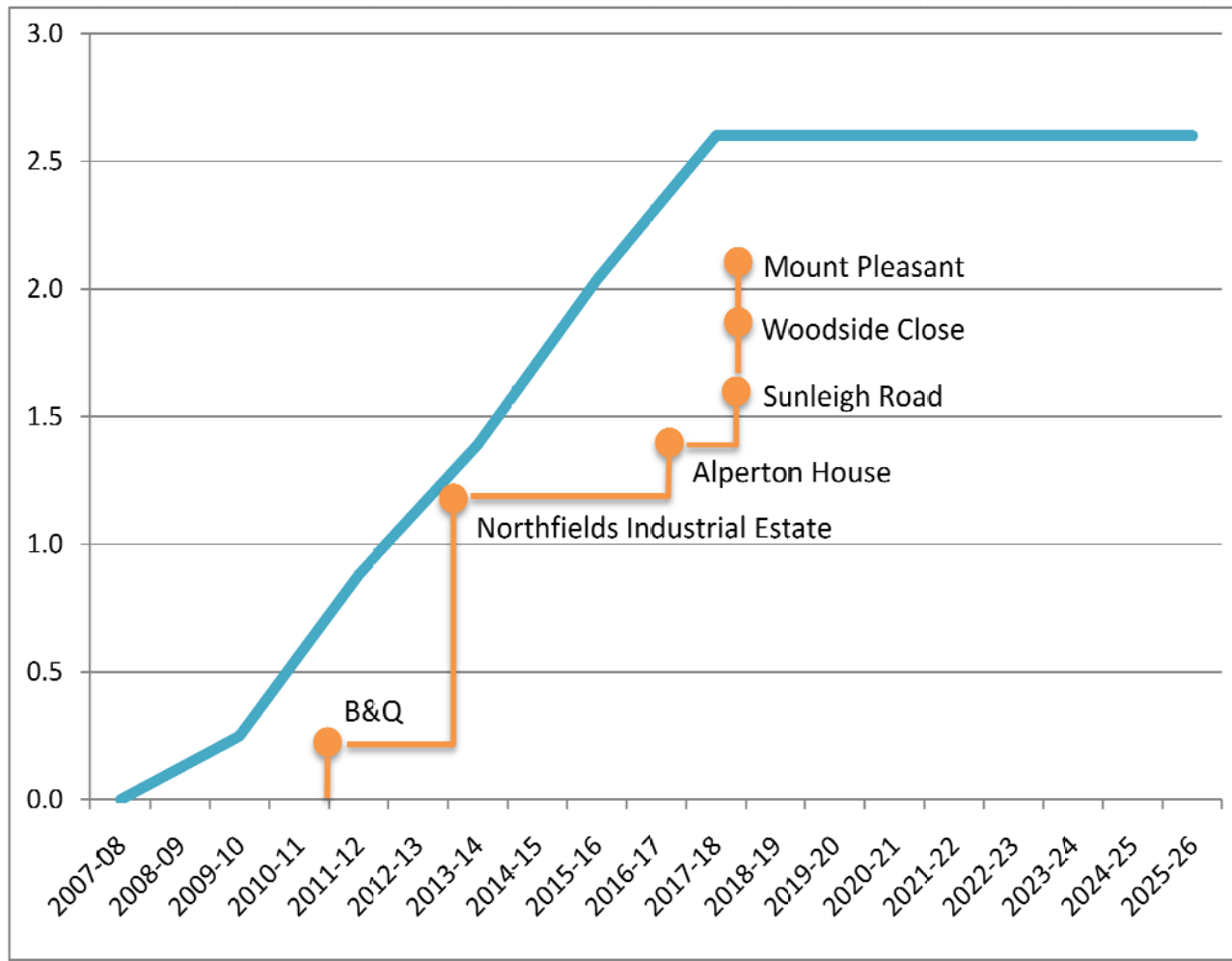
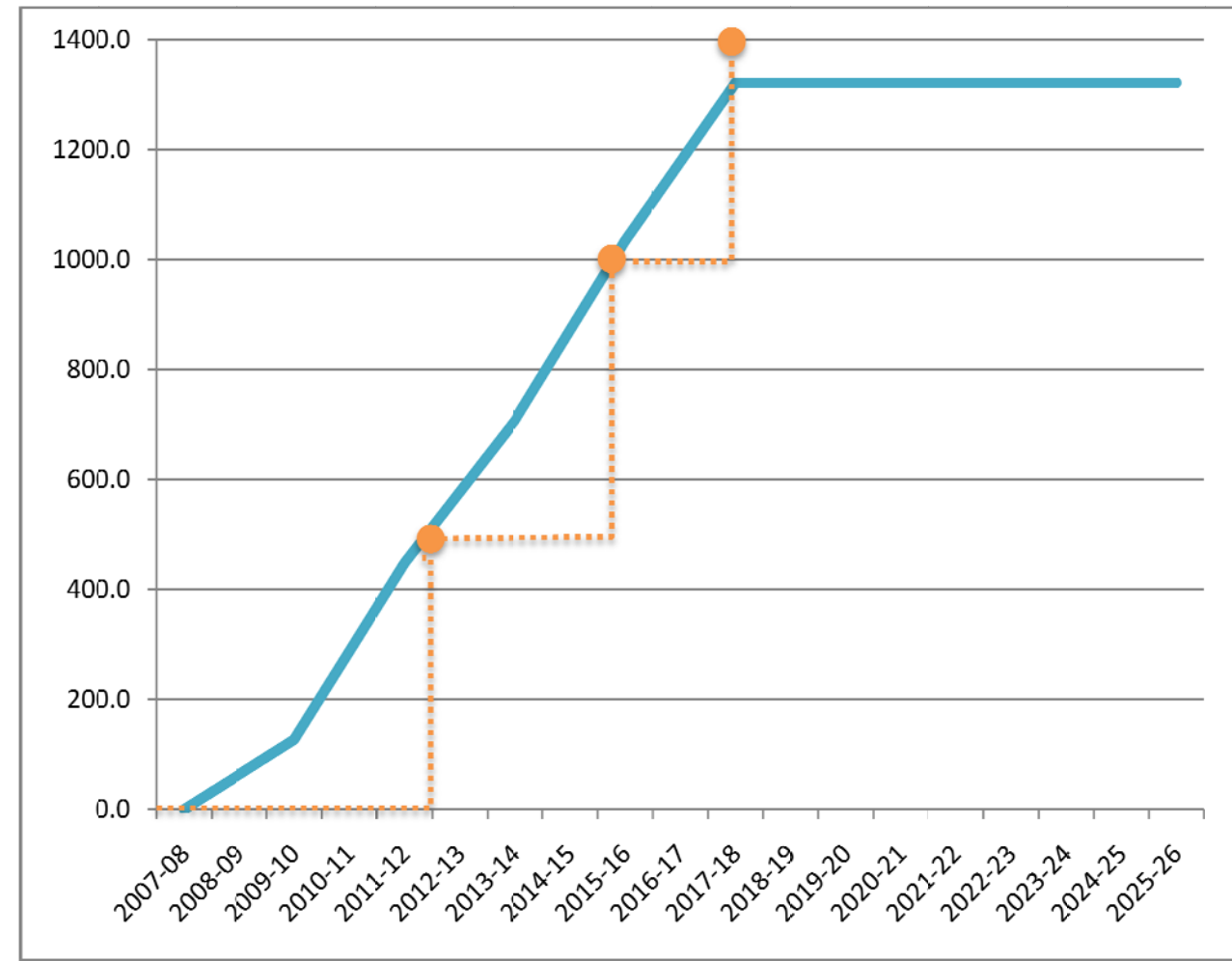


Figure A8: Multi-use community facilities



South Kilburn Growth area

The South Kilburn Supplementary Planning Document sets out a vision for the area: *To protect and intensify employment on the Park Royal Industrial Estate by supporting sustainable business growth and environmental industries, creating an attractive working environment through improvements to public realm and the provision of a new heart offering a range of facilities. Work with Park Royal Partnership to:*

- Protect and maintain Park Royal as the largest industrial employment location in London supporting the clusters of food/drink, distribution/logistics and TV/fill through facilities and services to support growth.
- Increase employment opportunities to meet the 11000 jobs target through business growth and inward investment, enabling local people to access jobs through training.
- Work with Park Royal Partnership to improve access to Park Royal at four Gateways and secure successful redevelopment of major sites in these areas to deliver employment-led growth, high quality amenities and a better environment
- Create a Heart for Park Royal that is accessible, has a sense of place and an improved public realm, and provides amenities to support existing and new businesses.
- Promote sustainable development by reducing energy consumption, increasing renewable energy and supplying energy efficiency. Improve waste management utilising the latest technologies and tackle air quality and the efficient use of water
- Use the industry based in Park Royal to seek training opportunities to help combat the high level of worklessness in the Borough.
- Deliver housing where it can enable other benefits including affordable housing to meet the highest access, design and environmental standards. Secure social infrastructure to support new and existing residents.

Core Policy: South Kilburn Growth area

South Kilburn will experience substantial transformation. The area is promoted for regenerative development using the highest standards of urban design to physically improve the area and change the perception to a busy, thriving, safe and secure section of urban London.. The Council will facilitate a shift from the housing estates of the 1960s and 1970s to a compact district set around the traditional street pattern with a substantial increase in the proportion of owner occupied households. A series of commercial uses and community facilities will be delivered, including indoor and outdoor recreation uses and new and improved open and public spaces. Around 48 hectares of land is promoted for the delivery of at least 2,400 new homes to 2026, supported by infrastructure identified within the Infrastructure Investment Framework, including

- A new 3 form of entry primary school
- Queens Park secondary school to be extended by 2 forms of entry
- New nursery school places
- A healthy living centre with space for 9 GPs and other health services
- 4 new pocket parks of at least 0.2ha each
- Improvements to existing open spaces
- A series of play spaces
- Multi use games area

- 3 multi purpose community centres
- Replacement Albert Road Day centre
- 2 new youth centres
- A new sports hall on Brent land for St Augustine's School
- A minimum of 200 trees



Infrastructure and investment framework table for South Kilburn Growth area

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Education								
To create a combined Primary 3FE extended school by merging Carlton Vale Infant and Kilburn Park Junior schools, and by relocating them to an alternative site – most likely at the opposite end of the park. Additionally to relocate the Nursery and Children's Centre from the existing Granville Centre onto the same site.	Primary School (South Kilburn an additional 2.2 FE required due to growth; with 1 FE required by 2014; 2 FE by 2021. Nursery Provision (South Kilburn 3 Nurseries with 60 pupils in each)	The South Kilburn Education Impact Assessment (2003) anticipated an additional 875 young people living in the area by 2019, including an additional 320 requiring primary school places. This translates into a need for an additional 1.5 forms of entry. The need for school places across the Borough has become more acute since the EIA was undertaken.	South Kilburn Education Impact Assessment (2003) + Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds.	£9m	Brent Council	Development + PCP contributions	Kilburn Park school is a foundation school and therefore the site freehold is not within the Council's control. Proposal in Revised masterplan is to relocate the school as a 2FE by 2014 and then expand to a 3FE as the population expands.	2011-2014 (Phase 1) Expansion to 3Fe post 2017
Note: 2 Nurseries to be provided within South Kilburn. It is assumed that the public sector will have to reserve space for nurseries but 50% will be provided for by the private sector.		South Kilburn has 3 primary schools – Carlton Vale Infant, Kilburn Park Junior (foundation school), St Mary's Voluntary Aided RC Primary.	Brent Council/URS analysis	£0.54m		Primary Capital Programme	There is a statutory consultation process required for the merging of the two schools – there is some risk of a lack of public / parent support.	
Secondary school provision to be accommodated at Queen's Park secondary school (to be expanded by 2 FE)	Senior School Provision (South Kilburn 1.4 FE with 1 FE required by 2018 and 1.4 FE required by 2021)	The ability to expand the existing schools in South Kilburn is severely constrained / curtailed by site size and layout. Delivering an extended school would be impossible.	Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. LBB Children and Families, BSF. Lanwarne/McCullum report - appendix one. LBB, Brent PCP Primary draft strategy for change.	£3.25m		S106 receipts	There may be a risk of claw-back from Children's Centre funding should Granville Centre be closed within 25yrs – possible exposure approx £1m	2018-2021
Open Space and Public Realm								
South Kilburn Park improvements	Expansion of local park to meet increased demands on open space for population growth & compensate for loss of open space in redevelopment of estate.	Quality open space essential to creating a sustainable high density community.	Greater London Authority (GLA), (2008); The London Plan Spatial Development Strategy for Greater London (consolidated with alterations since 2004), GLA, London	£600k	Development	Development	Laying out of open space on former school site assuming Kilburn Park School is moved.	Post 2017

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
4 x pocket parks (0.2-0.4ha)	1 x improvements to existing Cambridge Gardens and 3 x new neighbourhood greens to meet demand from growth.	Quality open space essential to creating a sustainable high density community.	Greater London Authority (GLA), (2008); The London Plan Spatial Development Strategy for Greater London (consolidated with alterations since 2004), GLA, London	£830k	Development Partners and S Kilburn Trust	Development/S106		In line with developments- open spaces as in Masterplan
Young people's play and recreation - 'doorstops'.	Young people's play and recreation - 'doorstops'. Require: 5,683 sqm (@100sqm within 100m)	Brent Council policy that this should be inherent to the development	Benchmarks set out in: GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London	cost inherent to development	To be incorporated into individual developments due to the necessity of localised facilities.	Development		In line with individual phases of development
Carlton Vale open space (409sqm) - Young people's play and recreation	Young people's play and recreation - 4100 sqm (5-11 year olds)	To create sustainable healthy communities through the provision appropriate open play space	Benchmarks set out in: GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London	£50k	To be incorporated into individual developments due to the necessity of localised facilities.	Play builder	Specific of sites yet to be developed. Community Consultation reveals a desire for more innovative, adventurous play	2009
All neighbourhood greens will have provision for play spaces for 0-4 and 5-11 to LAP/LEAP standard (4 x 500 sqm @ 400m)		To create sustainable healthy communities through the provision appropriate open play space.	Benchmarks set out in: GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London	cost inherent to development.	To be incorporated into individual developments due to the necessity of localised facilities.			

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
MUGA in new South Kilburn open space. (500 sqm)	2711 sqm (12-17 year olds)	Lack of public MUGAs to south-east of Borough. are no local authority netball courts in the borough. Access to open space in westminster.	Benchmarks set out in: GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London	£64k	School secured funding		St Marys School have funding-alternative is on Park funded through development.	2011
Leisure and Recreation Facilities								
New Sports Hall at St Augustine's including new health and fitness stations - this will also serve school population with better sports facilities	Standard 1 sport hall/13000 people; therefore, 0.4 Sports hall required.	Sports participation low in are (90% population do not achieve minimal standard of activity for health). Good quality, accessible sports provision seen as key to increasing participation rates.	Sports and Leisure Provision for S Kilburn (Synergy Leisure for Brent Council) Aug 2007	£2.9m		Land swap arrangement: Brent swaps land parcels and in return gets new linear park and access to sports facility. Westminster BSF	Permission granted Feb 09. Community Access Agreement in place.	Completion by 2011
Health & Fitness stations	6.3 health and fitness station per 1000 people; therefore, 32 stations required.	Refer to South Kilburn sports facility strategy.		£1.0m	S106/Development	Space provided for additional storey for Health & Fitness-could alternatively be provided in Healthy Living Centre		2013
Health Facilities								
Healthy Living Centre including GP and other health facilities. May include potential co-location of Health & fitness facilities	At 1 GP per 1,500 people there is a requirement for 3.0 new GPs and 3 dentists (100m2) with: 1 GP required by 2012; 2Gp required by 2016; 3 GP required by 2021. 6.3 health and fitness station per 1000 people; therefore, 32 stations required.	Health facilities are sub-standard and with a potential increase in households additional GP facilities would be required. The new facility would house 10GPs there would also be the option of housing auxiliary health services in this building.	Consultation with PCT –PCT's emerging facilities plan –high priority	£2.9m	Independent developer with joint ownership/lease arrangement with Sth Kilburn Trust	£3-4m NDC funding potentially committed to this projects	The issue here is not so much about capacity but quality of provision. Based on discussion with PCT there are a number of independent surgeries of poor quality or where individual practise are close to retiring. Part of the ration for this strategy is the consolidation of health facilities in an area of deprivation and poor health to improve service and quality of provision.	2012
Community Facilities								
3 multi-purpose community centres (100m ² , 100m ² and 45m ²)	Standard 371 sq/100 population therefore require multifunctional community space 516 sqm.	Replacement of existing outdated community facilities.		£0.5m	Development	As part of re-development package		Short - Medium

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Replacement Community space for Albert Road Day Centre, British Legion and 158 Peel precinct	Replace community facilities.	to deliver unencumbered Development sites to progress housing development	South Kilburn masterplan 2005	£5m	Council to supply land for re-location, RSL's to build new homes	Development/land sale/possible for Growth Area Funding	Development likely to be off-site-short-list of possible locations	By 2012
2 new youth centres/IT centre (50m ² x 2)	Standard 371 sq/100 population therefore require multifunctional community space 516 sqm.	Potential to co-locate in HLC.		£180k	NDC joint venture	As part of re-development package		Short - Medium
Green Infrastructure								
Tree planting to meet target of 200 trees	Street trees every 5 metres at £300 per tree	<p>Policy DP UD6, Tree protection and promotion ; Policy DP UD7, Public Realm: Landscape design and biodiversity</p> <p>SPG 17 - 5.3 Planting and trees: Providing guidelines for new developments to enhance and protect landscape features</p> <p>Policies 3D.15: Protecting, enhancing and maintaining trees and woodlands; Policy 4A.9: Supporting the most effective adaptation to climate change</p>	<p>Core Strategy Preferred Options (June 2007, LB Brent)</p> <p>Connecting Londoners with Trees and Woodlands (March 2005, GLA) - Objectives A3, A4, and D3.</p> <p>The London Plan Consolidate with alterations since 2004 (February 2008)</p>	£225k	Planting schemes delivered by developers. Elsewhere by Council	Direct contributions and planting, s106 receipts	Need to measure length of street network – also ascertain planting within open spaces	Short/medium/long

Church End Growth area

Church End is a traditional town centre surrounded by terraced homes, light industrial estates and predominantly socially rented housing estate. The fabric of the area presents some important assets, including a thriving market, green space and St Mary's Church. However the area is showing signs of decline, particularly within the town centre area. The area is separated by busy roads, namely Church Road and Neasden Road and there are plans to improve the pedestrian experience and linkages across these.

Set around a new outdoor market square and a revitalised shopping street, Church End will become a busy, safe and secure village centre for families. The design of new developments will emphasise the benefits of natural surveillance and 'eyes on the street'. The Council will plan for a more balanced mix of dwellings to deliver a place that is mixed in use and mixed in tenure with a particular focus on family housing and owner occupation.

The local economy will be re-energised by a permanent location for the market in the heart of the area as well as new shops and services. Development will be mixed, including small and medium sized workspaces for emerging businesses, supported by skills and training for adults and young people.

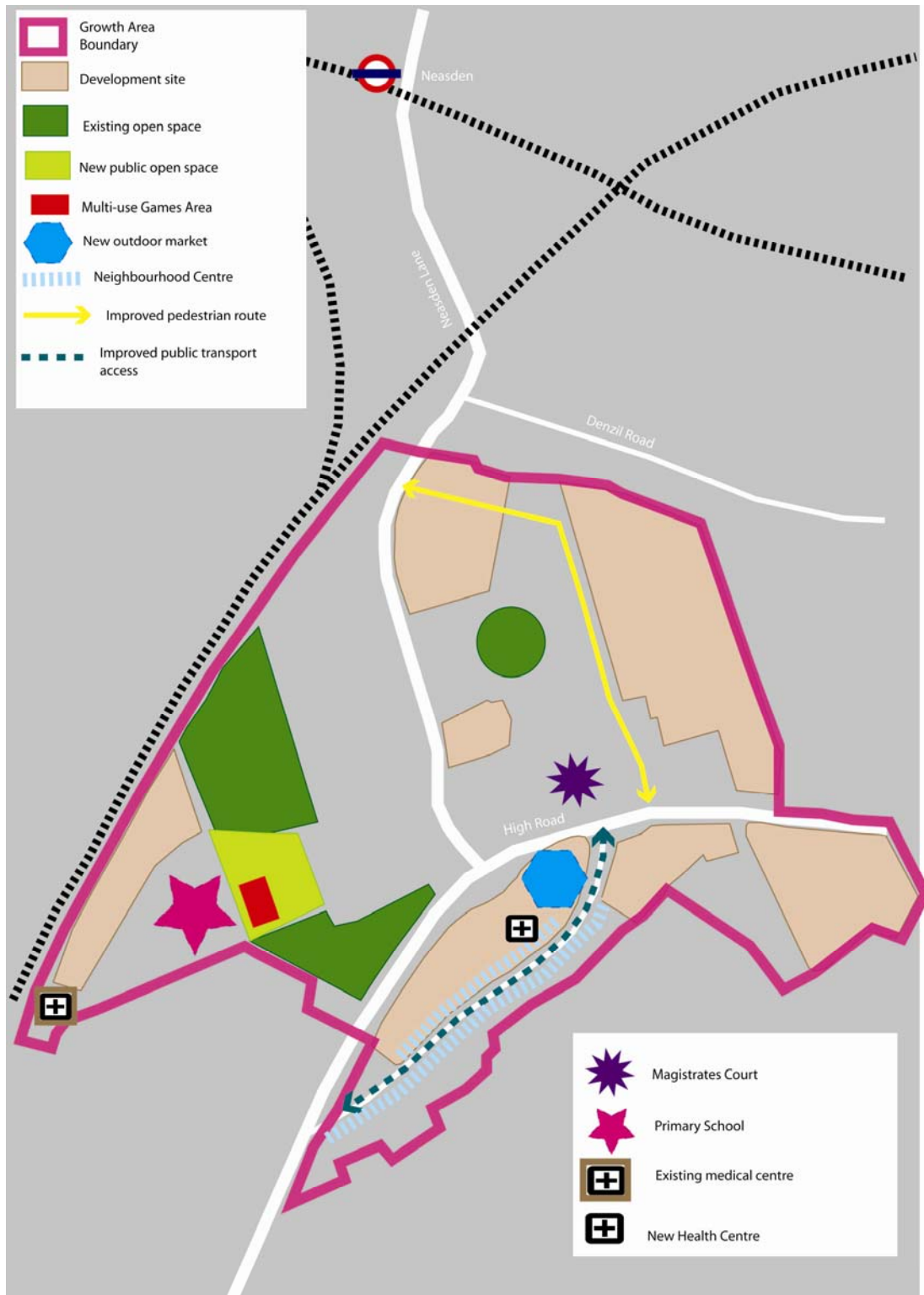
Building upon improvements to the road network, access to public transport interchanges will be improved including being made safer, offering connections to other local town centres, and Wembley beyond. New open spaces and play areas will be delivered to create safe and secure outdoor places for leisure and recreation.

Core policy: Church End Growth area

Church End is promoted for mixed use regeneration set around the economic revitalisation of the local centre and an outdoor market square, using the highest standards of urban design to physically improve the area and change the perception to a busy, thriving, safe and secure village with new family sized homes. Affordable premises for local businesses and an educational outreach centre will help to support business start ups and skills development. New open spaces and outdoor recreation facilities will be supported by a high quality landscaping, tree planting and public realm strategy to soften the impact of vehicular movement and improve conditions for pedestrians and cyclists. Connectivity with Wembley and beyond will be improved with safe routes to local interchanges. Around 8 hectares of brownfield land is promoted for around 800 new homes to 2026, supported by hard and soft infrastructure identified within the Infrastructure Investment Framework, including:

- Extensions to existing local primary and secondary schools
- A new 2ha park and Multi Use Games Area
- A minimum of 200 trees
- A range of new play facilities within new developments and on open spaces
- A new health centre in the heart of the area with space for a further GP and space for 1 new dentist
- A new arts based community centre providing education and training to local people of all ages

As identified on the proposals map, a further 6.5 hectares of land at will be protected for appropriate industrial operations within use classes B1c, B2 and B8 or closely related sui generic uses.



Infrastructure and investment framework table for Church End Growth area

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Education								
Nursery school places for 0-2 year olds	<ul style="list-style-type: none"> 47 zero to two year olds 0.8 nurseries 	Provide the capacity to meet demand derived from estimated population growth. Provided by private operations as no statutory obligation upon Local Authority.	<ul style="list-style-type: none"> DMAG briefing 2005/2006 	£125k	Private operation	<ul style="list-style-type: none"> Premises could be secured from development Revenue from operation 		
Nursery school places for 3 year olds	<ul style="list-style-type: none"> 17 three year olds 0.3 nurseries 	Provide the capacity to meet demand derived from estimated population growth. Provided by Local Education Authority.	<ul style="list-style-type: none"> DMAG briefing 2005/2006 	£60k	Brent Council	<ul style="list-style-type: none"> S106 receipts Primary Capital Programme 	Likely to be provided as part of Primary School	2018
Primary school expansion by 1 form of entry	<ul style="list-style-type: none"> 154 primary school age pupils 0.7 forms of entry (FE) required 0.4 x 2FE primary school required 	Provide the capacity to meet demand derived from estimated population growth. Provided as part of project to provide improved accommodation and facilities for existing primary school age population within redeveloped school.	<ul style="list-style-type: none"> Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. London Borough of Brent Children and Families Primary Capital Programme draft strategy for change London Borough of Brent Infrastructure and Investment Framework social infrastructure model 	£1.6m	Brent Council	<ul style="list-style-type: none"> Existing land of school Primary Capital Programme. S106 	Expansion of local school	2018
Secondary school expansion by 1 form of entry and post 16 education places	<ul style="list-style-type: none"> 70 secondary school age pupils 0.5 forms of entry (FE) required 0.1 X 4FE secondary school required 24 post 16 students 1 form of entry (FE) 	Provide the capacity to meet demand derived from estimated population growth. Provided as part of project to provide improved accommodation and facilities for existing secondary school age population within redeveloped school.	<ul style="list-style-type: none"> Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. London Borough of Brent Children and Families Building Schools for the Future. DMAG 2006 London Borough of Brent Infrastructure and Investment Framework social infrastructure model Lanwarne/McCullum report - appendix one 	£0.8m	Brent Council	<ul style="list-style-type: none"> Existing land of school Building Schools for the Future. S106 receipts 		2019

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Open Space and Public Realm								
New park on the cemetery (approx 2 ha).	2ha or new public open space required to meet planned growth	Church End is identified as being an open space deficiency area. Further development will exacerbate this situation. New quality park in heart of Church End - partly from cemetery and part from ill-defined amenity land. Quality open space is required to support increase in population sustainably.	<ul style="list-style-type: none"> London Plan 2008. London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 	£1.5m	Brent Council	Structure of Park funded from S106 receipts on Mayo Rd (£750k) - further funds from other developments in area.	Provision of a MUGA 1031m/2 has already been undertaken to improve facilities (see below).	2009-2010
18 or 9 young people's play and recreation - 'doorstops' spaces at 100 or 200metres each	<ul style="list-style-type: none"> GLA requirements for 10m² per child, requiring 1826m/2 of 'door steps'. Each door stop within 100 metres 	To improve urban environment and create play spaces to accommodate increased demand from population growth.	London Plan GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London.	N/A	Development	Development	Secured by the planning process within new developments to provide quantum and quality of play space to meet child yield.	Delivered as part of developed.
Young people's play and recreation. Villiers Road 'Playbuilder' space of 1752m/2	GLA standard of 10m/2 child requirement; therefore, require 1348m2 of local play for 5-11 year olds and 886 m/2 for 12-17 year olds.	To improve urban environment and create play spaces to accommodate increased demand due to growth and existing deficiencies.	GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London.	£50k	Playbuilder scheme London Borough of Brent	'Playbuilder' scheme S106 receipts		2010
Young people's play and recreation. MUGA (multi use games area) identified for new park on cemetery land 1031m/2.	This can be provided individually or combined play space for 0-17 year olds, termed 'neighbourhood play areas'.			£125k		Big Lottery Fund		Completed
Health Facilities								
Relocate & Expand Doctor's Surgery from Mayo Rd (300sqm)	<ul style="list-style-type: none"> 1.3 doctors 1 dentist 	Provide the capacity to meet the demand from estimated population growth. Currently no capacity to absorb new demand. Relocate existing facility to more accessible location within town centre	PCT advised standard. Based on 1 GP for every 1500 population, 1 dentist for every 2000 population.	£1m	Premises delivered through development to size and spec as required by PCT.	Capital provided by s106 receipts and/or direct developer contributions. Running costs met by PCT or surgeries	PCT have given support to movement of Mayo Rd surgery & its possible expansion.	2014

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Community Facilities								
Multi-use community centres	1.5 centres at 500m/2 per centre	Provide the capacity to meet demand derived from estimated population growth. Required to provide multi functional space that can be used by all sections of a diverse community for meetings and gatherings.	371 sqm/1000 people requirement is a level derived from the future provision of community space in South Kilburn NDC area. Milton Keynes standard of 61sqm/1000 people is considered to low as it is a bench mark set in 1979 and is in a new build, relatively homogenous environment markedly different to Brent.		Brent Council/Developer	\$106	Co-located facilities or provision off-site	Requirement of 1 centre by 2013. Full requirement by 2020.
Green Infrastructure								
Tree planting to meet target of 200 extra trees	1 tree every 5 metres, each side of roads	SPG 17 - 5.3 Planting and trees: Providing guidelines for new developments to enhance and protect landscape features. Environmental Sustainability and Open Space and Realm Strategy sections: Support tree preservation and planting to support climate change adaptation and improved environment and public realm. To enhance the quality of the public realm by softening a potentially hard environment.	SPG 17 Design guide for New Developments (October 2001, LB Brent) Connecting Londoners with Trees and Woodlands (March 2005, GLA) London Plan	£60k Estimated £300 per tree	<ul style="list-style-type: none"> Brent Council Developers 	Direct contributions and planting from development \$106 receipts	As development guidance for Church End emerges, the proposition of new streets and therefore street trees will need to be monitored and incorporated into iterations of this framework. In addition, many new trees will be required and delivered by development.	Delivered as part of development.

Church End phasing graphs

Figure CE1: 0-2 year old nursery classes

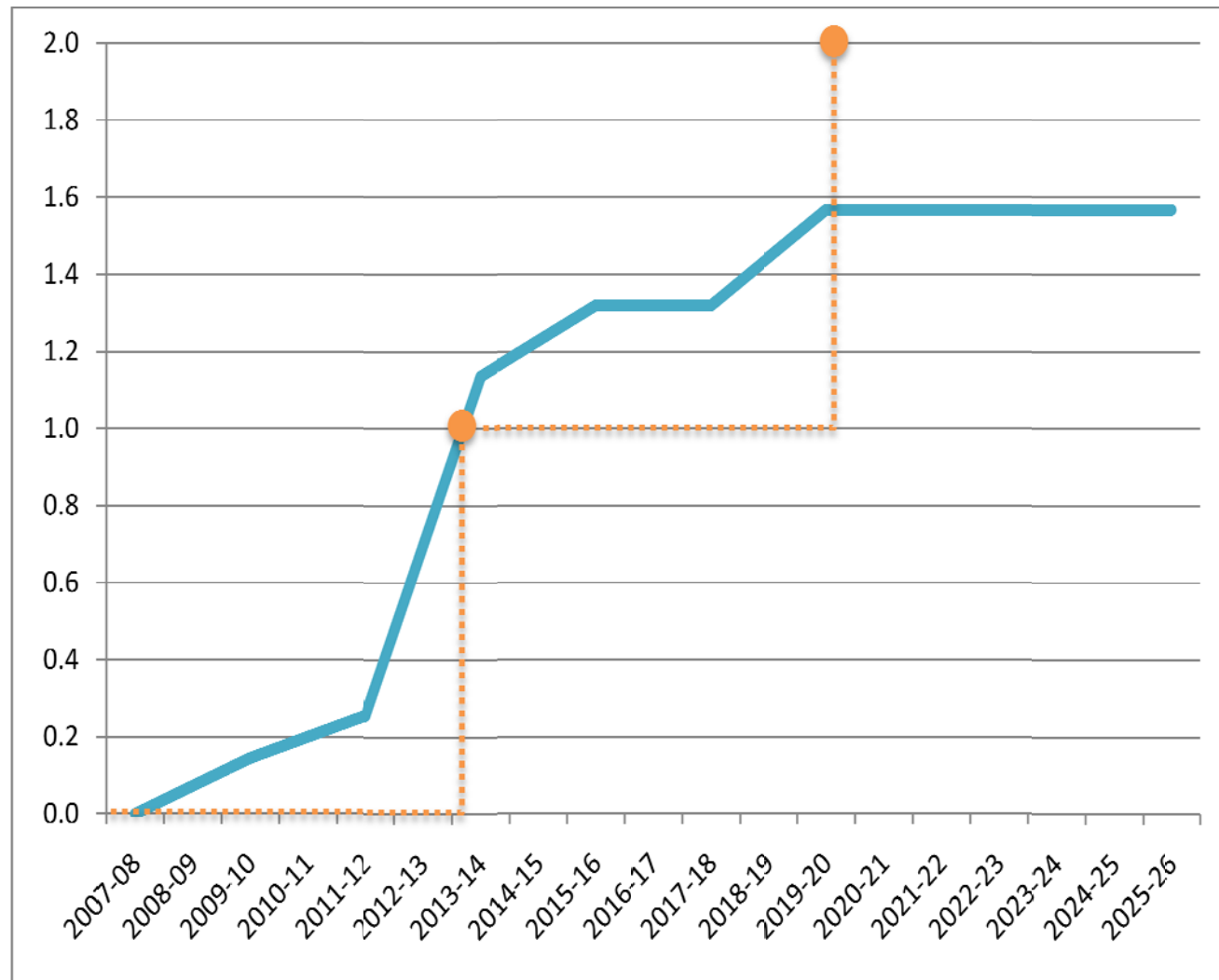


Figure CE2: 3 year old nursery classes

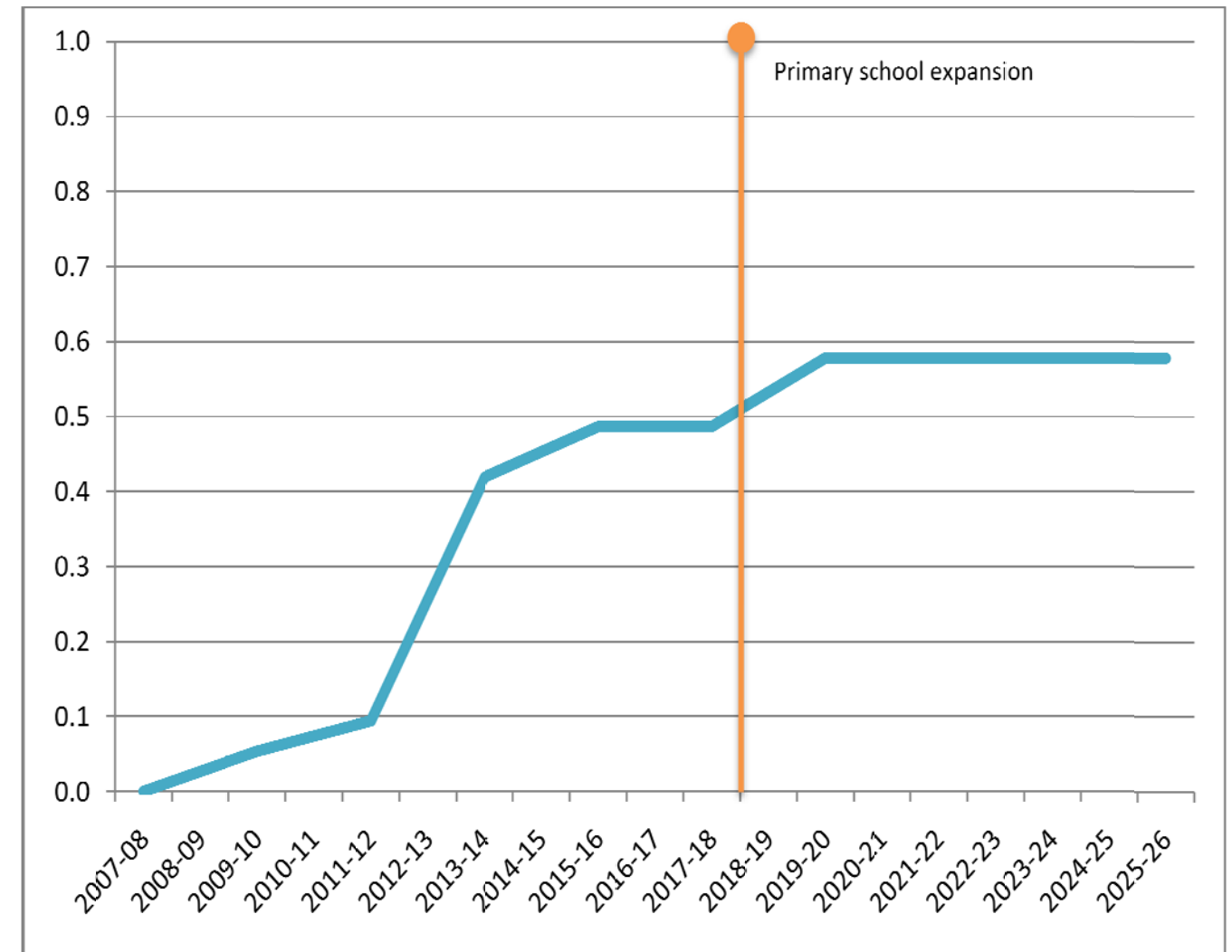


Figure CE3: primary school forms of entry (FE)

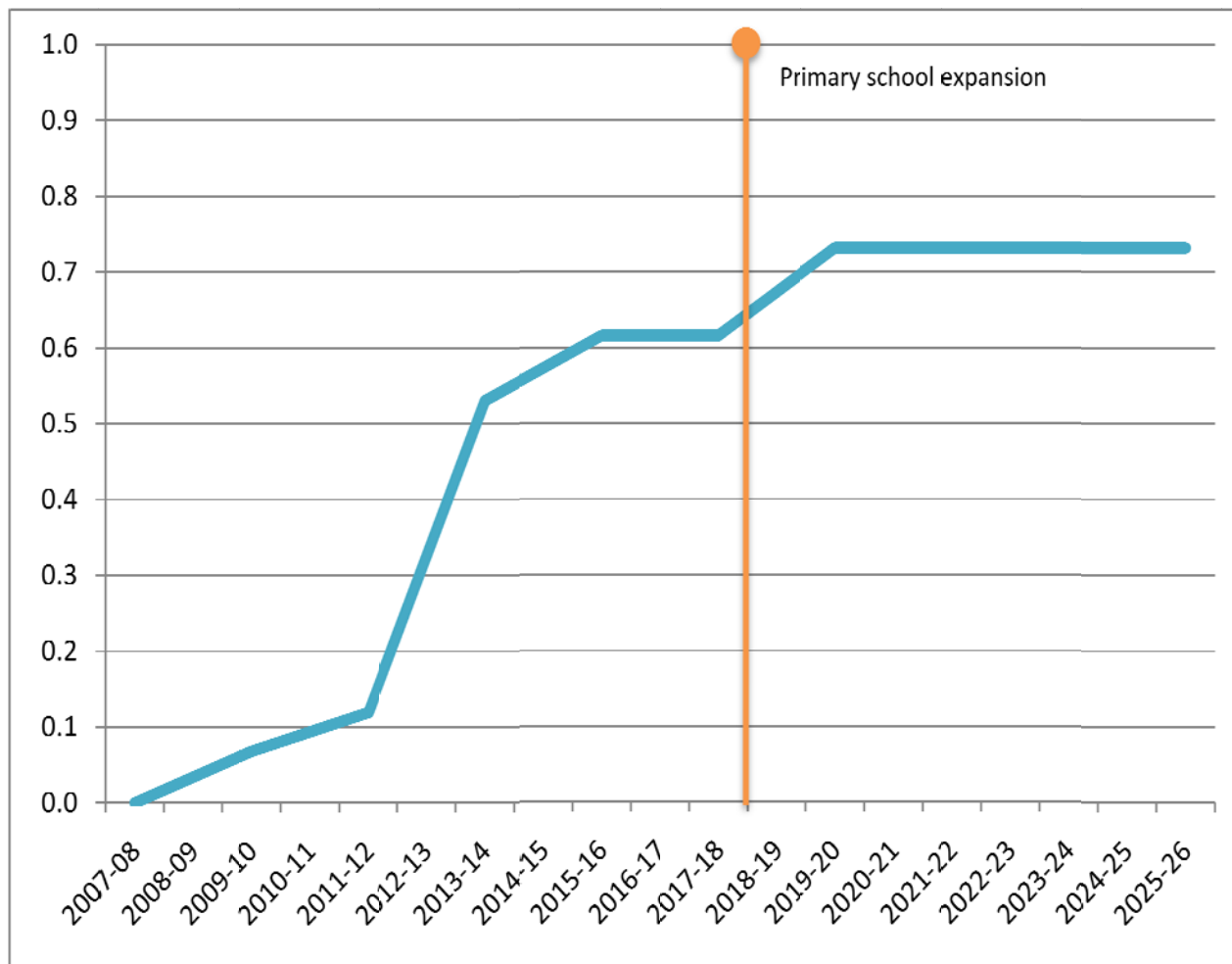


Figure CE4: secondary school forms of entry (FE)

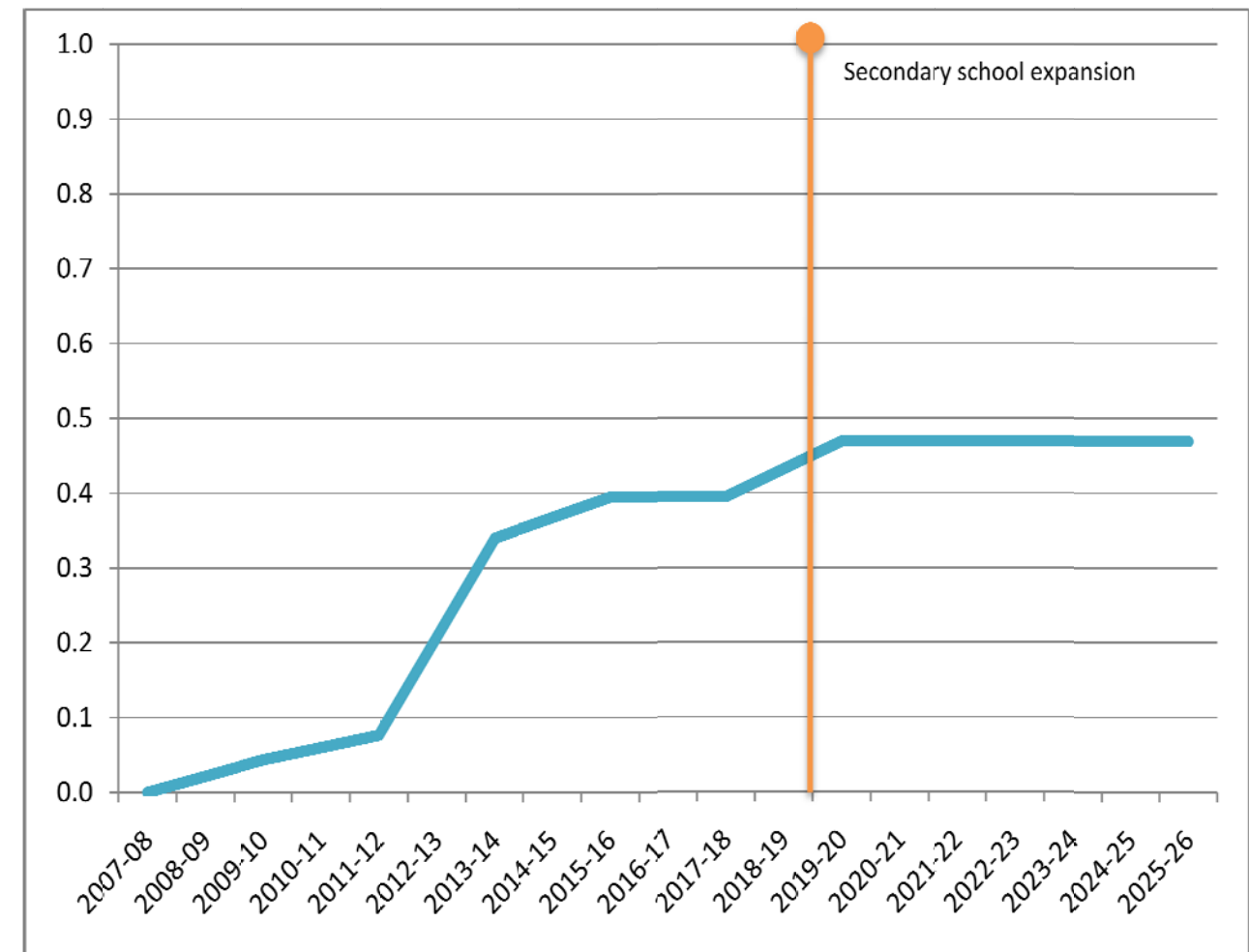


Figure CE4: post 16 forms of entry (FE)

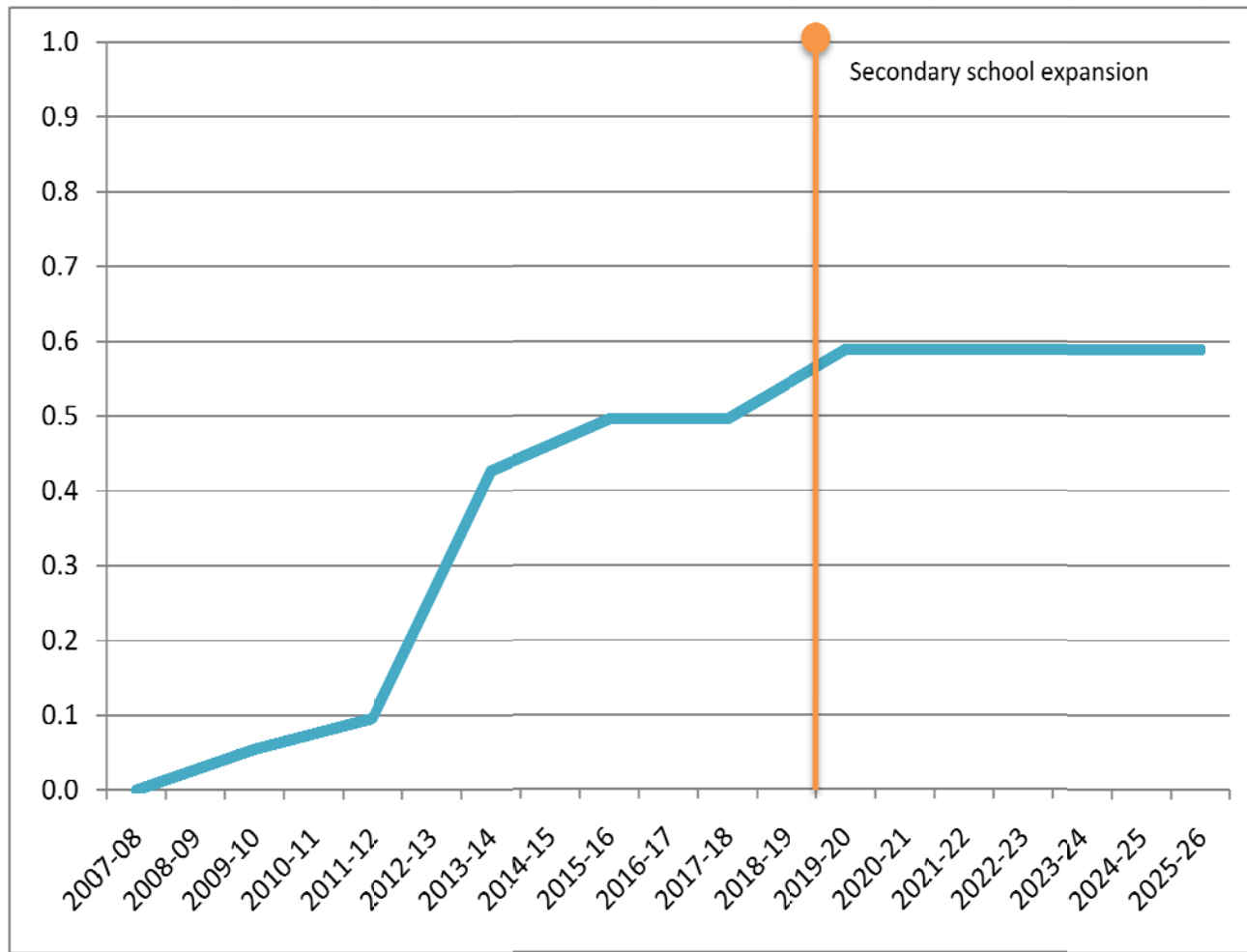


Figure CE5: GPs

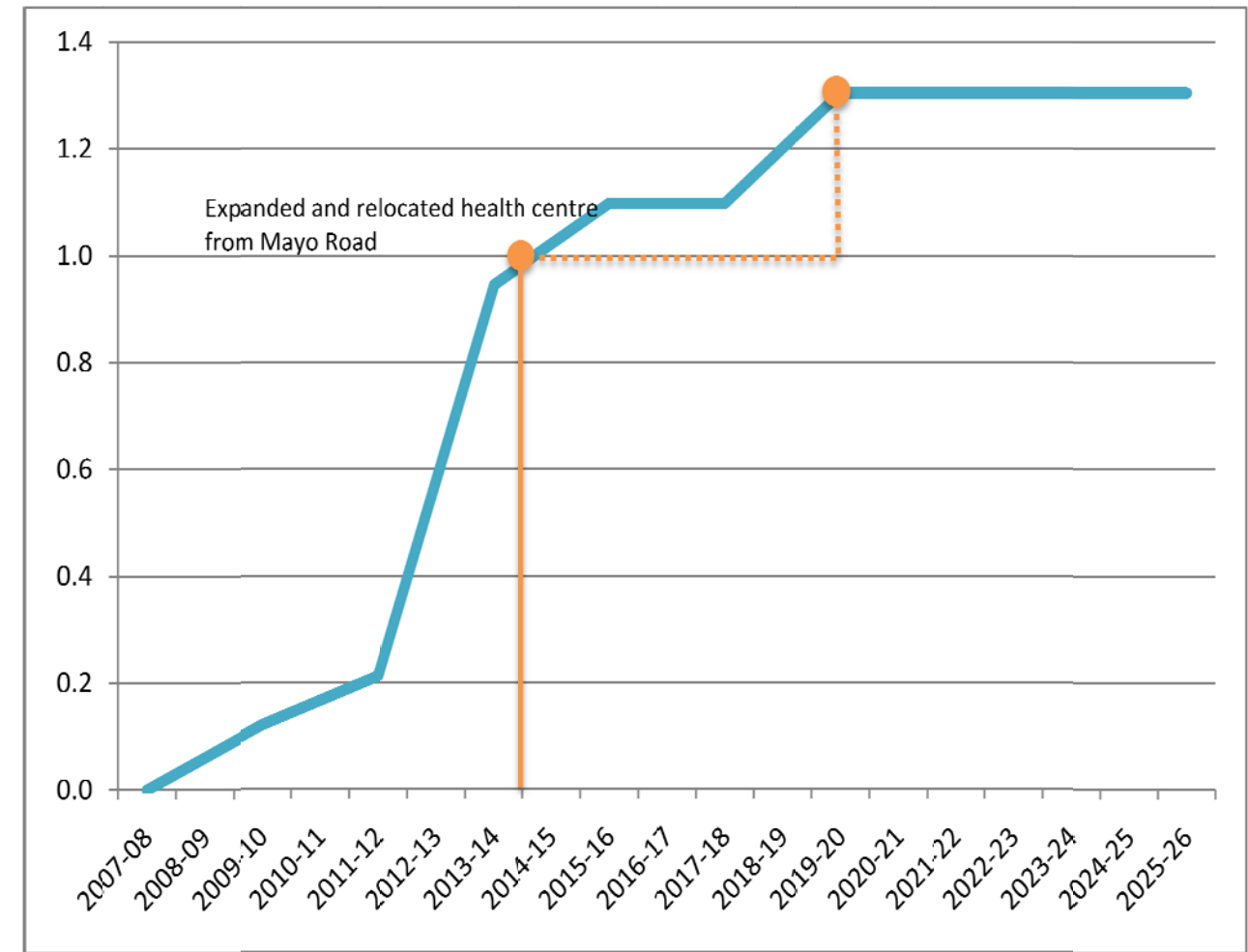


Figure CE6: Open space

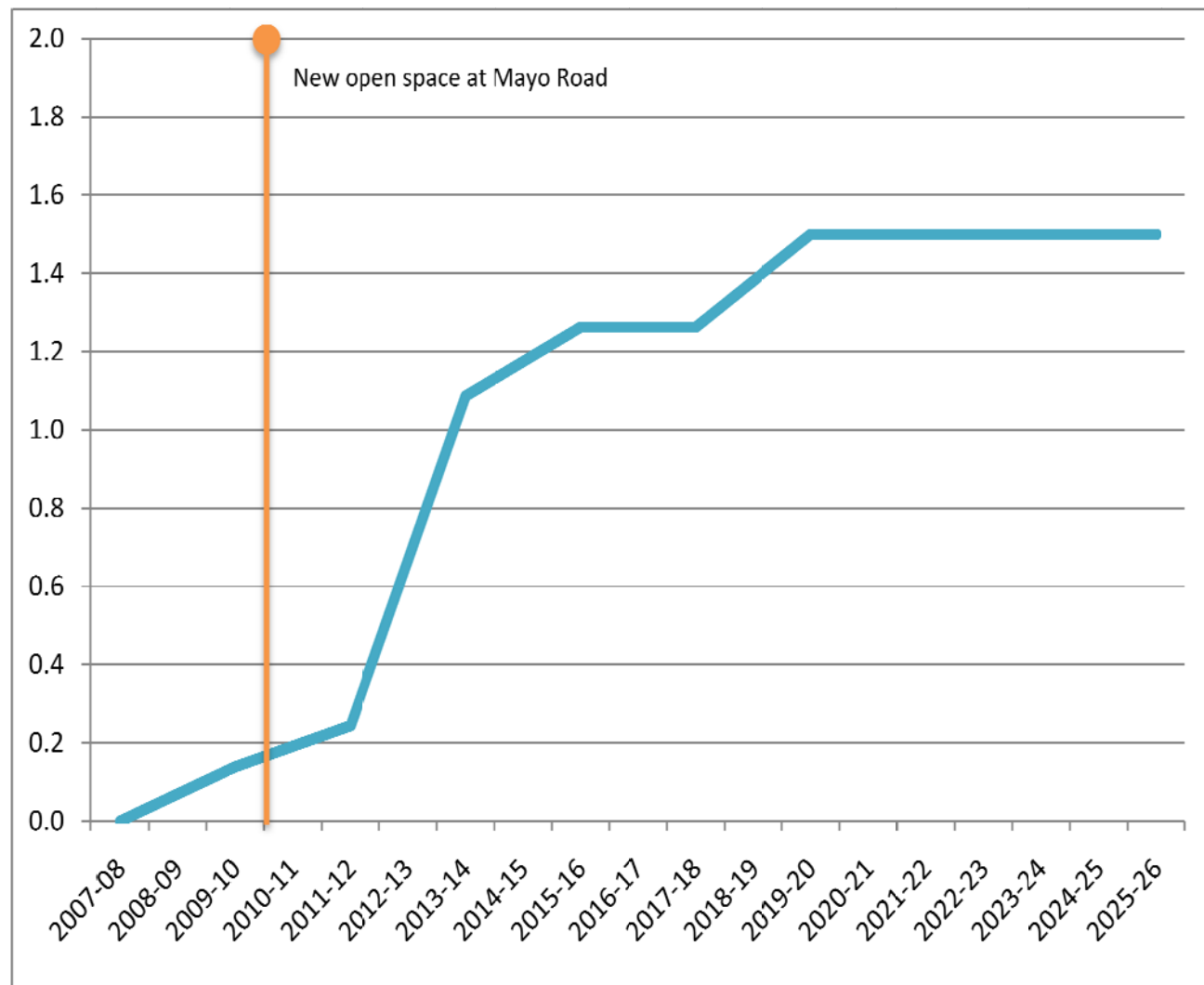
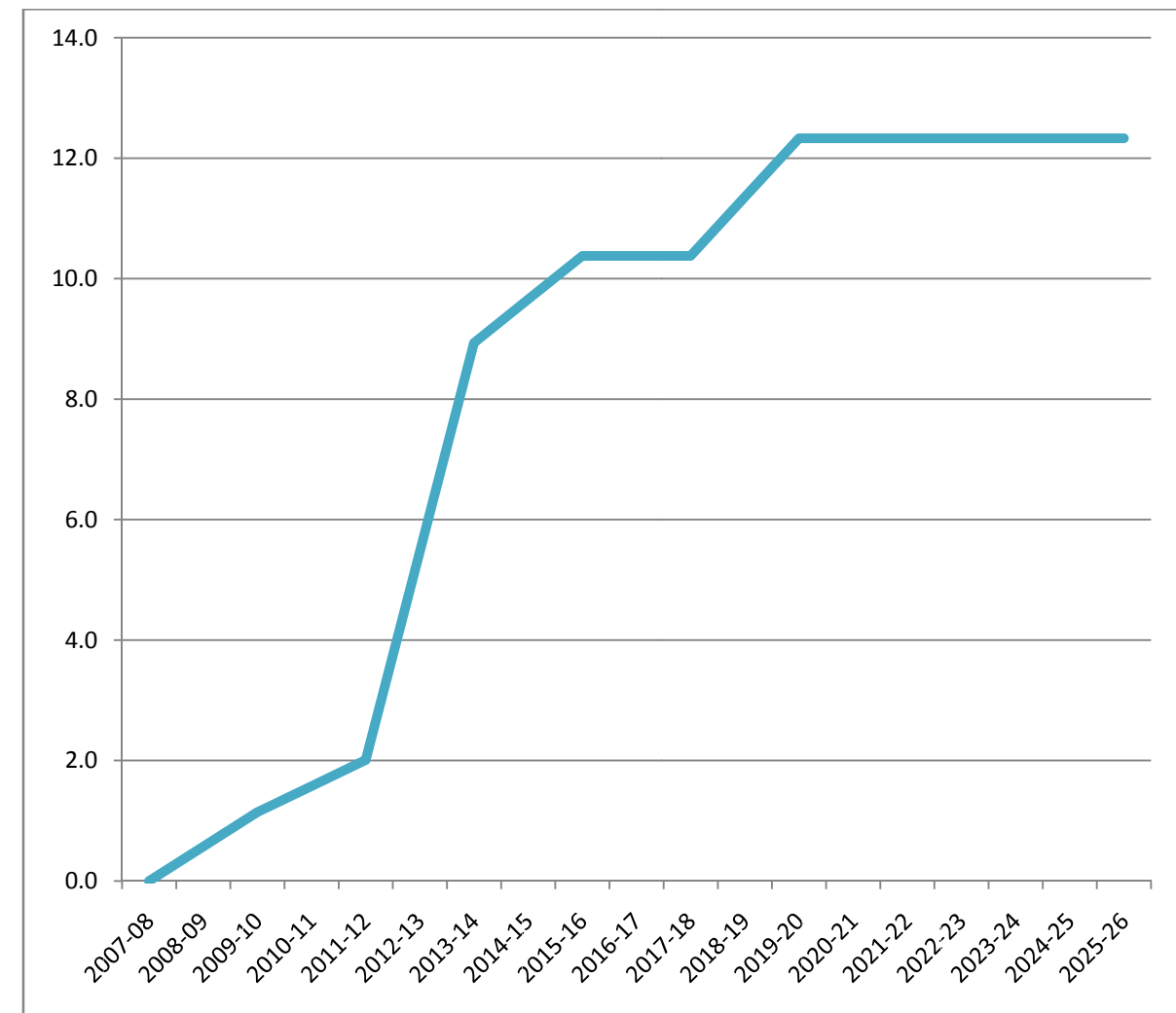


Figure CE7: Health and fitness stations



Burnt Oak/Colindale Growth area

Burnt Oak/Colindale growth area currently is of a bleak place that cars and buses travel through and past. The area is characterised by retail warehouses and car show rooms set along the A5 corridor within large impermeable blocks. In contrast set back from the Edgware Road the character is suburban with large gardens, detached and semi-detached houses and cul-de-sacs. Over the borough boundary, Barnet have plans for around 10,000 new homes within Colindale.

Burnt Oak/Colindale is promoted as a gateway location along the historically important Edgware Road that travels south all the way to Marble Arch. Along the road frontage, a series of appropriate tall buildings expressed through exemplar design are promoted. Set back, the character will turn to a more human scale with town houses along a traditional street pattern to break down the urban grain, create new public squares and spaces and provide street frontages for local shops, services and community facilities along a north-south axis. Development will create a legible sense of place and identity that is self contained and generates the critical mass of a vital urban area.

Burnt Oak/Colindale will be a well connected area with new linkages east and west to connect to large public open spaces and public transport interchanges such as Colindale underground station. New bus services and increased frequency will be introduced to support this. The environment along the Edgware Road will be softened with high quality landscaping, public realm and extensive tree planting. The new north-south axis will be predominantly for pedestrians and cyclists and will create an environment that is more human in scale and creating a good sense of enclosure.

Core Policy: Burnt Oak/Colindale Growth area

The Burnt Oak/Colindale area is promoted for mixed use regeneration along the axis of the Edgware Road. While tall buildings are acceptable in appropriate places along the Edgware Road, the Council will facilitate a shift in character and use towards a traditional street pattern supporting pedestrian movement, street frontages and public spaces and squares. New economic activity will be created in the form of ground floor commercial frontage (including retail, where compliant with the sequential approach). New connections will be created in the form of improved access to local stations and the creation of effective interchanges with new buses. 14.65 hectares of land is promoted for at least 2500 new homes to 2026, supported by infrastructure identified within the Infrastructure Investment Framework, including:

- A new 2 form of entry primary school
- Extensions to a secondary school to provide a further 1 form of entry 6th form places
- New nursery places
- New health services including space for 3 GPs and 3 dentists
- A series of 3 new public open spaces and squares of at least 0.2ha each
- Improvements to the quality and accessibility of existing local open spaces
- A series of play areas within new developments and open space

- Indoor and outdoor sports facilities, including contributions towards a new community swimming pool serving the local area
- New bus services to provide interchanges with local rail and underground stations
- Multi-use community centre
- A minimum of 200 new trees planted

As identified on the proposals map, a further 9 hectares of land at will be protected for appropriate industrial operations within use classes B1c, B2 and B8 or closely related sui generic uses.



Infrastructure and investment framework table for Burnt Oak/Colindale Growth area

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Education								
Nursery school places for 0-2 year olds	<ul style="list-style-type: none"> 140 zero to two year olds 2 nurseries 	Provide the capacity to meet demand derived from estimated population growth.	DMAG briefing 2005/2006	£0.4m	Private operation	<ul style="list-style-type: none"> Premises could be secured from development Revenue from operation 	Land/space can be secured from development. Provided by private operations as no statutory obligation upon Local Authority.	
Nursery school places for 3 year olds	<ul style="list-style-type: none"> 52 three year olds 1 nursery 	Provide the capacity to meet demand derived from estimated population growth. Provided Local Education Authority.	DMAG briefing 2005/2006	£0.27m	Brent Council	<ul style="list-style-type: none"> S106 receipts Primary Capital Programme 	Provided as part of Primary School at Oriental City development	2016-2017
New Primary School and associated nursery classes (see above) as part of new Oriental City development.	<ul style="list-style-type: none"> 458 primary school age pupils 2 forms of entry (FE) 1 2FE primary school 	Provide the capacity to meet demand derived from estimated population growth. Provided as part of project to provide improved accommodation and facilities for existing primary school age population within redeveloped school.	<ul style="list-style-type: none"> Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. London Borough of Brent Children and Families Primary Capital Programme draft strategy for change London Borough of Brent Infrastructure and Investment Framework social infrastructure model 	£2.5m	<ul style="list-style-type: none"> Brent Council Developers 	<ul style="list-style-type: none"> S106 receipts Development 	Shell and core provided as part of the Oriental City development.	2016-2017
Extended secondary places as Kingsbury High School and post-16 education places	<ul style="list-style-type: none"> 210 secondary school age pupils 1.5 forms of entry (FE) 70 post 16 students 2 forms of entry (FE) 	Provide the capacity to meet demand derived from estimated population growth. Provided as part of project to provide improved accommodation and facilities for existing primary school age population within redeveloped school.	<ul style="list-style-type: none"> Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. London Borough of Brent Children and Families Primary Capital Programme draft strategy for change DMAG briefing 2006 London Borough of Brent Infrastructure and Investment Framework social infrastructure model 	£2.5m	Brent Council Building Schools for the Future	<ul style="list-style-type: none"> S106 receipts Building Schools for the Future 	Substantial redevelopment of Kingsbury High School moving onto one campus	2016-2017
Rebuild Grove Park & Hay Lane Special School (accommodate additional 0.3 FE due to growth)	Accommodate further 0.3 form of entry for growth. Provide new special school facilities and residential unit onsite	2% of total student places should be allocated for 'special need' places- need further 70 places		£0.7m	Brent Council		New school to be developed upon existing site	

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Open Space and Public Realm								
Series of 0.2ha new open spaces/public squares	3.5 ha public open space	Burnt Oak is an area of local open space deficiency but situated within close range to a number of large open spaces including: Roe Green Park, Fryent Country Park, Woodfield Park and Montrose playing field. Given this achieving a 3.5ha park is a lower priority and providing a number of smaller pockets with high quality provision would be deemed appropriate.	<ul style="list-style-type: none"> London Plan 2008. London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 	£1.16m	<ul style="list-style-type: none"> Brent Council Developer 	<ul style="list-style-type: none"> S106 receipts Development 	<p>Location and type of spaces to be identified as development guidance for Burnt Oak emerges. Spaces could be hard or soft landscaping.</p> <p>Improvements to existing Grove Park will also be sought to ensure that access and facilities are fully exploited.</p>	Incremental in-line with development.
Public realm strategy – street furniture, landscaping and planting, lighting, signage, public art	No quantitative requirement. Emerging development guidance will identify need for cohesive public realm and urban design strategy that introduces an appropriate sense of place.	<p>Burnt Oak/Colindale is recognised as being a local open space deficiency area Further development will exacerbate this situation.</p> <p>Introducing a cohesive public realm and local amenity as part of mixed use development can help to soften this hard urban environment. Increased accessibility and permeability will improve the pedestrian network.</p>	Council Officers have conducted site audits and walk around surveys to identify a poor quality streetscape in the Growth Area.	£0.4m	<ul style="list-style-type: none"> Brent Council Developers 	<ul style="list-style-type: none"> Land provided by development. Funds secured through s106 receipts 	Part of open space strategy that includes new open spaces and increasing the quality of facilities and access to existing open spaces.	Delivered as part of development
54 or 27 young people's play and recreation - 'doorstops' spaces at 100 or 200 metres in size each.	<ul style="list-style-type: none"> GLA requirements for 10m² per child, requiring 5445m² of 'door steps'. Each door stop within 100 metres 	To improve urban environment and create play spaces to accommodate increased demand from population growth.	<p>London Plan</p> <p>GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London.</p>	N/A	Development	Development	Secured by the planning process within new developments to provide quantum and quality of play space to meet child yield.	Delivered as part of development
Young people's play and recreation. Eton Grove 'Playbuilder' space of 647m ²	GLA standard of 10m ² child requirement; therefore, require 4019m ² of local play for 5-11 year olds and 2643 m ² for 12-17 year olds.	To improve urban environment and create play spaces to accommodate increased demand due to growth and existing deficiencies.	GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London.	£20k	Playbuilder scheme London Borough of Brent	'Playbuilder' scheme S106 receipts		2008-2009
Young people's play and recreation. MUGA (multi use games area) identified for Grove Park 405m ² .	This can be provided individually or combined play space for 0-17 year olds, termed 'neighbourhood play areas'.			£52k			Includes landscaping, infrastructure footways/lighting/, park furniture. Tree and shrub planting	2008-2009
Additional facilities (5614 m ²) to be provided in new pocket parks.				£128k	Brent Council/Developer	Developer		2021-2022
Leisure and Recreation Facilities								
New 6 Lane 25m Community Swimming Pool with 120 health and fitness	0.2 pools required to meet population growth, with demand for 2 new pools across	Existing deficiency is recognised as demand for pools is far greater than current supply and this will	Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants)	£13.6m	<ul style="list-style-type: none"> Brent Council Developers 	<ul style="list-style-type: none"> S106 receipts Sport England 	This could be provided at Roe Green Park or within the Growth Area boundary should a more suitable	

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
stations	the borough. Requirement for 37 'Health Stations'	be exacerbated further with new development. 2 existing pools within the borough.	Strategic Review of Sports Centres in Brent Full Review Version 2.0 Jan 2008 (Continuum Sports and Leisure Ltd)		(depending on location)		opportunity arise	
Football and cricket pitches. Roe Green Park refurbish and install 2 x football pitch & 1 x cricket pitch to include appropriate changing facilities/pavilion, if facilities cannot be provided at potential Roe Green Pool.	Requirement for 1.4 ha of outdoor sports space: <ul style="list-style-type: none"> 1 Ha by 2015-16 1.4 Ha by 2020 	Improvements to existing poor quality and unused facilities to increase participation in local sports. Sports pitch currently under-utilised due to poor facilities. Strategy to improve quality of existing pitch facilities as part of a strategy to meet demands for sports facilities.	Planning for Sport and Active Recreation Facilities Strategy 2008 – 2021.	468,000 232,640 (changing rooms); 188,160 football pitches x2	Brent Council/Developer	Capital spend Sport England S106 receipts	Football pitch to have drainage installed new clubhouse and changing facilities to be provided with facilities to support 4 teams. Reseeding of turf as appropriate. Could be provided as part of a new swimming pool and/or as part of new school based facilities.	2013-2014
Eton Grove - Install pitches and changing facilities for football and cricket to meet demand. Quality of change rooms to Sport England guidance for two teams and referees.								2011-2012
Tennis Courts. Eton Grove - refurbishment and extension of existing courts (currently unplayable due to poor condition).	Tennis Court standard: 0.34 courts per 1000 population; therefore, requirement for 4 courts due to growth.	Improvements to existing poor quality and unused facilities to increase participation in local sports. Sports pitch currently under-utilised due to poor facilities. Strategy to improve quality of existing pitch facilities as part of a strategy to meet demands for sports facilities. Lack of facilities on the NE of the Borough.	Planning for Sport and Active Recreation Facilities Strategy 2008 – 2021.	£0.4m	Brent Council	Capital spend Sport England S106 receipts		2009-2010
Roe Green Park – 2-3 tennis courts.								2012-2013
Health Facilities								
New doctors and dentists surgery accommodation	<ul style="list-style-type: none"> 4 doctors: medium sized centre required 	Provide the capacity to meet the demand from estimated population growth. Currently no capacity to absorb new demand.	PCT advised standard. Based on 1 GP for every 1500 population, 1 dentist for every 2000 population	£0.3m	Premises delivered through development to size and spec as required by PCT.	Capital provided by s106 receipts and/or direct developer contributions. Running costs met by PCT or surgeries	Facilities will need to be provided within a location that is supported by the PCT.	Requirement for 1 GP by 2013, 2 by 2015, 3 by 2018. Full requirement by 2021.

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
	<ul style="list-style-type: none"> 3 dentists 							Requirement for 1 dentist by 2014, 2 by 2018 and full requirement by 2022
Community Facilities								
Multi-use community centres	4.3 centres at 500m/2 per centre	Provide the capacity to meet demand derived from estimated population growth. Required to provide multi functional space that can be used by all sections of a diverse community for meetings and gatherings.	371 sqm/1000 people requirement is a level derived from the future provision of community space in South Kilburn NDC area. Milton Keynes standard of 61sqm/1000 people is considered to low as it is a bench mark set in 1979 and is in a new build, relatively homogenous environment markedly different to Brent.	558,675	Premises delivered as part of development proposals	Capital provided by S106 and/or direct contributions		
Increased library capacity	0.4 libraries required at 500m/2 per centre	Provide the capacity to meet demand derived from estimated population growth.	Refer Brent Library Strategy 2005-2010. Recognised need for Borough wide library strategy to be discussed at critique workshop. DCMS standard of 30m/2 of library space per 1000 population	n/a	n/a	n/a	New library recently opened in Kingsbury One Stop Shop is able to provide this capacity.	n/a
Green Infrastructure								
Street tree planting across Burnt Oak Growth Area to meet target of 200 trees	1 tree every 5 metres, each side of roads	SPG 17 - 5.3 Planting and trees: Providing guidelines for new developments to enhance and protect landscape features. Environmental Sustainability and Open Space and Realm Strategy sections: Support tree preservation and planting to support climate change adaptation and improved environment and public realm. To enhance the quality of the public realm by softening a potentially hard environment.	SPG 17 Design guide for New Developments (October 2001, LB Brent) Connecting Londoners with Trees and Woodlands (March 2005, GLA) London Plan	£60k Estimated £300 per tree	<ul style="list-style-type: none"> Brent Council Developers 	Direct contributions and planting from development S106 receipts	As development guidance for Burnt Oak/Colindale emerges, the proposition of new streets and therefore street trees will need to be monitored and incorporated into iterations of this framework. In addition, many new trees will be required and delivered by development.	Delivered as part of development.
Transport								
Improved bus routes and bus lanes, bus standing & turn round facilities to assist east-west bus routes	Current development proposals are not justified unless significant improvements in public transport -to raise PTAL levels.	Introduction of new bus service along orbital axis between Queensbury and Colindale (and beyond) increases the PTAL of the parts of the growth area to 4 from 3.	London Plan PTAL assessment TfL requirement to have bus stop within 400 metres of dwellings.	£2m First 5 years service	Through Development	Capital provided by S106 and/or direct contributions	Will require detailed business plan prepared in accordance with London Buses and TfL.	2018

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
New north-south cycle pedestrian route.	Car free shared surface route for pedestrians/cyclists and possibly buses	Need to break up the previous industrial layout with secondary access street that gives priority to pedestrians & cyclists	London Plan	£0.5m	Through Development	Capital provided by S106 and/or direct contributions		Delivered as part of development.

Burnt Oak/Colindale phasing graphs

Figure BO/C 1: 0-2 year old nursery classes

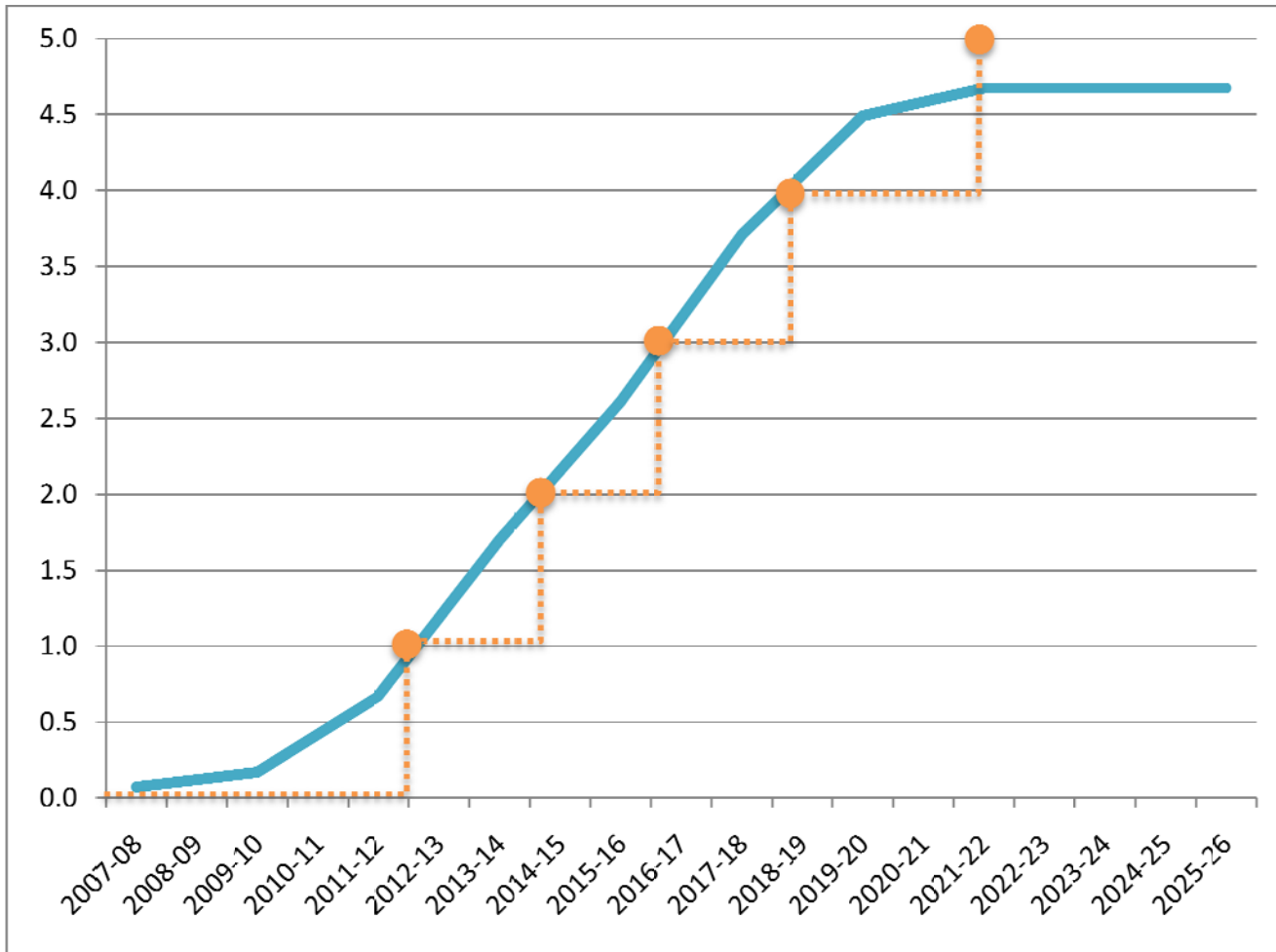


Figure BO/C2: 3 year old nursery classes



Figure BO/C3: primary school forms of entry (FE)

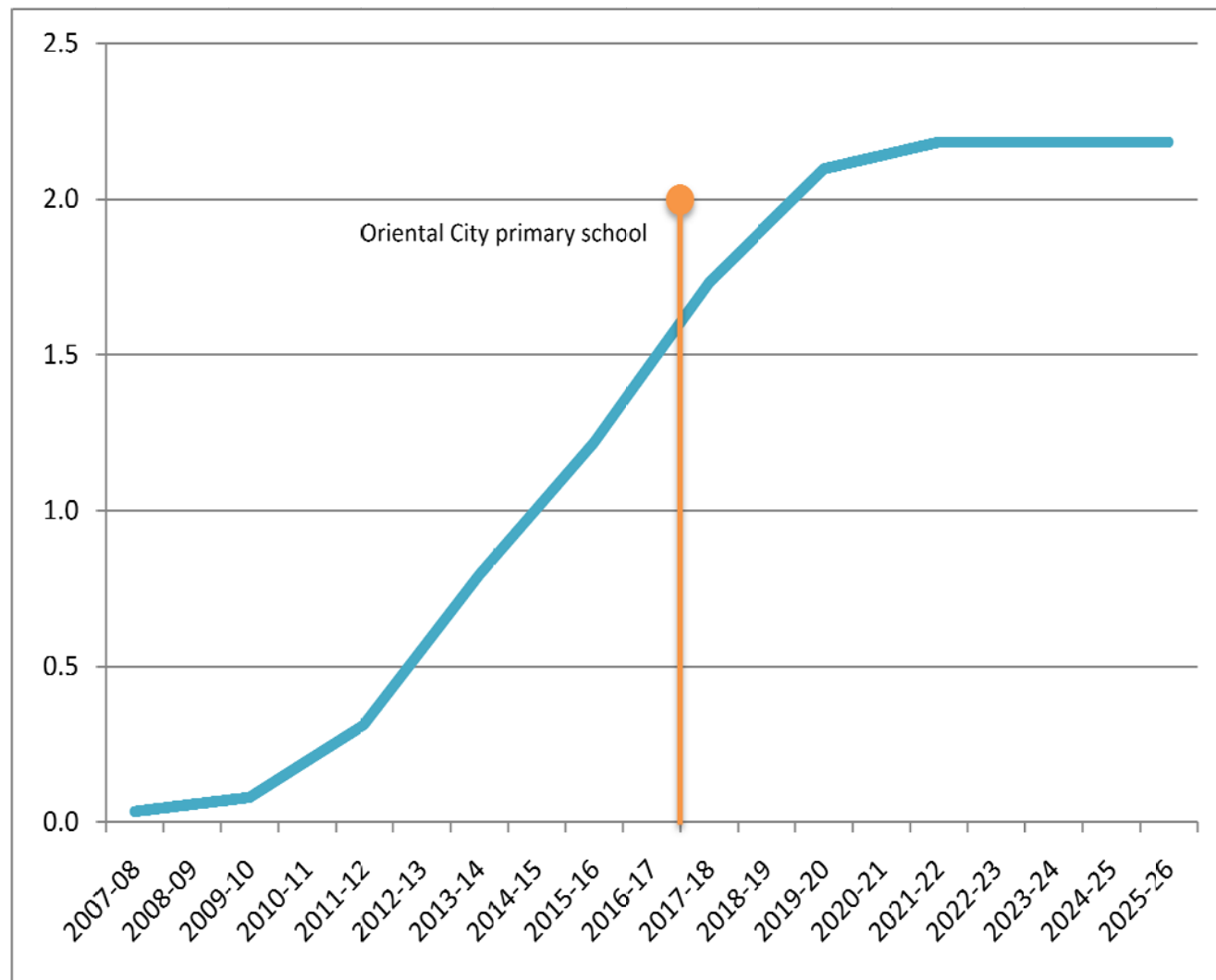


Figure BO/C4: secondary school forms of entry (FE)

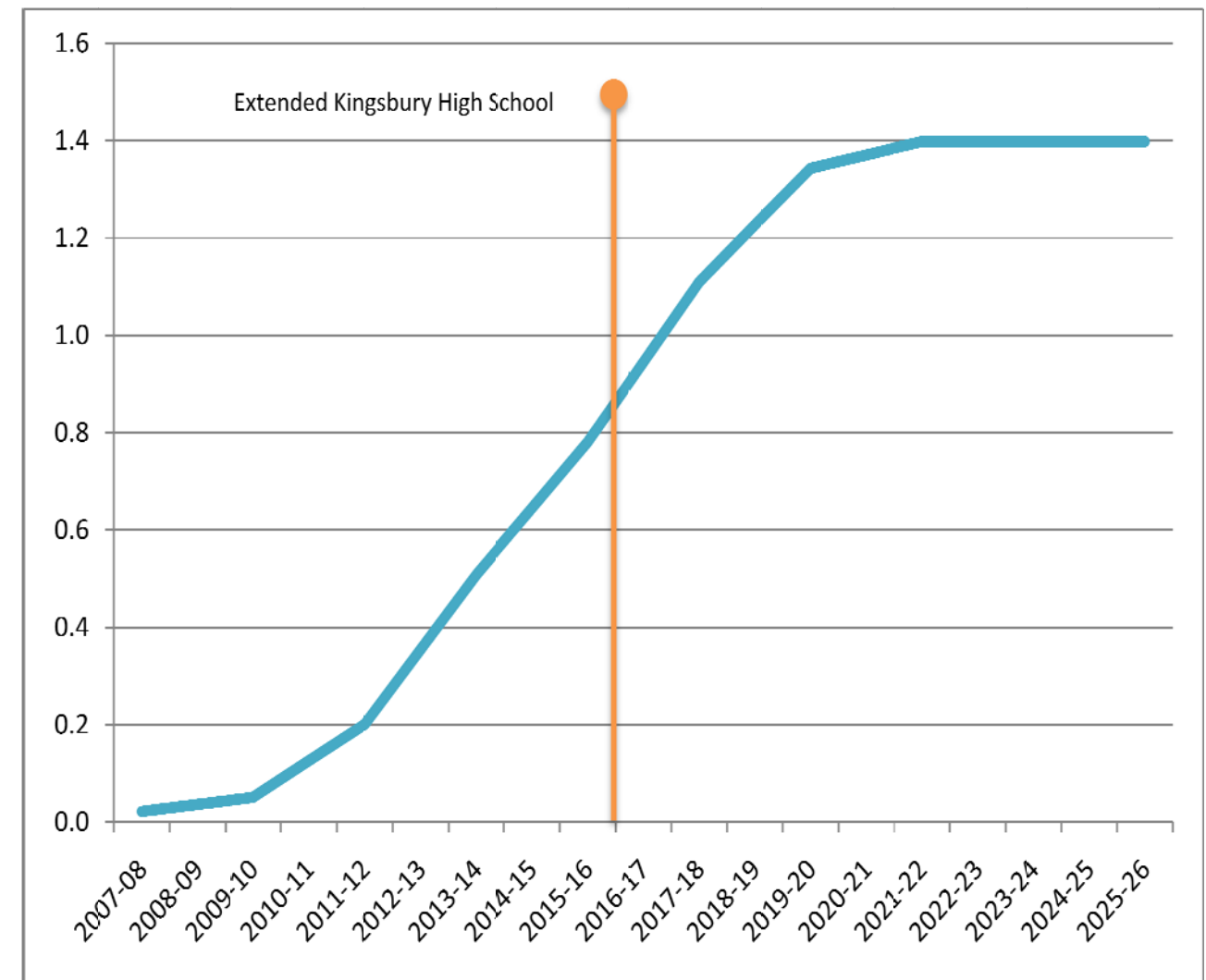


Figure BO/C5: post 16 education forms of entry (FE)

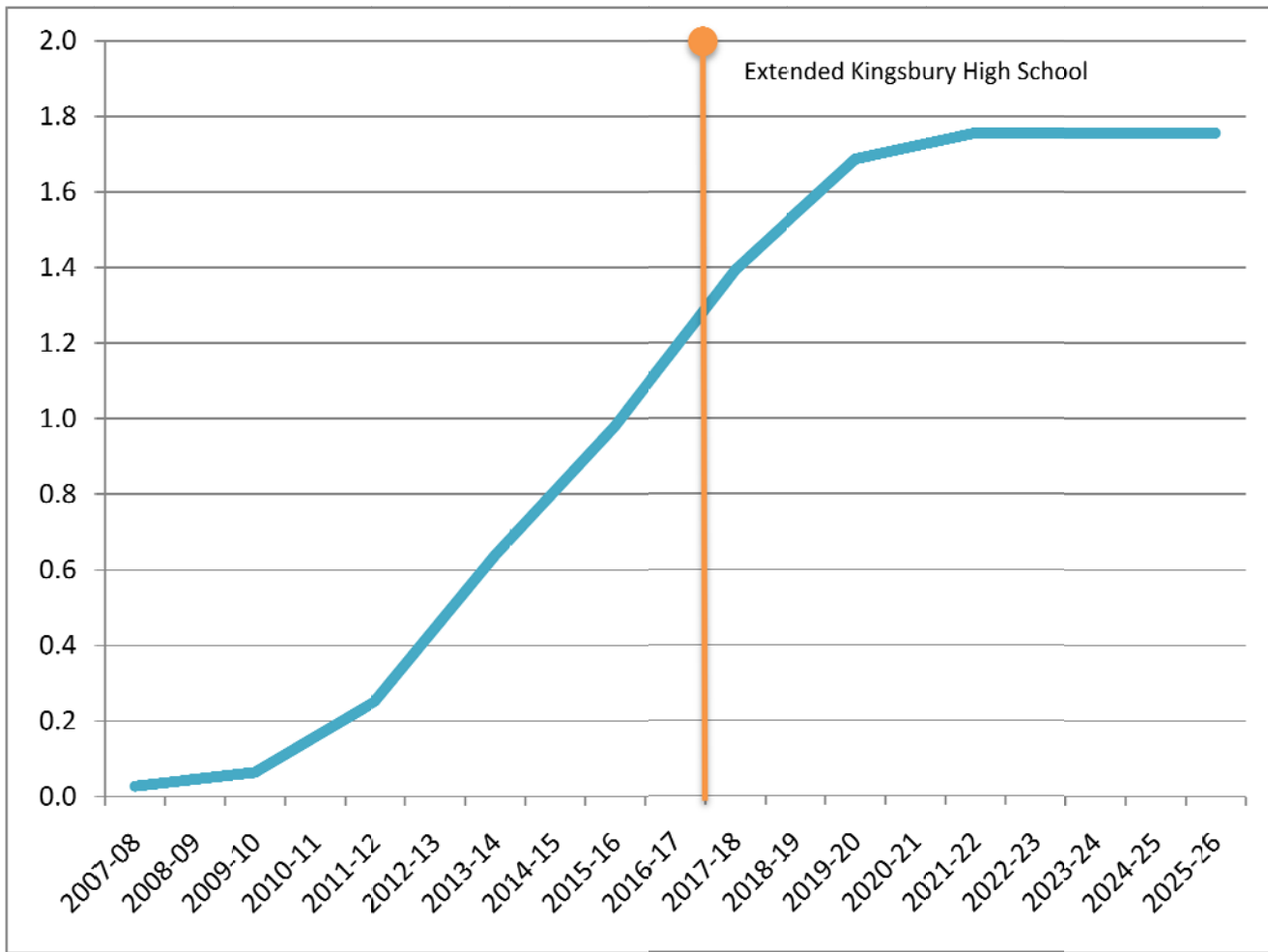


Figure BO/C6: GPs

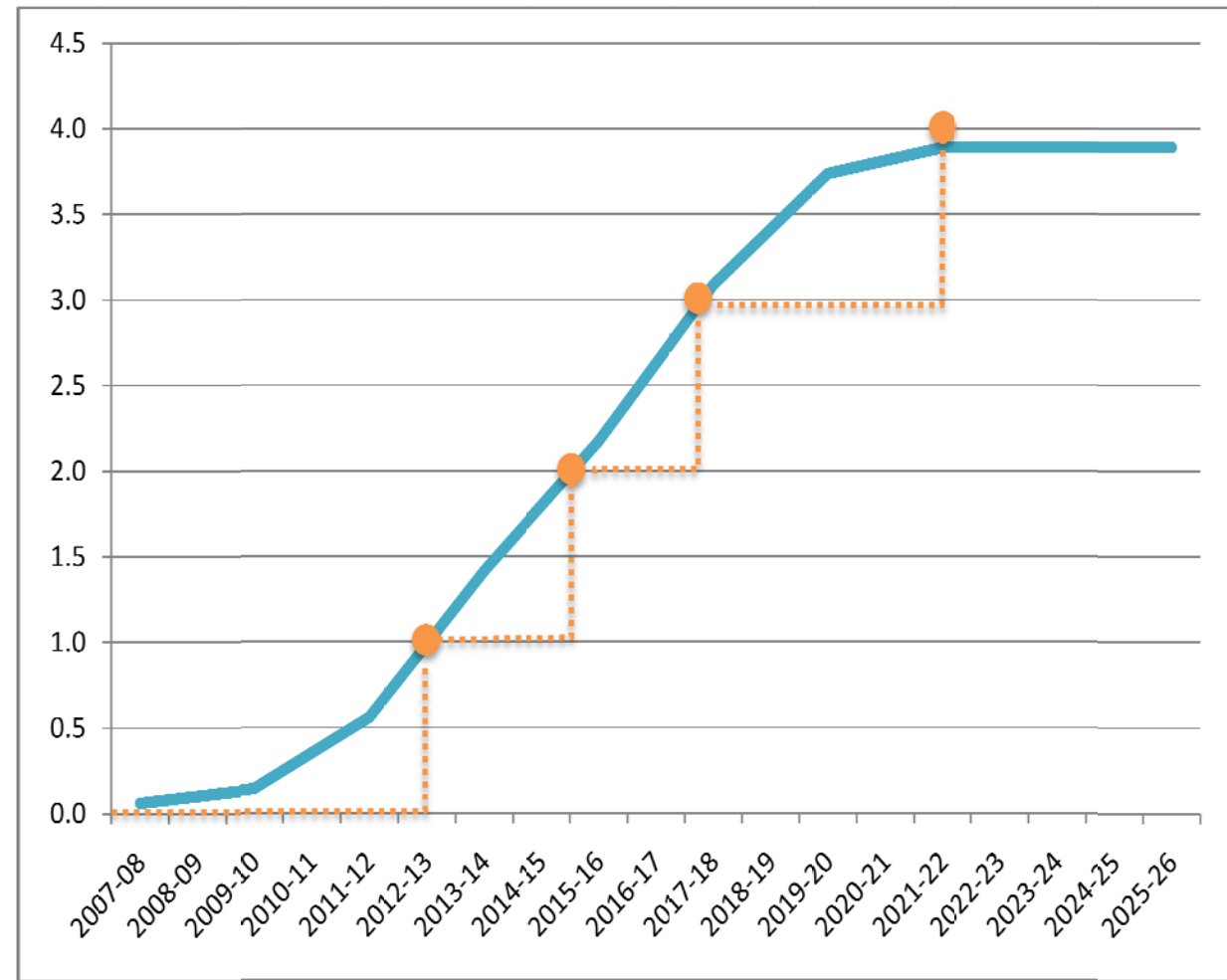


Figure BO/C7: Open space

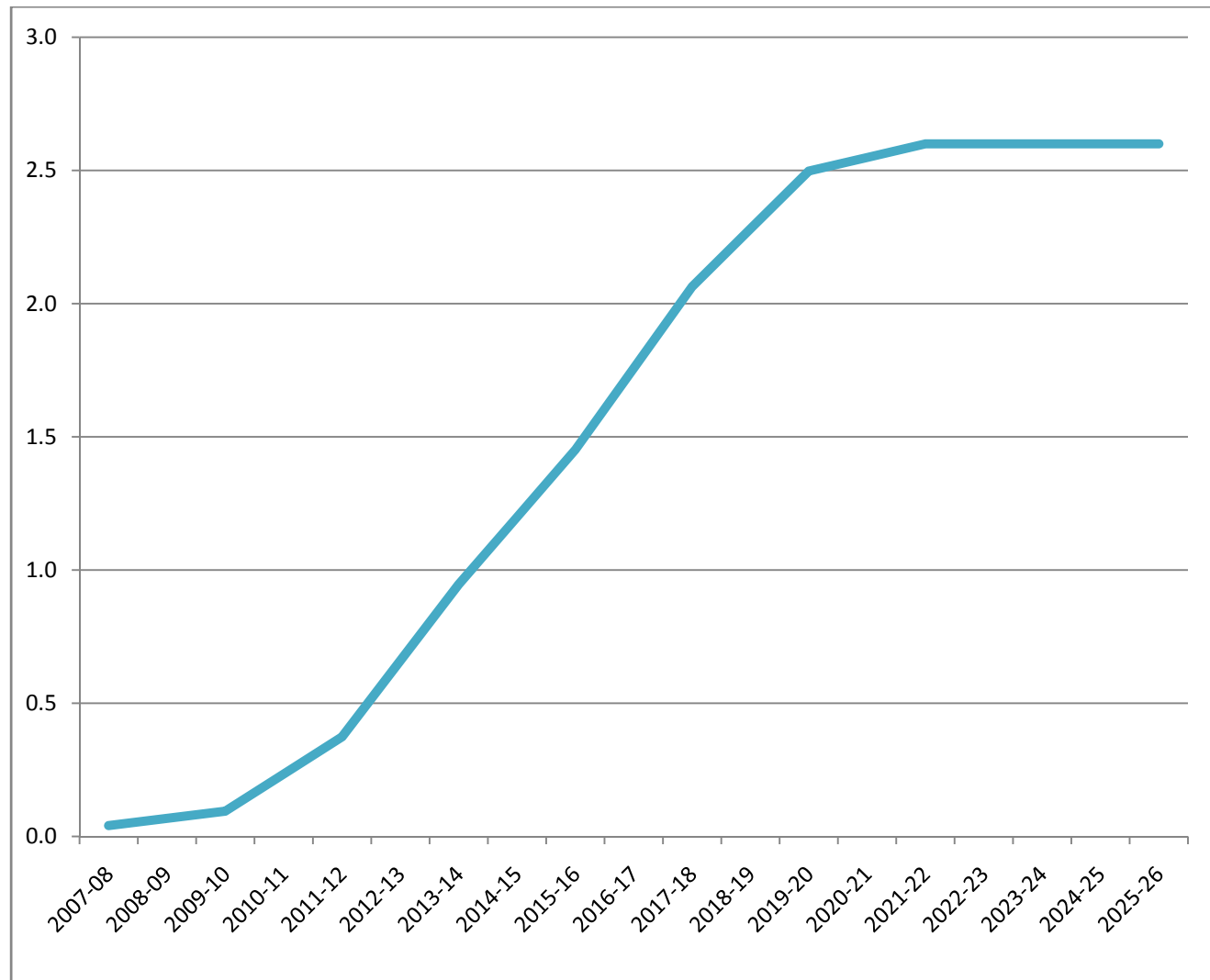


Figure BO/C8: Health and fitness stations

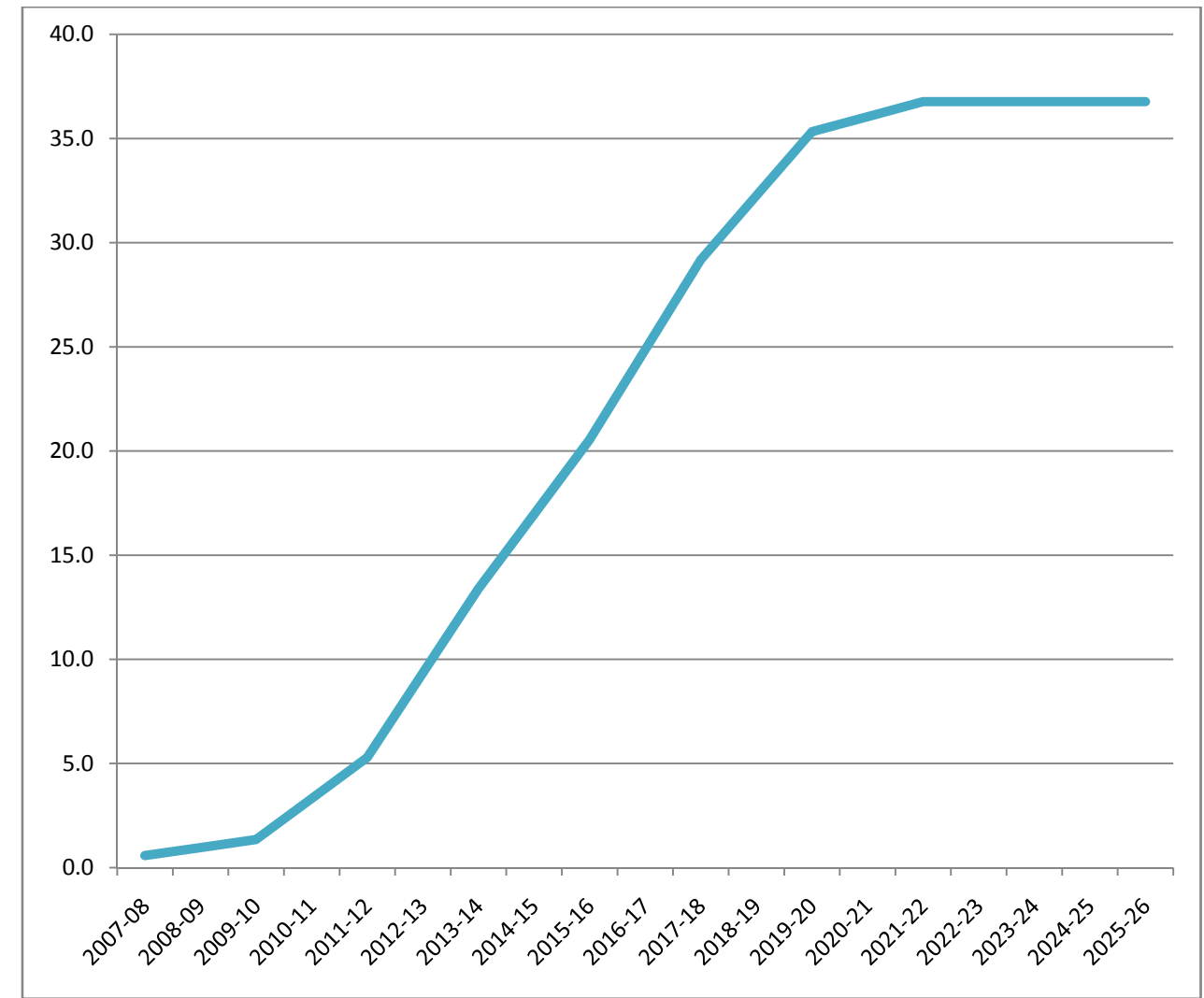
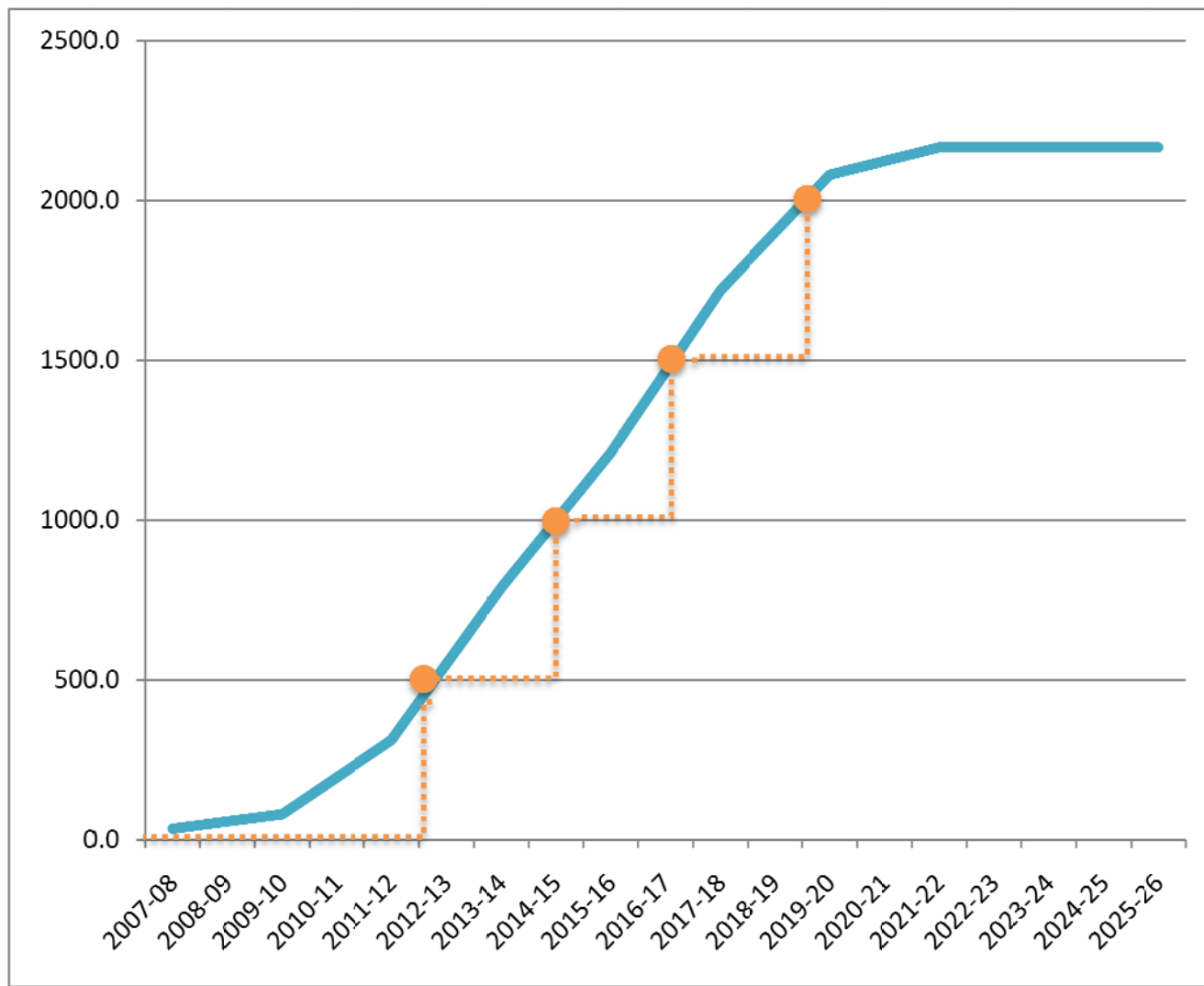


Figure BO/C9: Multi-functional community space



Park Royal

Park Royal is one of Western Europe's largest industrial estates and the principal industrial area in West London, covering approximately 700 hectares with 40% within Brent. It is identified in the London Plan as an Opportunity Area with a target to accommodate 11,000 new jobs over the next 20 years. It will remain a Strategic Industrial Location, exploiting its potential to meet modern logistics and waste management requirements, making good use of its access to Heathrow and the West End, strategic road and rail connections and seeking to develop its potential for water freight.

It is a key area for the location of new waste management facilities to help meet West London's needs. Within the Brent part of the Park Royal new housing development is not considered to be appropriate apart from key worker housing associated with Central Middlesex Hospital and new housing on part of the First Central site on the edge of the area.

Park Royal is promoted by the Park Royal Partnership, made up of the 3 boroughs and business members and supported by the GLA and LDA. A draft Opportunity Area Planning Framework has been prepared by the GLA with input from the boroughs and the Partnership. When finalised, the Framework will provide guidance on the development of Park Royal and will ultimately, it is intended, form the basis of a joint Area Action Plan to be completed in due course. Key local objectives for the area set out in the draft Opportunity Area Planning Framework are:

1. Protect and maintain Park Royal as the largest industrial employment location in London
2. Increase employment opportunities to contribute to the 11,000 London Plan jobs target through business growth and inward investment
3. Improve access to Park Royal at the four Gateways and secure successful redevelopment of major sites in these areas to deliver employment-led growth
4. Create a 'Heart' for Park Royal (i.e., centre meeting needs of visitors and workers) that is accessible, has a sense of place and an improved public realm, and provides amenities to support existing and new businesses.
5. Deliver housing where it can enable other benefits including affordable housing
6. Make public realm improvements including 10,000 trees for Park Royal

Core policy: Park Royal

The Council will work with the boroughs of Ealing and Hammersmith & Fulham, the GLA and the Park Royal Partnership to secure the 'opportunity area' objectives for Park Royal. The Council will plan for:

- The development or redevelopment of 50 hectares of land for employment uses by 2007 - 2017.
- 4,400 new jobs created 2007 - 2017.
- Development contributing to 'Heart of Park Royal' implemented.
- Significant public transport improvements in relation to First Central secured.
- Introduction of improved direct orbital links to Wembley.

- New restaurants, bars, cafes to support the business area.
- 4,000 trees as Brent's contribution towards 10,000 trees in Park Royal as a whole.
- New children's nursery
- Expansion of existing primary school
- 1 new GP surgery

Development proposals should be in accordance with general policy for Strategic Industrial Locations apart from at Central Middlesex hospital where key worker housing and uses appropriate to a local centre meeting the needs of workers and visitors will be acceptable, and First Central development where enabling residential development will be acceptable where it helps to deliver significant public transport improvements; and parts of the Northfields Industrial Estate to secure industrial and commercial regeneration.

Development Proposals should be in accordance with the Park Royal Opportunity Area Planning Framework, to which regard will be had in determining planning applications. Tall buildings will be suitable at Central Middlesex Hospital and First Central sites.

Infrastructure and investment framework table for Park Royal

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Education								
Nursery school places for 0-2 year olds	<ul style="list-style-type: none"> 61 0-2 year olds 1 nursery required 	Provide the capacity to meet demand derived from estimated population growth. Provided by private operations as no statutory obligation upon Local Authority.	<ul style="list-style-type: none"> DMAG briefing 2005/2006 	£0.4m	Private operation	<ul style="list-style-type: none"> Premises could be secured from development Revenue from operation 		
Nursery school places for 3 year olds	<ul style="list-style-type: none"> 22 3 year olds 0.3 nurseries required 	Provide the capacity to meet demand derived from estimated population growth. Provided by Local Education Authority.	<ul style="list-style-type: none"> DMAG briefing 2005/2006 	£0.2m	Brent Council	<ul style="list-style-type: none"> S106 receipts Primary Capital Programme 	Likely to be provided as part of Primary School	
Equivalent of 0.5 new primary school	<ul style="list-style-type: none"> 213 primary school age pupils 0.9 forms of entry (FE) 	Provide the capacity to meet demand derived from estimated population growth.	<ul style="list-style-type: none"> Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. London Borough of Brent Children and Families Primary Capital Programme draft strategy for change London Borough of Brent Infrastructure and Investment Framework social infrastructure model 	£1.6m	Brent Council Ealing Council	<ul style="list-style-type: none"> S106 receipts Primary Capital Programme 	1 FE to be provided at existing school Twyford, Abbey Road (within London Borough of Ealing). Need on going liaison with LB Ealing.	
Equivalent of 0.2 new secondary school and post 16 education places	<ul style="list-style-type: none"> 97 secondary school age pupils 0.6 forms of entry (FE) 30 post 16 pupils 1 form of entry (FE) 	Provide the capacity to meet demand derived from estimated population growth.	<ul style="list-style-type: none"> Shirley Goodwin, Outline report for Brent's Pupil Projections & place planning for 1-16 year olds. London Borough of Brent Children and Families Building Schools for the Future. DMAG 2006 London Borough of Brent 	£0.8m	Brent Council	<ul style="list-style-type: none"> Building Schools for the Future. S106 receipts 	Places could be provided at a number of schools in the vicinity. Need on going liaison with LB Ealing.	

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
			<p>Infrastructure and Investment Framework social infrastructure model</p> <ul style="list-style-type: none"> Lanwarne/McCullum report - appendix one 					
Open Space and Public Realm								
Estate wide strategy to improve linkages and accessibility to open and public spaces for pedestrians and cyclists		To better integrate Park Royal into the fabric of London and promote improved connections to public and open spaces for businesses, visitors and residents	Park Royal Opportunity Area Planning Framework	£3m	Brent Council/Ealing Council/Hammersmith and City Council/GLA/Park Royal Partnership/TFL/LDA/Developers	Development Pooled S106 receipts	Detailed spec and rationale required	As development occurs.
New 2 ha local park at former Guinness Brewery.	1.5 ha public open space	Park Royal is designated as being an open space deficiency area. Further development will exacerbate this situation. An increase in overall supply is therefore critical	<ul style="list-style-type: none"> London Plan 2008. London Borough of Brent/URS Infrastructure and Investment Framework 2008/9 	NA - already delivered	Development	Development S106 receipt		Completed
Three new pocket parks (approx 0.2 hectares each)	Estate wide public realm improvements and establishing 'local squares' by 2020.	<p>Park Royal is designated as being an open space deficiency area. Further development will exacerbate this situation. An increase in overall supply is therefore critical</p> <p>The City Growth Western Arc Study (2006) reported that problems of fly-tipping, graffiti, abandoned cars and illegal occupation affect public perceptions of Park Royal. The study states that improvements to Park Royal should focus on enhancing the quality of the local environment and local infrastructure to provide an attractive and effective location for business and residents.</p>	<ul style="list-style-type: none"> Park Royal Opportunity Area Planning Framework Park Royal Public Realm Strategy 2008 	£1.3m	Brent Council/Ealing Council/Hammersmith and City Council/GLA/Park Royal Partnership/TFL/LDA/Developers	Development Pooled S106 receipts		Incrementally delivered between 2015-2020.
24 or 12 young people's play and recreation - 'doorstops' spaces at 100 or 200 metres each	<ul style="list-style-type: none"> GLA requirements for 10m² per child, requiring 2352m² of 'door steps'. Each door stop within 100 metres 	To improve urban environment and create play spaces to accommodate increased demand from population growth.	<p>London Plan</p> <p>GLA, (2008); Supplementary Planning Guidance: Providing for Children and Young Peoples Play and Informal Recreation, GLA, London.</p>	N/A	Development	Development	Secured by the planning process within new developments to provide quantum and quality of play space to meet child yield.	To be delivered within development.

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Leisure and Recreation Facilities								
MUGA to be located in new development	0.7 ha of outdoor sports space required 2018. FA standards require 0.02 pitches for every 1000 people. Deficiency will increase to 1 pitch by 2016 with pop growth.	There is an existing under-provision of pitches. Affordable play and pay facilities can help with increased sporting activity and attempting to reduce the incidence of anti-social behaviour. FA standards require 0.02 pitches for every 1000 people. D	Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants) Strategic Review of Sports Centres in Brent Full Review Version 2.0 Jan 2008 (Continuum Sports and Leisure Ltd)	£0.13m	Delivered by development and Brent Council	Funded from Development and S106 receipts		2018
Health Facilities								
New doctors and dentists surgery accommodation	<ul style="list-style-type: none"> 1.7 doctors 	Provide the capacity to meet the demand from estimated population growth. Currently no capacity to absorb new demand.	PCT advised standard. Based on 1 GP for every 1500 population, 1 dentist for every 2000 population	£0.25m	Premises delivered through development to size and spec as required by PCT.	Capital provided by s106 receipts and/or direct developer contributions. Running costs met by PCT or surgeries	Facilities will need to be provided within a location that is supported by the PCT.	Requirement of 1 doctor 2014 and full requirement by 2022.
	<ul style="list-style-type: none"> 1.3 dentists 							2018
Community Facilities								
Multi-use community centres	1.9 centres at 500m/2 per centre	Provide the capacity to meet demand derived from estimated population growth. Required to provide multi functional space that can be used by all sections of a diverse community for meetings and gatherings.	371 sqm/1000 people requirement is a level derived from the future provision of community space in South Kilburn NDC area. Milton Keynes standard of 61sqm/1000 people is considered to low as it is a bench mark set in 1979 and is in a new build, relatively homogenous environment markedly different to Brent.	£0.56m	Developers	Capital provided by S106 and/or direct contributions		Requirement for 1 centre by 2014. Full requirement by 2022
Green Infrastructure								
Tree planting - to soften harsh environment of Park Royal Estate making it a more pleasant place for people to live and work. Meet 4000 tree target.	Public Realm and Open Space section: Aiming to improve the public realm and connect green spaces and other areas, providing a better environment with high quality buildings & design. The Park Royal Tree Project has contributed some 1,000 saplings and 85 mature trees planted in streets, green spaces	Policy DP UD6, Tree protection and promotion ; Policy DP UD7, Public Realm: Landscape design and biodiversity SPG 17 - 5.3 Planting and trees: Providing guidelines for new developments to enhance and protect landscape features. Policies 3D.15: Protecting, enhancing and maintaining trees and woodlands; Policy 4A.9:	Core Strategy Preferred Options (June 2007, LB Brent) Design guide for New Developments (October 2001, LB Brent) Park Royal Opportunity Area Planning Framework (February 2008, Mayor of London) Connecting Londoners with Trees and Woodlands (March 2005, GLA) - Objectives A3, A4, and D3.	£1.2m	Brent Council/Ealing Council/Hammersmith and City Council/GLA/Park Royal Partnership/TFL/LDA/Developers	Direct contributions and planting, s106 receipts	Need to measure length of street network – also ascertain planting within open spaces	Delivered as part of development.

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
	and along the canal up to 2007. Additional planting should be funded through planning contributions.	Supporting the most effective adaptation to climate change	The London Plan Consolidate with alterations since 2004 (February 2008)					
Transport								
New Interchange station between Central line & Piccadilly lines. Improved pedestrian access to Park Royal station.	Included in New First Central office permission. Extra trips create case for new station.	To reduce need for car travel to office park.	First Central S106	£20m	Delivered by TFL with S106 monies	Direct contributions	Design work will start when business case established	2016
Service Improvements to Orbital bus routes	Improve existing bus routes and look toward provision of more direct orbital routes	To reduce need for car travel esp. on orbital routes.	Park Royal OAPF	£2m	Contribution secured on Guinness industrial site development.	Developer contributions		N/a

Park Royal phasing graphs

Figure PR1: 0-2 year old nursery classes

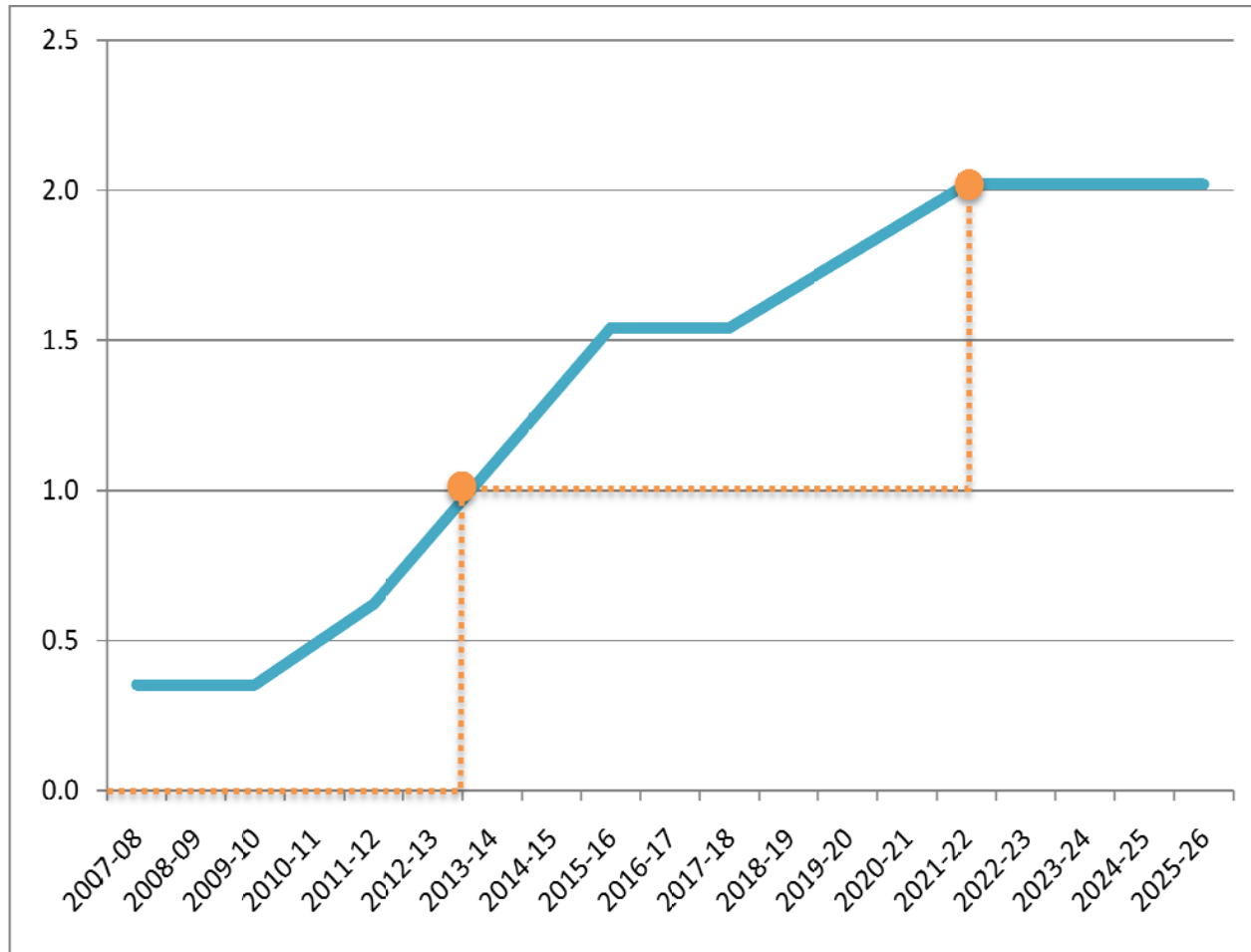


Figure PR2: 3 year old nursery classes

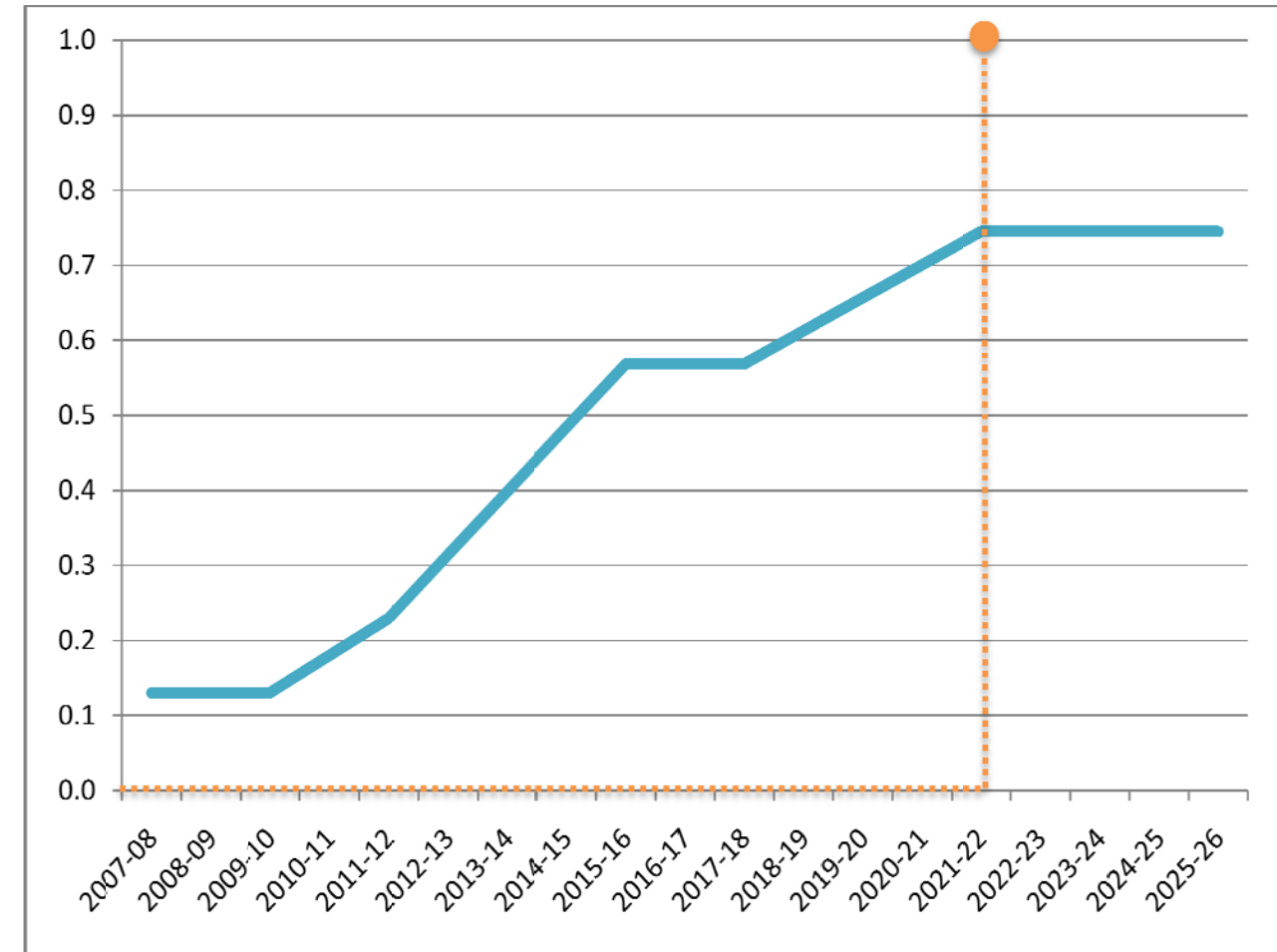


Figure PR3: primary school forms of entry (FE)

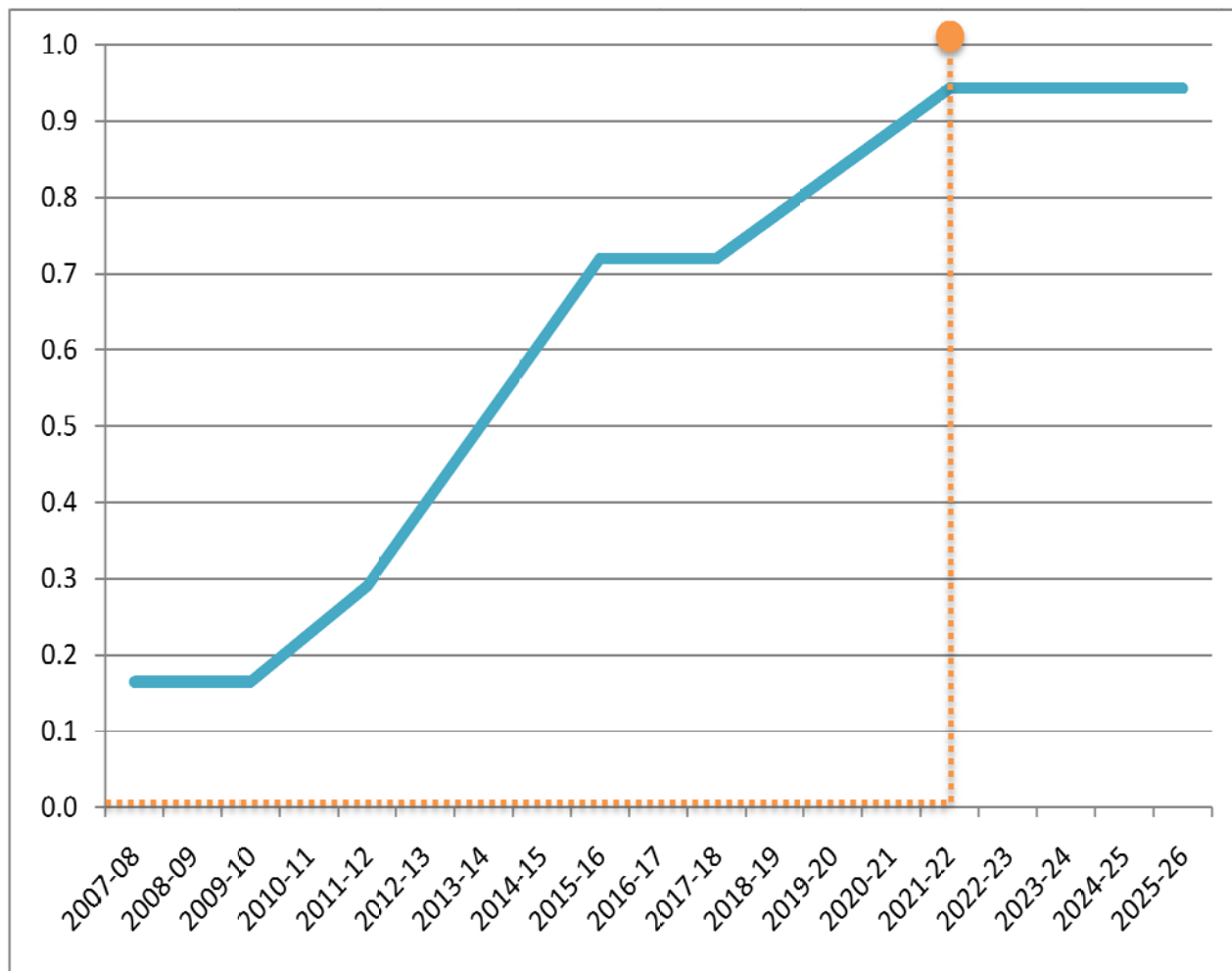


Figure PR4: secondary school forms of entry (FE)

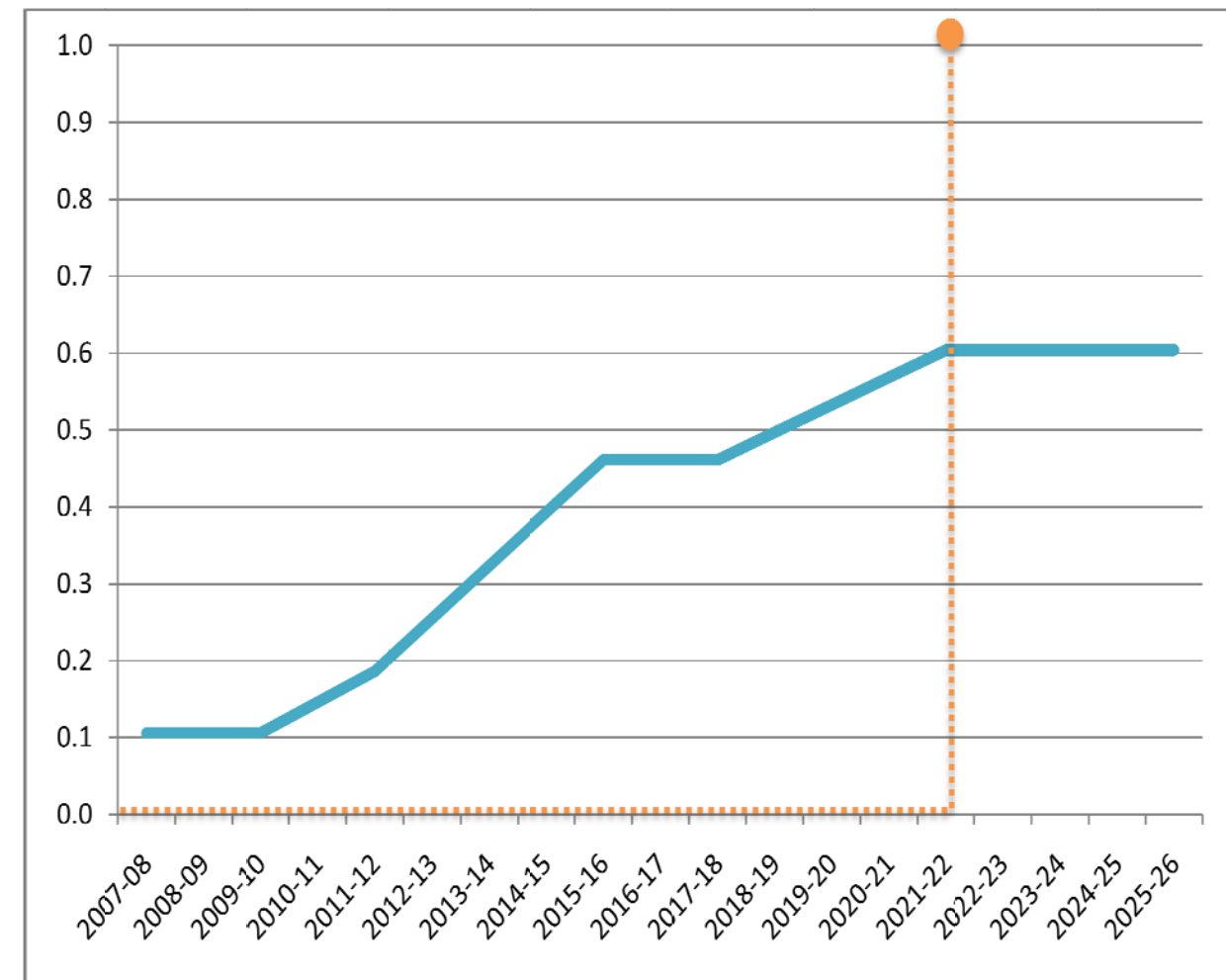


Figure PR5: post 16 education forms of entry (FE)

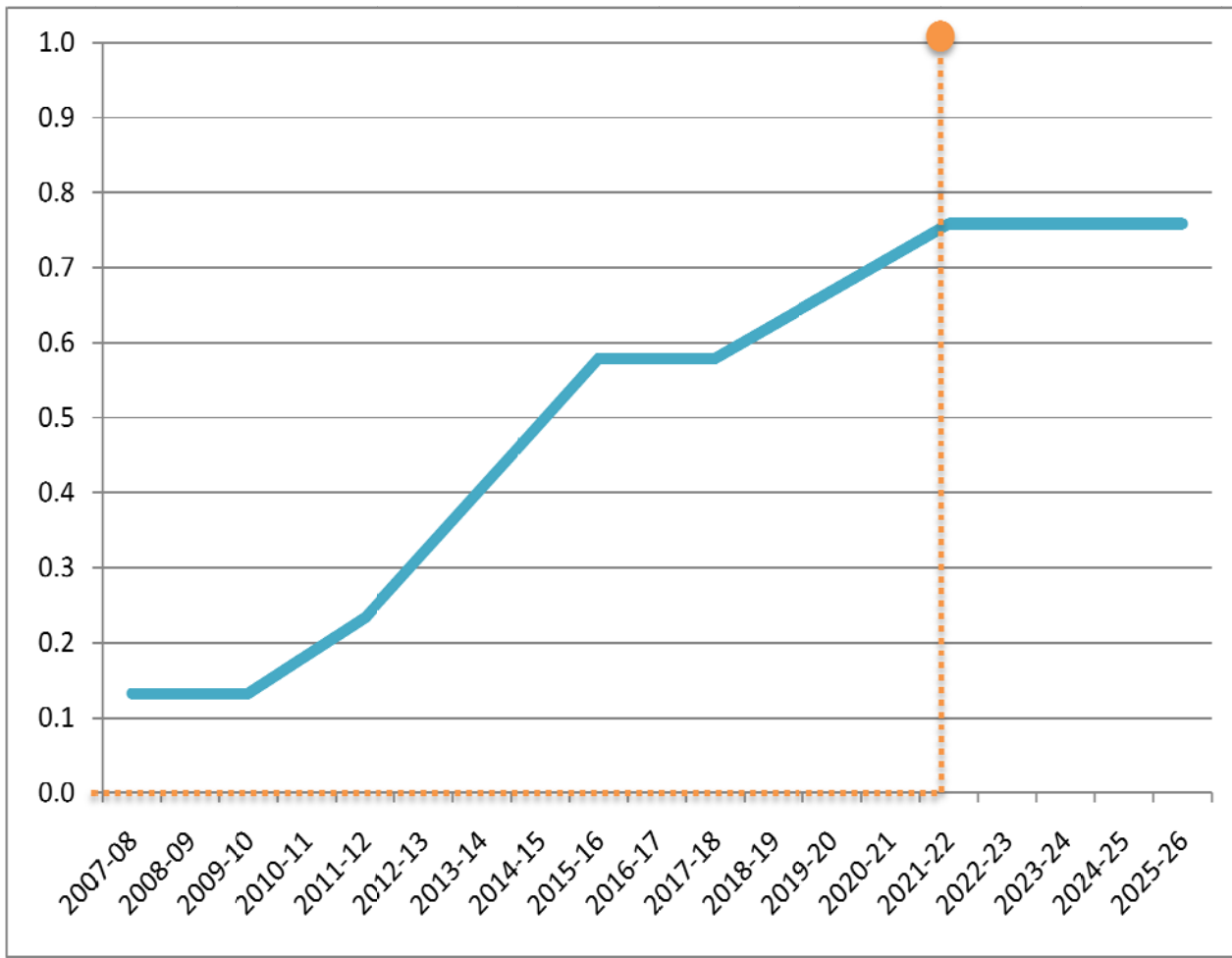


Figure PR6: GPs

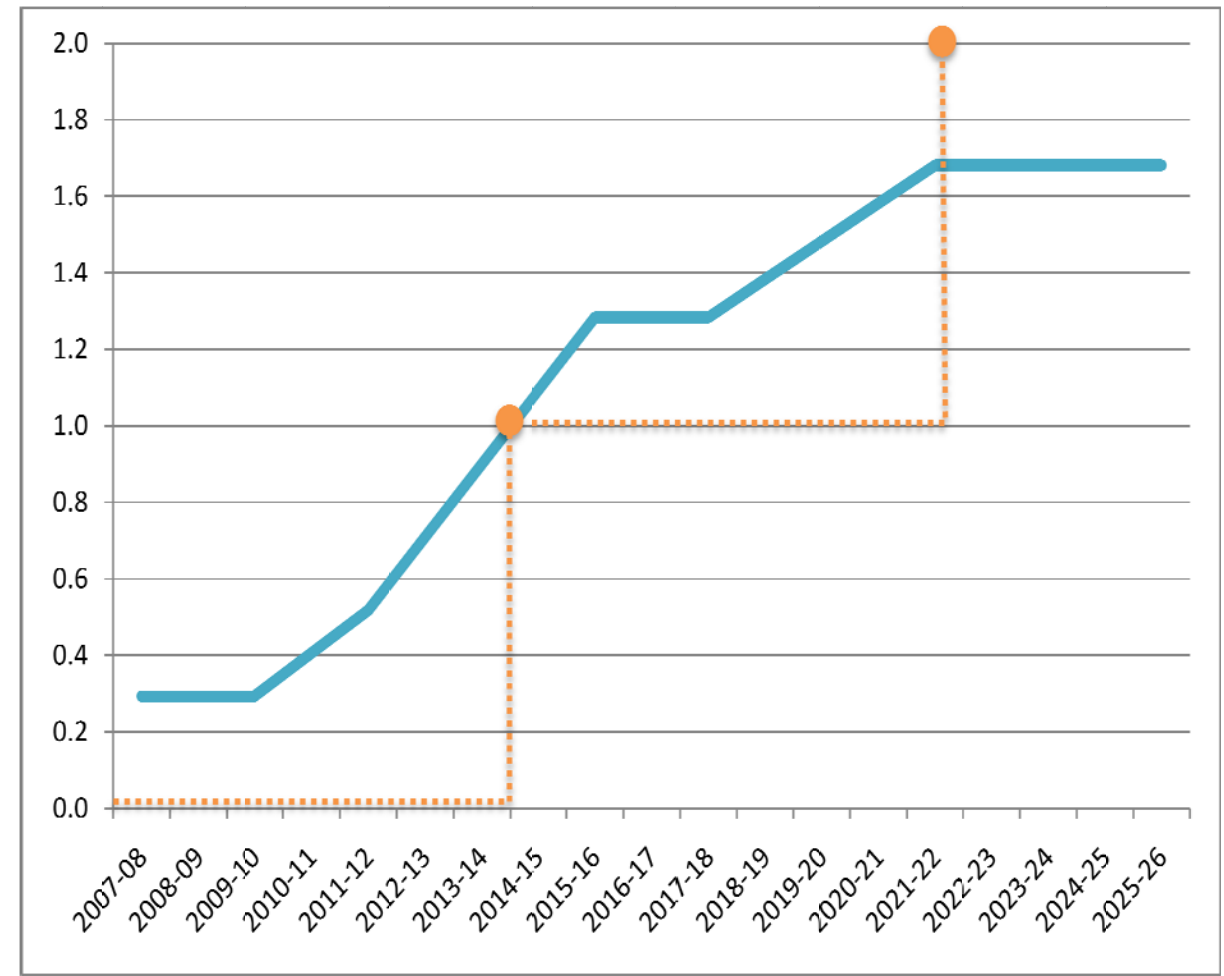


Figure PR7: Open space

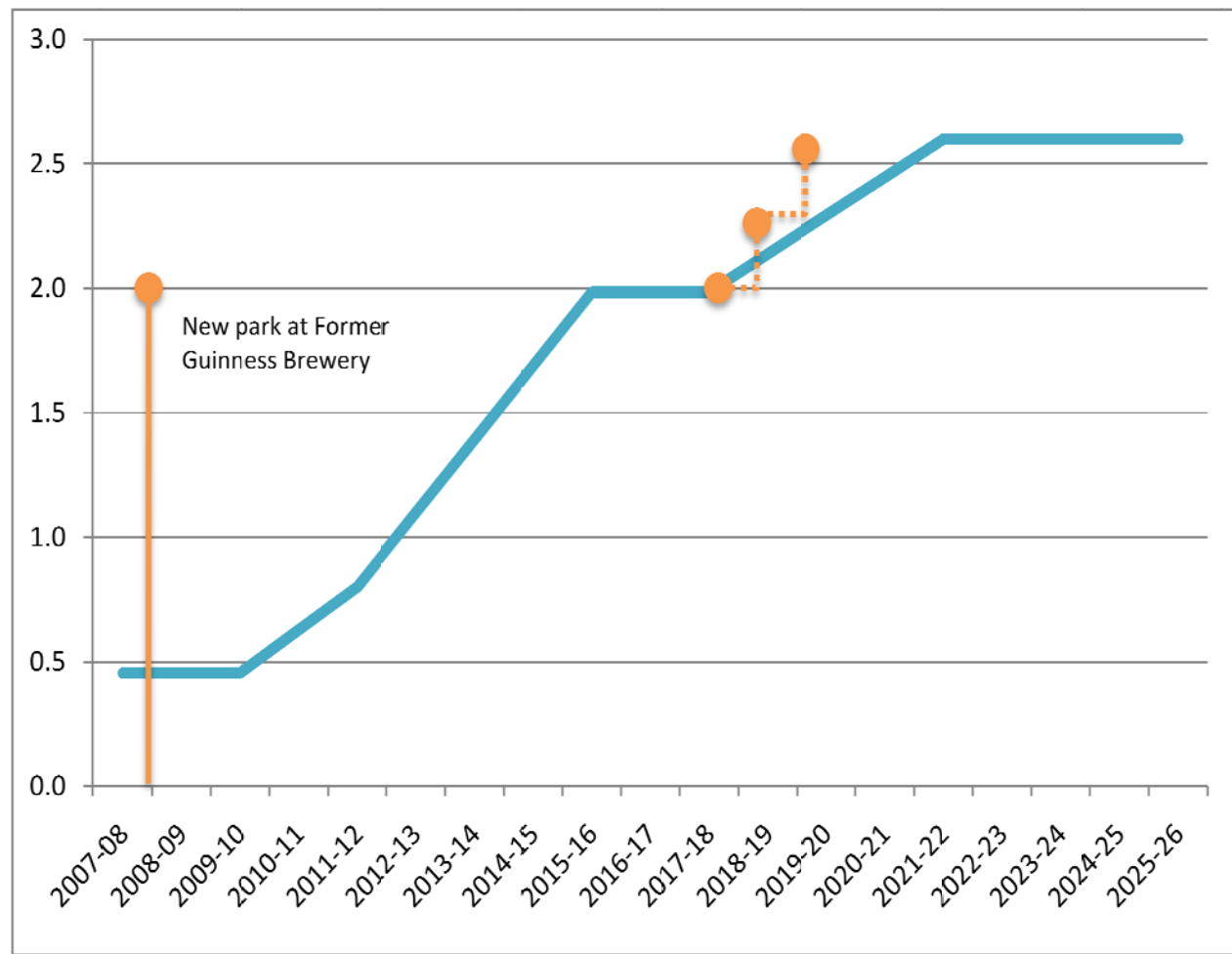


Figure PR8: Health and fitness stations

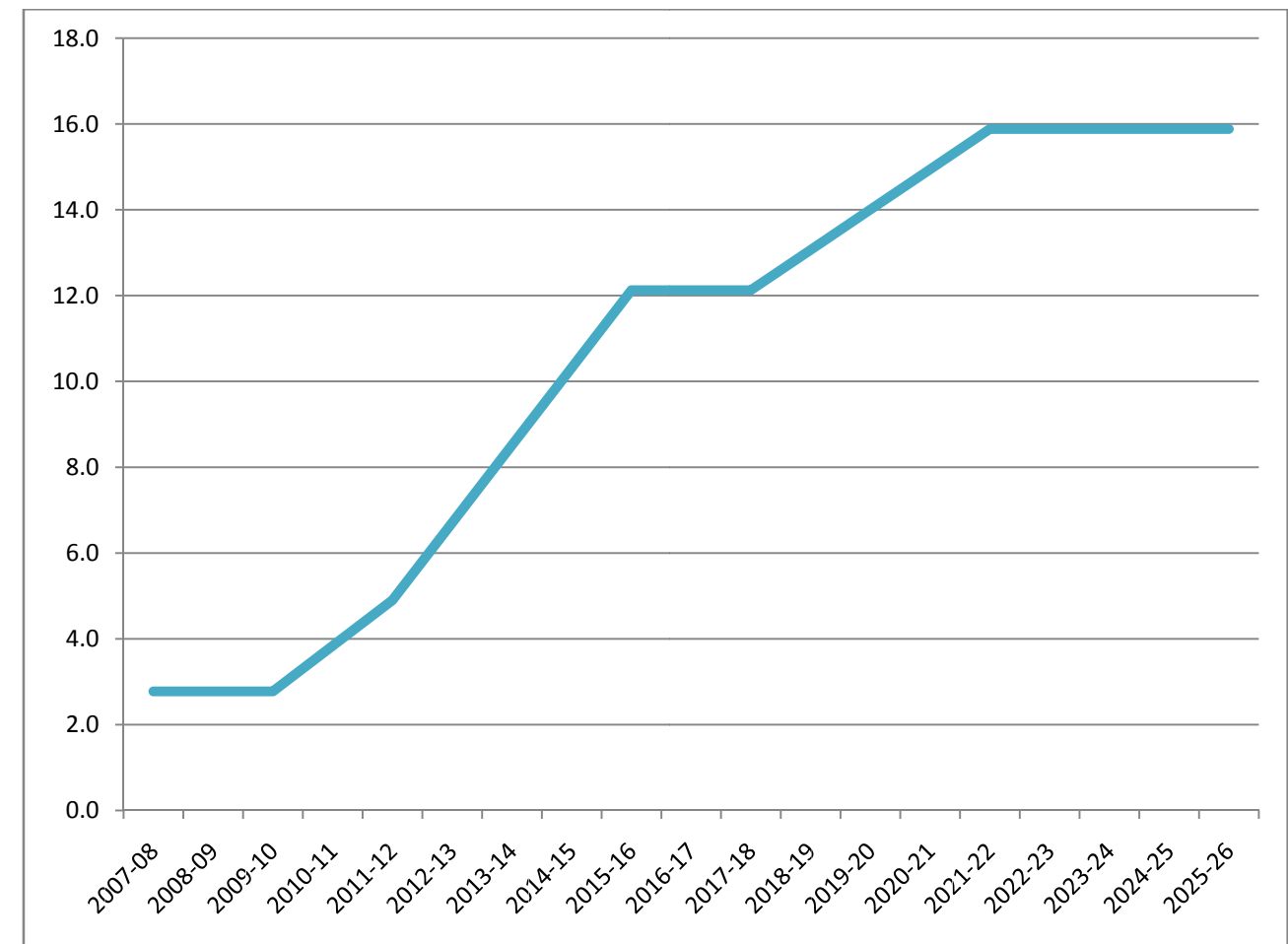
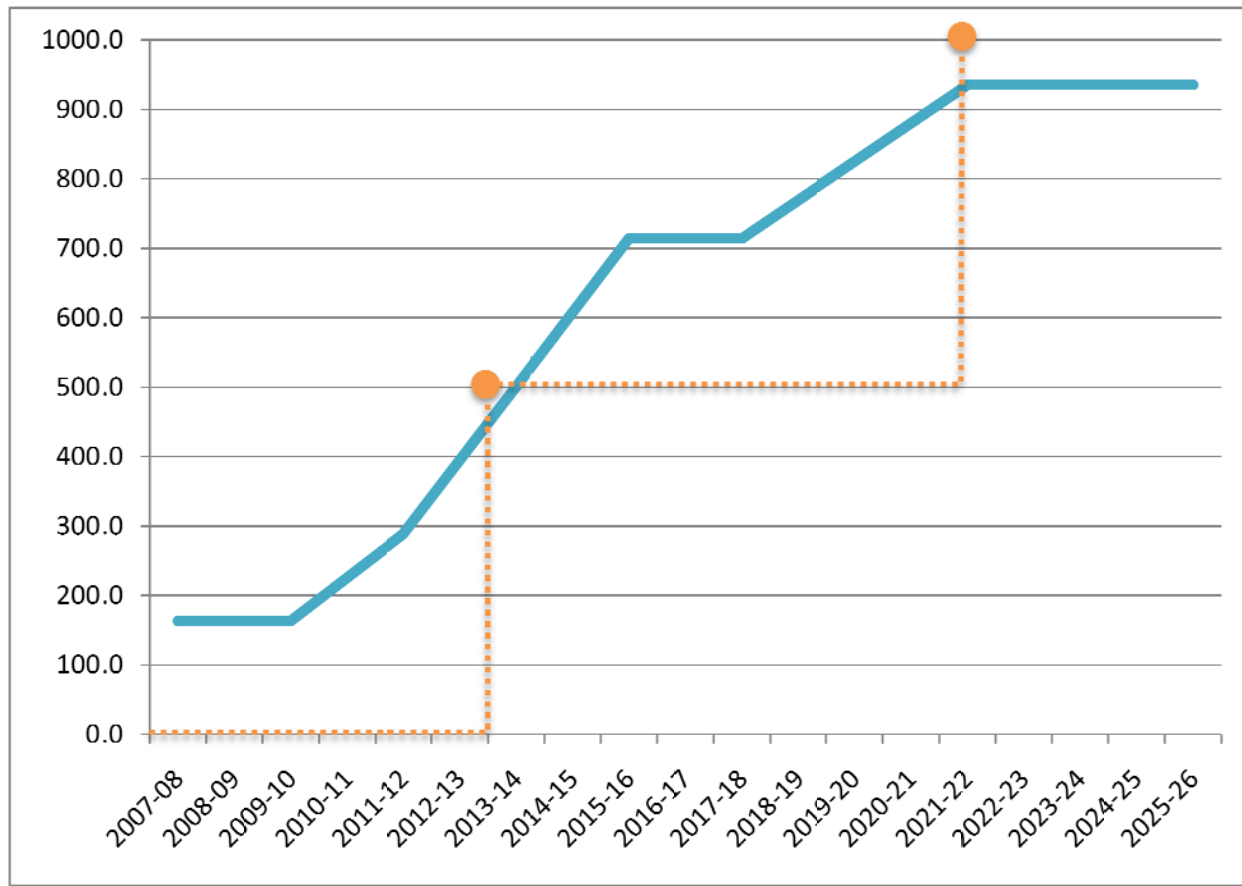


Figure PR9: Multi-functional community space



North Circular Road Regeneration Area

The North Circular Road (NCR) is a six lane road that carries transit traffic east-west through the borough, one hundred through vehicles a day already pass through the Brent along it. As London's growth fuels increased traffic flow through the area, environmental and health concerns are becoming more apparent. The entire area is an Air Quality Management Area and for residents who live on the NCR noise pollution is well above comfort levels.

The area also has some key assets. The Welsh Harp, Grand Union Canal and Brent River Park provide under-utilised open space and recreation space in an area of open space deficiency. The culturally significant Ace Cafe and Shri Swaminarayan Mandir attract large numbers of visitors to the area. The North Circular Regeneration area scheme seeks to both address the negative impacts of the North Circular Road and to exploit the many opportunities presented across the area.

Our ambition is to transform the North Circular Road Regeneration Area by improving the physical environment and subsequently resident's quality of life. Key development sites have been identified to be brought forward in order to help deliver the regeneration aims of better connectivity, improved public realm and noise and air pollution mitigation. We are proposing a comprehensive open space strategy for the area, that links local communities to existing and potentially new open space. We aim to mitigate the isolation of the area and the severance caused by the NCR through a package of transport improvements, including: enhanced stations, a better more frequent bus service, improved junctions and crossing points along the North Circular Road and better cycling and pedestrian paths.

Through these improvements to the physical realm we aim to unlock this areas potential and encourage new developments thus leading to sustainable growth and regeneration of one of our most deprived areas.

Core Policy: North Circular Road Improvement Area

In order to respond to the poor, and worsening, living conditions along the North Circular Road and to enhance the image of the borough, the council will:

- Bring forward proposals that remove the houses most affected by noise and air pollution, with priority to those on the St Raphael's Estate facing the NCR while ensuring no net loss of homes;
- Work with private and public sector partners to bring forwards a mixed-use development at Unisys/Bridge Park with the potential for a combination of affordable housing, new sports community facility, office space and hotel uses;
- Work with private sector partners to bring forwards the Northfield Industrial Estate as a mixed use site, which retains suitable employment uses along residential canal-side development;
- Use small infill sites on the St Raphael's estate to relocate some homes;

- Work with TfL to improve junctions along the NCR, notably at Brentfield Road;
- Work with London buses to improve quality, frequency and suitability of bus services in the area;
- Work with key partners to develop better cycling and walking routes across the regeneration area;
- Bring forward more detailed area plans to identify areas of change.

Infrastructure and investment framework table for North Circular Road Regeneration area

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Open Space								
'Green Links' – improve pedestrian and cycle access to and between green spaces in the area.		Improve quality of environment through better access to existing green spaces in an area with an overall deprivation of open space. A key driver for the North Circular Regeneration is highlighted to be projects incorporating environmental measures to mitigate the existing air and noise pollution, and severance issues caused by the presence of the road.	North Circular Regeneration Action Plan 2008.	£0.2m	<ul style="list-style-type: none"> Brent Council TFL 	<ul style="list-style-type: none"> Development S106 receipts 	Will require detailed feasibility and design exercise	Long
Open space corridor adjacent to NCR		<p>A key driver for the North Circular Regeneration is highlighted to be projects incorporating environmental measures to mitigate the existing air and noise pollution, and severance issues caused by the presence of the road.</p> <p>New open space with trees and water will be used to help reduce pollution, to provide new pedestrian links between green spaces, to open up the established green spaces and facilitate a general greening up of the North Circular Road.</p>	<p>North Circular Regeneration Vision 2008.</p> <p>Atkins, Noise Feasibility Study, 2008.</p> <p>LBB Core Strategy DPD 2008</p>	See costs below	<ul style="list-style-type: none"> Brent Council TFL 	<ul style="list-style-type: none"> Development TFL S106 receipts 	Will require detailed feasibility and design exercise.	Long
Crouch End Rd play area	To meet existing deficit	The area has a high population density of 8-13 year olds and children with disabilities. The area is in an area of urban green space deficiency. In addition key regeneration area with high levels of deprivation. Refer to play builder needs analysis and project plan.	Playbuilder project	£0.05	Brent Council (Play builder)	Playbuilder	This is to meet existing deficit in the area.	2011-12.

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Brent River Park play area	To meet existing deficit	The area has a high population density of 8-13 year olds and children with disabilities and in addition is in an area of urban green space deficiency. Strong community involvement and need for improved facilities in the area. Site selected and will be developed in Year 2. See Playbuilder Needs analysis and project plan.	Playbuilder project	£0.065m	Brent Council (Play builder)	Playbuilder	To meet existing deficit	2011-2012
Sunny Crescent play area	To meet existing deficit	The area has a high population density of 8-13 year olds and children with disabilities. The area is in an area of urban green space deficiency. In addition key regeneration area with high levels of deprivation. See Playbuilder Needs analysis and project plan	Playbuilder project	£0.05	Brent Council	Playbuilder	This is to meet existing deficit in the area.	2011-12.
Public Art	To replace public art removed by IKEA in development of site.	Potential public art to improve the visual aesthetic of the NCR. Improves perception, creating market value.	NCR vision document	£0.1m S106 IKEA available for landmark public art feature.	Brent Council/TFL	<ul style="list-style-type: none"> • Development • Tfl • S106 receipts 	Will require detailed feasibility and design exercise	2013
Leisure and Recreational Facilities								
Replacement of Bridge Park Leisure Centre - new facility for local community and helps to alleviate demand on sports facilities due to growth.	Replace existing poor quality facility through development	Current facility is coming to the end of its life, a new more compact facility would better serve the local community. Help combat deprivation, crime, and health (obesity) problems in the area. High proportion of young people located in the area. Prominent location, regenerative effect & local community focus for diverse community	Strategic Review of Sports Centres in Brent Full Review Version 2.0 Jan 2008 (Continuum Sports and Leisure Ltd)& Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants) Also North Circular Road Vision document	£6m	Delivered through development of a mixed use scheme with Unisys/Bridge Park site.	Joint venture/site assembly	Will require detailed feasibility and design exercise	2014

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Multi Use Games Area (500 sqm in Brent River Park) - new facility for local community and helps to alleviate demand on sports facilities due to growth (Wembley).	To help meet deficit of play provision across growth areas. (particularly Alperton(1ha)/Wembley(6.8ha))	Lack of publicly accessible facilities in the area. Increase informal sport activity for young people to help tackle anti social behaviour in areas of deprivation. Everyone in the borough to be within a 20 min walk of a MUGA. Standard of 1 facility within every district park. A MUGA would help alleviate a borough wide demands for recreation facilities.	Draft Sport Facilities Improvement Strategy (2008-2017) (LB Brent and Consultants)	£0.13	<ul style="list-style-type: none"> Brent Council Development 	Direct provision within new open spaces by development	Refer to sports facility strategy	2017
Green Infrastructure								
'Greening of NCR Corridor'		<p>Measures to mitigate air pollution, currently in excess of regulation levels, which contributes to high levels of respiratory tract problems. Improvements make the region a more attractive place to live and increase market value making it more likely for developers to invest in the area.</p> <p>Policy 4A.19: Implementing the Mayor's Air Quality Strategy and achieve reductions in pollutant emissions and public exposure to pollution by working in partnership with relevant organisations, taking appropriate steps to achieve an integrated approach to air quality management and to achieve emissions reductions through improved energy efficiency and energy use; Policy 4A.9: Supporting the most effective adaptation to climate change including tree planting.</p>	<ul style="list-style-type: none"> Core Strategy Preferred Options - (June 2007, LB Brent) North Circular Regeneration Action Plan (February 2008, LB Brent) The London Plan Consolidate with alterations since 2004 (February 2008) 	£3.47m	<ul style="list-style-type: none"> Brent Council TFL 	S106 receipts	<ul style="list-style-type: none"> Space potentially provided through relocation of residents that immediately border the NCR. Noted. Feasibility study currently being commissioned. 	2017

Infrastructure Item	Infrastructure Requirements for new housing growth 2008-2026.	Rationale	Evidence Base	Estimated Cost	Delivery Mechanism	Funding Sources	Comments	Timescale
Noise barriers along NCR		Reduce noise levels, currently exceeds health regulation levels, thus improving the environment for all residents. Improvements make the region a more attractive place to live and increase market value making it more likely for developers to invest in the area.	Policy 4A.20, Reducing noise and enhancing sound-scaping by separating new noise sensitive development from major noise sources wherever practicable, supporting new technologies and improved practices to reduce noise at source, especially in road, rail and air transport, reducing the impact of traffic noise through highway management and transport policies. See NCR Regeneration Area Action Plan	£1.13m	<ul style="list-style-type: none"> Brent Council TfL 	<ul style="list-style-type: none"> S106 receipts Developer contribution 	Currently feasibility study on noise mitigation techniques being commissioned. This item relates to 'green corridor' - noise barriers may be 'natural' i.e. grass mound. Will require detailed feasibility and design exercise	2017
Transport								
Improvements to forecourt Stonebridge station	Improve ease and comfort of access to Stonebridge Park station) & improve interconnection to Wembley-Park Royal bus routes.	Better public transport route may help reduce congestion due to reliance on private car travel.		£0.5m	Development	S106 receipts	Will require detailed feasibility and design exercise	2012
Pedestrian/Cycling bridge link from Unisys to Stonebridge Station across North Circular Road.	Improve access to Stonebridge Park station) & improve interconnection to Wembley-Park Royal bus routes.	Better public transport route may help reduce congestion due to reliance on private car travel.		£1m	Development	S106 receipts	Will require detailed feasibility and design exercise	In-line with development