



Executive
12th February 2007

**Report from the Director of
Environment and Culture**

For Action

Wards Affected:
ALL

Local Development Framework – Saved UDP Policies

Forward Plan Ref: E&C–06/07-036

1.0 Summary

- 1.1 This report provides an explanation as to why the Council must request the Secretary of State to save Unitary Development Plan (UDP) policies beyond September 2007, proposes which policies should be saved and gives reasons as to why.

2.0 Recommendations

- 2.1 That Executive request the Secretary of State to save the UDP policies as indicated in the schedule attached as Appendix 2 to this report.

3.0 Detail

- 3.1 The Planning and Compulsory Purchase Act 2004 introduced the new Local Development Framework (LDF) system of plan-making. Under the Act, unless expressly replaced by a new policy, Brent's UDP policies were saved for 3 years from the date of commencement of the Act (September 2004). This means that the policies in the Plan will no longer be saved after September this year unless the Secretary of State (SoS) makes a Direction to save the policies beyond this date. Without such a Direction, there will be no statutory planning policies applying in the Borough, except for the London Plan, with which to determine planning applications.
- 3.2 In recognition of the difficulties local planning authorities (lpa's) have had in progressing the new LDF process quickly, and the fact that virtually all authorities will wish to save their development plan policies for longer than the 3 year period, the SoS has issued a protocol for

saving policies (attached as Appendix 1). The protocol requires Ipa's to indicate, for each policy in the UDP, whether or not it should be saved and to give reasons for each. The protocol sets out the criteria for assessing whether policies should be saved or not and also indicates the principles and priorities that the Government will have regard to in reaching a decision. Requests to save policies will be scrutinised by Government and a decision made by the SoS as to whether this is agreed or not based on the criteria.

- 3.3 In drawing up the schedules attached as appendix 2 to this report, officers have considered the criteria set out in the protocol and also whether particular policies have been used or referred to in determining planning applications over the last 2 years, based on the Annual Monitoring Reports. The schedules are set out by chapter except for the Part1 policies which are dealt with together with the relevant topic chapter.
- 3.4 Officer's recommendations are that virtually all policies should be saved. It is generally those policies which do not relate directly to the development of land, and are consequently not needed for determining planning applications, that are considered unnecessary. As the Borough's adopted UDP is relatively new, there are very few policies which do not conform to either national guidance or the London Plan. The primary consideration in reaching a recommendation is whether or not a particular policy is necessary to guide development. Where it is considered necessary then as well as being saved it is also likely to be carried forward in some form into the new Plan, i.e. the LDF.

4.0 Financial Implications

- 4.1 If policies are not saved thus resulting in a situation where there is no statutory policy basis for determining planning applications other than national guidance and the London Plan, then it will inevitably lead to decisions being made on an inconsistent basis. The likelihood is that more decisions will be subject to appeal with a consequent rise in costs to the Council.

5.0 Legal Implications

- 5.1 The Planning and Compulsory Purchase Act 2004 provides the statutory basis for drawing up development plans and saved policies for 3 years, in Brent's case from the date of commencement of the Act in September 2004. In order to ensure that statutory local planning policy remains in place by which planning applications can be determined until it is replaced by new policy in the LDF, it is necessary to request the SoS to save UDP policies for a further period.

6.0 Diversity Implications

6.1 A number of policies in the UDP are aimed at meeting the needs of different groups within the local community. It is proposed that these policies are saved where there continues to be a need for them. Certain policies, such as policy requiring customer toilet facilities for restaurants, etc. to include provision for disabled people, is now covered by Building Regulations and is, therefore, no longer necessary.

Background Papers

- Brent's Unitary development Plan, 2004
- Planning Policy Statement 12, Local Development Frameworks (and Companion Guide)
- Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period, Dept. for Communities & Local Government

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Appendix 1 Government Protocol for Saving Development Plan Policies

Department for **Communities and Local Government**

Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period

Background

This protocol explains how requests to save policies in old style plans will be handled and sets out how decisions will be made on whether or not to save policies.

Under the Planning and Compulsory Purchase Act 2004, unless expressly replaced by a 'new' policy, 'old' policies (adopted local plan, unitary development plan and structure plan policies) are saved for 3 years from whichever is the later of:

- the date of commencement of Section 38 of the Planning & Compulsory Purchase Act 2004 on 28 September 2004 or
- the date the plan was adopted or approved. ¹

The Secretary of State may make a direction to save specified policies beyond the 3 year period. ²

It is expected that LPAs and RPBs will be asking the Secretary of State to save a number of old policies beyond the three year period. This protocol sets out how to make these requests and how the government will respond to them.

Broad Principles

If they wish to retain specified policies beyond the expiry of the 3 year period, LPAs will need to seek the Secretary of State's agreement to issue a direction to save them.

LPAs will need to demonstrate that the policies they wish to be saved reflect the principles of local development frameworks; are consistent with current national policy; and that it is not feasible or desirable to replace them by 27 September 2007. ³

Similar principles apply to the extension of saved Structure Plan policies. See note at the end of this protocol.

¹ Planning and Compulsory Purchase Act 2004, Schedule 8(1)-(10) & PPS12: Local Development Frameworks, para. 5.3

² Planning & Compulsory Purchase Act 2004; Schedule 8(1(3))

³ PPS12: Local Development Frameworks; para. 5.5

Procedure for reviewing and agreeing extension to 'saved' Local Plan & UDP policies

Step 1

The Government will take the following issues into account in considering extensions to local plan and UDP saved policies.

PPS12 paragraph 5.15 says that policies to be extended should comply with the following criteria:

- (i) where appropriate, there is a clear central strategy;
- (ii) policies have regard to the Community Strategy for the area;
- (iii) policies are in general conformity with the regional spatial strategy or spatial development strategy;
- (iv) policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);
- (v) there are effective policies for any parts of the authority's area where significant change in the use or development of land or conservation of the area is envisaged; and
- (vi) policies are necessary and do not merely repeat national or regional policy.

In addition, the government will also have particular regard to:

- Policies that support the delivery of housing, including unimplemented site allocations, up to date affordable housing policies, policies relating to the infrastructure necessary to support housing;
- Policies on Green Belt general extent in structure plans and detailed boundaries in local plans/UDPs;
- Policies that support economic development and regeneration, including policies for retailing and town centres;
- Policies for waste management, including unimplemented site allocations;
- Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources.

Step 2

Local Planning Authorities are to submit a list of saved policies and their intentions for them to Government Offices by 1 April 2007. In preparing this list consideration should be taken of the timing of adoption of any DPDs which will replace saved policies. The list should be in two distinct parts:

- Those saved policies the LPA wishes to extend beyond the 3 years saved period, with reasons and
- Those saved policies the LPA does not wish to see saved beyond the 3 years saved period, with reasons.

NB. Through their annual monitoring reports (AMRs) LPAs must monitor the performance of policies that are still in use together with progress made so far on replacing them. The submission of the list can be made either with the AMR submitted before end December 2006 or separately before or after the AMR, provided it is by 1 April 2007.

NB. PPS12 para 5.5 speaks of the extension of saved policies in the context of review of LDS. LPAs will wish to ensure that any revisions to LDS which

take place following the AMR of December 2006 take account of their approach to the question of saved policies, and of the government's response to it.

Step 3

Government Offices will assess requests to save policies beyond 3 years in the light of the criteria (i) to (vi) from PPS12 and consistency with national policy as set out in **Step 1**.

NB. The Secretary of State may extend a policy which has *not* been in a list of policies the LPA wishes to save, where she considers that a policy is compliant with the criteria in PPS12 and the extension of the policy is necessary in order to secure the delivery of national planning policy. Step 1 gives guidance on the kind of matters which she will take into account in deciding to make such an extension.

NB. If by 1 April 2007 an LPA has not submitted a statement requesting the extension of any saved policies, and the Secretary of State considers that a policy of that LPA is compliant with the criteria in PPS12 and the extension of that policy is necessary in order to secure the delivery of national planning policy, she may direct that the policy is extended. Step 1 gives guidance on the kind of matters which she will take into account in deciding to make such a direction.

Plans Adopted since September 2004

Some local plans, structure plans and UDPs have been adopted since the commencement date of the Planning and Compulsory Purchase Act 2004 on 28 September 2004. Policies in those plans are automatically saved for 3 years from the date of adoption. This protocol will also apply to those policies. LPAs should write to Government Offices **6 months before** the expiration of the relevant 3 year period (Step 2).

NB. It should be noted that it is not the plan that is saved but the policies in the plan. Where policies in a plan are reviewed, only those reviewed policies are saved for the relevant 3 year period.

Procedure for saving Structure Plan policies

Following discussions with the structure plan authority, the RPB may make a request to the Secretary of State to extend the life of structure plan policies. These requests should be received by the Government Office by 1 April 2007. Such requests will be considered in the light of the following criteria set out in PPS11 paragraph 2.57:

- (i) the saved policies are consistent with national planning policies appearing in White Papers and Planning Policy Statements that have been published since the policies were adopted and are in general conformity with the regional spatial strategy;
- (ii) the saved policies address an existing strategic policy deficit and do not duplicate national or local policy;

(iii) the operation of policies to be saved for longer than three years is not materially changed by virtue of other policies in the old plan not being saved; and

(iv) even where policies are non-compliant with one or more of the above, the Secretary of State considers that it is appropriate for the policies to be saved for longer than three years. This would be on the basis that the regional planning body must provide reasons why these policies should be retained.

NB. If by 1 April 2007 the RPB has not submitted a statement requesting the extension of a saved structure plan policy, and the Secretary of State considers that the policy is compliant with the criteria in PPS11 and the extension of that policy is necessary in order to secure the delivery of national planning policy, she may direct that the policy is extended.

DCLG

August 2006

Department for Communities and Local Government.

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Appendix 2 Schedule of UDP Policies Proposed to be Saved / Not Saved

Chapter: 3 Built Environment

Policy	Policy Theme	Saved?	Reasons
STR11	Protecting & enhancing Built Environment	Yes	This policy represents a central strategy for improving urban quality in Brent. It conforms with the London Plan.
STR13	Sustainable Construction	Yes	This policy represents a central strategy for securing sustainable construction in Brent. It conforms with the London Plan.
STR14-15	Urban Design Strategy	Yes	These policies represent an effective strategic approach for improving urban design quality in Brent.
STR16-17	Heritage Protection	Yes	This policy is necessary to effectively signal a strategy for protection of Brent's Heritage assets (<i>particularly as it is not being proposed to save Policies BE22-23 below</i>).
BE1-12	Urban Design Quality & Sustainable Construction	Yes	<p>These policies elaborate the central strategy for improving urban quality in Brent. They represent locally-tailored objectives and do not merely repeat national or regional policy. And they are heavily-used and supported on appeals.</p> <p>Policy BE4 (disabled access) allows coverage of grey areas in Building Regulation. (Part M) which focuses upon a building and its <i>main</i> access, and is somewhat ambiguous on extensions, etc.</p>
BE13-15	Priority Areas for Townscape & Public Realm Enhancement	Yes	These policies elaborate a central strategy for improving very poor quality townscape areas in Brent. They are locally generated, and necessary, as they effectively target improvements in specific areas of the borough, which are now subject to much change.
BE16	Other Public Realm Initiatives	No	This policy is more promotional –and is not strictly speaking, a land-use policy.
BE17	Building Services Equipment	Yes	Necessary locally. Officers find this very useful as it is specific to mechanical services that can impact on local amenity / urban quality (<i>not covered by BE9</i>)
BE18	Satellite Dishes	No	Seldom used & unnecessary –covered elsewhere by GPDO & PPG15
BE19	Telecommunications	Yes	Officers and local community find this useful – it sets out the locational criteria used locally, and in a more concise manner than PPG8
BE20-21	Advertisements	Yes	These policies set out local criteria, are much used within enforcement, and supported on appeal.
BE22-23	Statutory listed Buildings & Settings	No	Protection for these covered within Policy STR16, national legislation and in PPG15 (<i>listing & supporting text to be maintained in LDF</i>)
BE24	Locally listed	Yes	Promotes protection of locally listed buildings (no national

	Buildings		protection for these)
BE25-28	Conservation Area Development Issues	Yes	These policies set out how such issues will be addressed locally and have been effective in use.
BE29	Distinctive Residential Character Areas	Yes	Locally significant policy for maintaining quality of high quality residential locations outside the CAs
BE30	Enabling Development	Yes	Addresses exceptionally acceptable heritage-related proposals.
BE31	Archaeological sites	Yes	Though not many sites in Brent, this is a local designation (shown on the Proposals Map) and Conservation Officers wish this policy to be saved –mainly due to its conciseness/practicality of use for case officers in appeals
BE32	Monuments/Earthworks	Yes	Protects <i>named</i> local artefacts.
BE33	Tree Preservation Orders	Yes	This policy is necessary to stem the loss of protected trees (locally-generated criteria for exceptions).
BE35	Views/Landmarks	Yes	Protects locally significant views & landmarks in liaison with neighbouring Boroughs

Chapter: 4 Environmental Protection

Policy Ref	Policy Content	Saved?	Reasons
STR11	Protection of the Environment	Yes	It seeks to protect the environment and is a general strategic aim of the council.
STR12	Protection of public health & safety	Yes	Reinforces individual policies on various pollutants.
STR13	Environmentally sensitive development	Yes	Promotes environmentally sensitive development which is a general strategic aim of the council.
EP1	Environmental Impact Assessment	No	Not necessary as dictated by legislation
EP2	Noise & Vibration	Yes	Used in several reasons for approving & refusing development. A necessary policy to ensure necessary noise insulation included in applications where appropriate.
EP3	Local Air Quality Management	Yes	Policy supports the achievement of national air quality objectives and requires assessments of air quality impact on proposals which are likely to significantly contribute to air pollution.
EP4	Potentially Polluting Development	Yes	Policy restricts potentially polluting development.
EP5	Development affecting existing potentially polluting development	Yes	Restricts new development near to potentially polluting sources.
EP6	Contaminated land	Yes	Requires investigation & remediation of contaminated land.

EP7	Hazardous substances	No	Covered by Planning & Hazardous Substances Act 1990 – Environmental Health advise on applications.
EP8	Notifiable Installations	Yes	Required by Directive 96/82/EC Seveso II to have local planning policy for this
EP9	Water Quality	No	Policy unnecessary as covered by EP10
EP10	Protection of Surface Water	Yes	Prevents development which would have a detrimental impact upon watercourses in terms of habitats, access and the water table.
EP11	Water Supply – Demand Management	No	Policy unnecessary as covered by policies EP15 and BE12. version
EP12	Flood Prevention	Yes	A flooding policy is required at the local plan level.
EP13	Water run-off – Source Control	No	Policy unnecessary as covered by policies EP12 & EP10
EP14	New Energy, Renewable Energy & Fuel Storage Development	Yes	Promotes renewable energy installations & incorporation into developments, and also refuelling areas for LPG and CNG pumps.
EP15	Infrastructure	Yes	Requires adequate infrastructure such as water supply and sewerage to be available for development proposed.
EP16	Operational requirements for statutory undertakers	No	Too detailed, can be covered in planning conditions & are statutory requirements
EP17	Land causing poor amenity	No	Too detailed, can be undertaken by the Enforcement team using powers under the Town and Country Planning Act, do not need UDP policy to enforce.

Chapter: 4 Housing

Policy	Policy Content	Saved?	Reasons
STR 18	New Housing Provision Targets	Yes	Sets strategic housing provision targets, as required by the London Plan.
STR 19	Locational Criteria For New Housing	Yes	Sets primary locational parameters for new housing development.
STR 20	Affordable Housing Threshold	Yes	Sets affordable housing threshold.
STR 21	Major Estate Regeneration Areas	Yes	Necessary to implementing key Council housing strategy.
STR 22	Supported Housing	No	Unnecessary 'statement of intent'.
H1	Additional Housing Targets	Yes	Sets out the overall and sectoral housing targets, in accordance with the London Plan
H2	Affordable Housing Requirements	Yes	Details the affordable housing threshold and range of accommodation.
H3	Affordable Housing Proportion	Yes	Details the criteria to assess the level and type of affordable housing.

H4	Off-Site Affordable Housing	Yes	Details the criteria for affordable housing off-site /payment in lieu criteria.
H5	Key Worker Housing	Yes	Necessary to ensure that specialist key worker housing is both provided in locations and is of the type that addresses Brent's affordable housing needs
H6	Protection Of Existing Affordable Housing	Yes	Necessary to maintain the affordable housing dwelling stock.
H7	Major Estate Regeneration Areas	Yes	Details criteria for development in designated housing estates.
H8	Resisting Loss of Housing	Yes	Necessary to maintain the dwelling stock.
H9	Dwelling Mix	Yes	To ensure new housing provision addresses Brent 's household demographic requirements.
H10	Containment Of Dwellings	Yes	Details the criteria for acceptable new non- self contained accommodation.
H11	Housing On Brownfield Sites	Yes	Necessary to implement Government housing development strategy.
H12	Residential Quality; Layout Considerations	Yes	Necessary to ensure new housing is developed with satisfactory layout, access and parking arrangements.
H13	Residential Density	Yes	Sets out criteria for specific site housing capacity assessment
H14	Minimum Residential Density	Yes	Necessary to generally ensure appropriate site utilisation and to specifically prevent circumvention of affordable housing threshold
H15	Backland Developments	Yes	Details criteria to ensure satisfactory residential development without detriment to existing amenities and townscape..
H16	Frontage Redevelopment	No	Superfluous policy area, already addressed in Built Environment Policy BE2.
H17	Flat Conversions	Yes	Details the spatial threshold, configuration and access criteria for satisfactory housing subdivision
H18	Flat Conversion Standards	Yes	Details the layout, dwelling mix and amenity provisions for satisfactory conversion schemes
H19	Flat Conversions; Access & Parking	Yes	Details the specific site and locality parking and access criteria.
H20	Flats Over Shops	Yes	Details the criteria for the acceptable residential use of floorspace above and adjoining shops.
H21	Domestic Extensions	No	Superfluous policy as issues addressed in Policy BE9
H22	Protection Of Residential Amenity	Yes	Necessary to prevent non residential incompatible developments
H23	Supported Housing; New Build	Yes	Details locational criteria for acceptable new supported housing schemes.

H24	Supported Housing; Conversions/Extensions	Yes	Details the premise size and type criteria for acceptable supported housing schemes involving conversion or extension .
H25	Sheltered Housing	Yes	Details locational, amenity and occupancy criteria for acceptable sheltered housing schemes
H26	Accessible Housing	No	Superfluous policy as external access now covered by Part M Building Regulations.
H27	Hostel Accommodation	Yes	Details locational, amenity and occupancy criteria for acceptable hostel schemes.
H28	Gypsy/Travellers Sites	Yes	Details criteria for acceptable Gypsy/Travelers site development

Chapter: 6 Transport

Policy Ref	Policy Content	Saved?	Reasons
STR5		Yes	Necessary as it sets out the principles relating to transport that are applied to development proposals
STR6		Yes	Strategy indicates the requirement to reduce/manage parking stress in the Borough
STR7		No	Strategy is unnecessary and is partly covered in policy TRN11
STR8		No	Strategy is unnecessary as does not deal with the development of land and is partly covered by STR5
STR9		Yes	Policy necessary as it sets out the Council's strategy in considering development proposals on strategic roads.
STR10		No	Policy is unnecessary as it is aspirational and not applied to development proposals
TRN1-4	Transport Assessment/ Impact	Yes	Policies require transport assessment for major development. Policies necessary and do not merely repeat national or regional policy.
TRN5	Transport Infrastructure – Design & Environmental Considerations	No	Unnecessary detail covered by policy elsewhere (e.g. TRN12, TRN 14 & 16, BE, OS12)
TRN6	Intensive Development at Transport Interchanges	Yes	Policy necessary, supporting economic development and regeneration, including policies for retailing and town centres
TRN 7	New Rail and Underground Infrastructure	No	Policy out-of-date and no longer necessary as Crossrail and Willesden Junction Hub proposals not being pursued. Park Royal interchange covered elsewhere (PR2 and PR5)
TRN 8	New Rail Stations – Design Considerations	Yes	Policy necessary to ensure that new or redeveloped stations provide appropriate facilities.
TRN9	Bus Priority	Yes	Policy controls location of development & resists the loss of bus garages
TRN 10	Walkable Environments	Yes	Policy is important to ensure satisfactory walking routes are provided with development, as required by the London Plan.
TRN11	London Cycle	Yes	Policy necessary to ensure implementation of strategic cycle

	Network		route in conformity with the London Plan
TRN12	Road Safety & Traffic Mgt	Yes	Road safety policy is required in determining & mitigating the affects of development
TRN13	Traffic Calming	Yes	Policy necessary to ensure traffic calming measures are included where appropriate in major proposals.
TRN14	Highway Design	Yes	Policy requires adequate design for proposals
TRN15	Forming an Access to a Road	Yes	Necessary policy important for road safety & parking when determining planning applications
TRN16	London Road Network	Yes	Combine to policies TRN18 & 20,
TRN17	Restrictions on New Roads	Yes	Policy supports access requirements in regeneration areas
TRN18	North Circular Road	Yes	Local policy necessary to ensure development does not harm the strategic role of the NCR
TRN19	Improvements to strategic road junctions	No	Policy not necessary as part implemented and is covered by requirement for Transport Assessment
TRN20	London Distributor Roads	Yes	Policy necessary to control access points onto main roads in the borough.
TRN21	Local Traffic Management Strategies	No	Not required as deals with traffic management and not development
TRN22	Parking Standards: non residential	Yes	Policy necessary as it sets out parking requirements for non-residential development
TRN23	Parking Standards: residential	Yes	Policy necessary as it sets out parking requirements for residential developments
TRN24	On-Street Parking	Yes	Part necessary as concerned with the introduction of on-street parking controls when new development is proposed
TRN25	Parking in Town Centres	Yes	Policy necessary to ensure appropriate parking facilities are provided or retained in town centres including achieving shared parking on major development.
TRN26	Re-use of Surplus Parking	No	Policy provides an unnecessary level of detail.
TRN27	Retention of Essential Off-Street Parking	Yes	Policy necessary to resist the loss of essential parking space
TRN28	Restrictions on Off-Street Public Parking & Contract Parking	Yes	Policy indicates parking restrictions essential to planning controls
TRN29	Station Car Parks	Yes	Policy necessary to deal with proposals to develop on station car parks
TRN30	Coaches and Taxis	Yes	Policy necessary to ensure adequate provision of coach parking on development which will attract coaches
TRN31	Design & Land Take of Car Parks	Yes	Policy is concerned with car park design issues, important for larger developments
TRN32	Provision & Protection of Rail & Water Freight facilities	Yes	Policy necessary to protect rail/water freight facilities in conformity with the London Plan
TRN33	Restriction of	No	Unnecessary, as not dealing with land use planning or

	Heavy Goods Vehicles Through Residential Areas		development matters
TRN34	Servicing in New Development	Yes	Policy necessary to ensure that the loss of servicing is resisted and that it is provided, in accordance with local standards, on new development
TRN35	Transport Access for Disabled People	Yes	Policy deals with the need to provide for disabled people in accordance with local standards on new development

Chapter: 7 Employment

Policy ref	Policy content	Saved?	Reason
STR 23		Yes	Until the designations of Strategic and Borough Employment Areas have been replaced with Industrial Employment Areas as set out within Core Policy BIW1, this will remain relevant. The importance of Strategic Employment Locations is enshrined within the London Plan, but as this policy also refers to Borough Employment Areas, the policy is relevant overall.
STR 24		Yes	Until Core Policy SS4 Commercial Regeneration, supported by Core Policy BIW2 and BIW3 are adopted, this remains relevant.
STR 25		Yes	Until Core policy BIW2 The Re-use of Employment Land and Premises sets out the circumstances under which redevelopment occurs, this policy remains important since Local Employment Sites will be under significant pressure for higher value land uses.
STR 26		Yes	The inference of this policy is to be included within Development Management policies in order to direct higher value employment generating development to identified major opportunity sites, taking advantage of transport accessibility.
STR 28		Yes	The council is contributing to the Park Royal Opportunity Area Planning Framework that, although non statutory, has its status enshrined within the London Plan and will be a material consideration. This will be adopted by the GLA early this year. Park Royal is designated as SEL in the London Plan.
EMP1	Named occupiers & existing employers	No	Policy provides unnecessary detail and, according to the Annual Monitoring Report, this policy is not used to determine planning applications.
EMP2	Small and medium sized enterprises	Yes	SMEs are the main driver of the British economy and it is important that Brent's planning policy generally maintains appropriate support, especially as many of these will be outside of Strategic or Borough Employment Areas.
EMP3	Childcare facilities in employment developments	Yes	The inferences of these policies are to be included within Development Management policies. Associated facilities (such as child care) and reducing the distance to travel to opportunities are important means to maximise the access to employment for all sections of the Brent population.
EMP4	Access to employment opportunities	Yes	Policy necessary to help local people access new jobs provided on new development. It reflects the Community Strategy and is in conformity with the London Plan.

EMP5	Designation of strategic employment areas	Yes	National policy requires that LPAs designate land for industrial employment. Strategic Employment Locations are designated within the London Plan and the SRDF and the UDP must reflect this. However, under the provisions of the London Plan alterations, Strategic Employment Locations will become Strategic Industrial Locations.
EMP6	Employee facilities in strategic employment areas	Yes	The inference of this policy is to be included within Development Management policies in order to provide for facilities for workers and so reduce their need to travel to such facilities and reduce traffic congestion at certain times of the working day. In addition, such facilities contribute to maximising Brent residents' access to employment opportunities.
EMP7	Borough employment areas	Yes	National policy requires that LPAs designate land for industrial employment. In addition, Locally Significant Industrial Locations are provided for within the London Plan and the SRDF and the UDP must reflect this.
EMP8	Protection of strategic and borough employment areas	Yes	National policy requires that LPAs designate land for industrial employment. Strategic Employment Locations are designated within the London Plan and the SRDF and the UDP must reflect this. However, under the provisions of the London Plan alterations, Strategic Employment Locations will become Strategic Industrial Locations. In addition, Locally Significant Industrial Locations are provided for within the London Plan and the SRDF and the UDP must reflect this. It is important that locally significant industrial land is protected from higher value uses although Strategic Employment Locations are protected under the provisions of the London Plan.
EMP9	Development of local employment sites	Yes	Local sites are under intense pressure for higher value uses and it is important that any redevelopment proposals are in line with the Councils objectives. Many of the applications that the Council receives are for the redevelopment of Local Employment Sites. Until Core policies and Development Management Policies are adopted, such policy direction is important to avoid the wholesale loss of such sites without meeting the Council's other criteria and objectives.
EMP10	The environmental impact of employment development	Yes	In accordance with national policy, regard should be had for the environmental impact of development. The provisions of this policy will be included within the Core Strategy and are likely to be elaborated in Development Management policies and forthcoming supplementary guidance.
EMP11	Regeneration of employment areas	Yes	The provisions of this policy remain an important objective of the Council and are enshrined within part 1 policy STR24, which is proposed to be saved. It is likely that this theme will be developed within the Core Strategy, Development Management Policies and forthcoming supplementary guidance.
EMP12	Public realm enhancement in	Yes	According to the Annual Monitoring Report, this policy is often used for determining applications. It is likely that this theme will

	employment areas		be developed within the Core Strategy, Development Management Policies and forthcoming supplementary guidance.
EMP13	Bad-neighbour uses	Yes	<p>Until this is addressed by Core Policies and Development Management Policies this remains important, especially in respect of any possible enforcement action taken.</p> <p>In addition, development opportunities may be constrained by proximity to such uses that may be relocated if circumstances allow.</p>
EMP14	Design of business developments	Yes	Flexibility of business type development will be a significant feature of Core policies and this policy provision requires saving until Core Policies are adopted.
EMP15	Location of b1 business development	Yes	<p>Planning Policy Statement 6 and the provisions of the London Plan (part. In respect of SEL and Industrial Business Parks) do address this issue.</p> <p>However, the local expression of this position is required where the council identifies particular sites for this type of development as opposed to general industrial/business type development.</p>
EMP16	Business parks and / or technology parks	Yes	This represents part of the policy basis of The First Central office development and the associated public transport improvements. As such, the inference of these policies are to be included within Development Management policies
EMP17	Reuse of redundant offices	Yes	Redundant office buildings can provide accommodation for uses that are best located in town centres and contribute opportunities for residential conversions. This policy theme will be developed within the Core Strategy and remains important in terms of regeneration opportunities and contributing to meeting housing targets.
EMP18	General industrial developments	Yes	Flexibility of business type development will be a significant feature of Core policies and this policy provision requires saving until Core Policies are adopted. Within designated industrial areas, B2 development can provide the most intensive use of floorspace in terms of generating employment. However, market conditions dictate that demand is for B8 floorspace.
EMP19	Warehouse developments	Yes	In accordance with national policy, regard should be had for the environmental impact of development. The provisions of this policy will be included within the Core Strategy and are likely to be elaborated in Development Management policies and forthcoming supplementary guidance.
EMP20	Creative industry proposals	Yes	2006 Brent Employment Land and Premises demand study indicates that there is demand for space for creative industries. The council considers the introduction of creative industry space as a means of regenerating industrial areas. The inference of this policy is to be included within Core Policies, Development Management Policies and identified Site Specific Allocations.
EMP21	Work-live development	Yes	<p>Work/live development continues to be a challenging land use issue in terms of the use of component parts of units and long term management. The council continues to receive applications for work/live development.</p> <p>The council supports the provision of managed affordable workspace to regenerate industrial areas. Work/live development may be the configuration of this space.</p>

			The inference of this policy theme is to be included within Core Policies, Development Management Policies and Site Specific Allocations.
EMP22	Home-working	Yes	Home working is an important means of economic activity for particular sections of the population that may find access to work otherwise difficult. However, the impact upon surrounding residential amenity must not be compromised. This theme will be developed within Development Management policies.
EMP23	Hassop road special policy area	No	Policy unnecessary as it does not provide guidance that is not included within Policies STR25, EMP9, EMP10 and existing SPG.
EMP24	The Brentwater estate	No	Policy unnecessary as it does not provide additional guidance to that included in policies STR24, EMP11 and Site Specific Allocation MOS5.

Chapter: 8 Town Centre

Policy	Policy Content	Saved?	Reasons
STR29	Town Centre Vitality & Viability. Supporting Wembley & Kilburn	Yes	This policy represents a central strategy for improving the quantitative and qualitative quality in Brent town centres, as well as supporting the status of the Major centres. It conforms with the London Plan.
STR30	Distribution of shopping facilities	Yes	This policy represents an effective strategic approach for ensuring equitable access to shops and services within Brent.
SH1-2	Town Centres Network & Major Town Centres	Yes	These policies implement the strategic approach by identifying an hierarchy of town centres in Brent and promoting their improvement.
SH3-5	Sequential Approach in Major, Local Centres and Out-of-Centre	Yes	These policies interpret national guidance and tailor them to local circumstances.
SH6-7	Non-Retail Uses, Changes of Use,	Yes	These policies are heavily-used and supported on appeals. They aim to protect the vitality of town centre primary frontages. They do not merely repeat national or regional policy.
SH8	Conditions on Non-Retail Uses	No	A separate policy is unnecessary – <i>the explanatory text will still be available as a guide.</i>
SH9	Secondary Shopping Frontages	Yes	This policy prevents loss of retail to residential/other uses within secondary frontages (that would create breaks in the active frontage).
SH10-11	Food & Drink (A3) Uses, Conditions &	Yes	These policies elaborate a central strategy for improving very poor quality townscape areas in Brent. They are locally generated, and necessary, as they effectively target improvements in specific areas of the borough, which are now subject to much change.
SH12	Customer toilets	No	This is now unnecessary, as it is covered by the Building

			Regulations
SH13	Amusement centres	Yes	Although elements of this policy could be addressed through SH10, it restricts the location of Amusement centres to Secondary Frontages.
SH14	Minicab Offices	Yes	This policy is well-used and impacts on local residential amenity.
SH15	Loss of Residential above Shops	Yes	Allows expansion of shop units/storage/offices into residential above (in Wembley & Kilburn) – which would otherwise be prohibited
SH16	Local Centres	Yes	Necessary locally. Officers find this policy very useful as it protects shops & services that can influence local quality of life.
SH17-18	Isolated Shops & Other Parades	Yes	Necessary locally. Officers find SH17 very useful as it protects shops & services that can influence local quality of life – and SH18 ensures appropriate alternative uses where change is permitted.
SH19	Rear Servicing	Yes	This policy sets out the importance of rear servicing improvements.
SH20	Development in/or adjoining Town Centres	No	The issue of orientation and integration of new stores with centres is covered in PPS6 – <i>the explanatory text will still be available as a guide.</i>
SH21-24	Shopfronts, Forecourts & Extensions	Yes	These policies set out locally-relevant criteria to ensure appropriate Shopfront design / extension and use of forecourts.
SH25	Customer Facilities	No	This policy is now unnecessary, as customer facilities are negotiable, and internal disabled facilities are covered by the Building Regulations
SH26-27	Existing/New Retail Markets	Yes	These are locally relevant policies for retaining and securing retail markets as regenerative efforts continue.
SH28-29	Car-Boot Sales	Yes	Are still needed, particularly in the south of the Borough, with several previously problematic car-boot sales (and possibly new proposals).
SH30	Kilburn Town Centre Regeneration	No	This is merely a promotional policy. It is covered by joint town Centre management initiatives.
SH31-32	Ealing Road	Yes	These are locally necessary to address issues in Ealing Road centre.
SH33-35	Design Improvements & Servicing Harlesden	Yes	These are locally necessary to address issues within Harlesden centre
SH36	Kensal Rise	No	This is merely a promotional policy. The ongoing redevelopment of sites along Kilburn lane will contribute to the vitality of Kensal Rise.

Chapter: 9 Tourism, Entertainment and the Arts

Policy Ref	Policy Content	Saved?	Reasons
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STR 31	Protection & location of new ACE uses	Yes	Strategic policy to protect & promote arts, culture and entertainment uses, following the sequential approach to location requirements in line with National and Regional guidance.
STR 32	Location of visitor and hotel facilities	Yes	Strategic policy to expand tourism facilities particularly in National Stadium Area. Has regard to Community Strategy.
TEA1-2	Location of Tourist, Visitor and ACE uses	Yes	Policies necessary to meet strategic objectives. In conformity with National Guidance and London Plan in terms of the sequential approach.
TEA3	Protection of existing ACE uses	Yes	Policy is necessary to protect existing ACE facilities for performance or display of art.
TEA4	Public Art	Yes	Policy is necessary to improve public realm and public interest in the arts
TEA5	Short term use of vacant buildings for ACE Facilities	No	Policy ineffectual and not used.
TEA6-7	Hotel Development	Yes	Policy necessary to locate hotels in appropriate areas
TEA8	Access for disabled people	No	Policy no longer needed as it is now covered by Part M (2004) of the Building Regulations.

Chapter: 10 Open Space and Recreation

Policy Ref	Policy Content	Saved?	Reasons
STR33	Strategic Open Space	Yes	Protection of strategic open space (MOL & Green Chains) from inappropriate development. In conformity with the London Plan
STR34	Protection of Sports Facilities	Yes	Strategic objective to ensure provision by preventing loss of sports facilities.
STR35	Improving Public Open Space & Sports Facilities	Yes	Policy to meet strategic objective to improve the Borough's public open space as set out in the Community Plan
STR36	Protection & enhancement of sites of nature conservation	Yes	Strategic policy which protects and enhances sites of nature conservation value and contributes towards Borough target to encourage greater biodiversity
OS1-3	Metropolitan Open Land	Yes	Policies necessary to meet strategic objectives. In conformity with National Guidance and London Plan.
OS4	Areas of Open Character	Yes	Policy protects areas of open character and is an effective policy in promoting and enhancing open space.
OS5	Green Chains	Yes	Policy protects and enhances areas surrounding the River Brent and the Grand Union Canal. Policy supports the Blue Ribbon Network of the London Plan.
OS6-7	Public Open Space	Yes	Policy necessary to protect existing public open space and to make provision for new.
OS8	Sports Grounds	Yes	Policy necessary to protect sports grounds, and is in conformity with PPG17.
OS9	Dual Use of open space	Yes	Dual use of school facilities for use by the wider public is a way to utilise existing open space, particularly as Brent is deficient in many areas.
OS10	Sports Facilities	No	This policy is not used. Unnecessary detail covered by more general policy such as STR35.
OS11	Urban	Yes	Policy necessary to protect open space not covered elsewhere

	Greenspace	Yes	but which is capable of meeting recreational and non-recreational needs. In conformity with National Guidance and London Plan.
OS12-13	SSSIs and Sites of Important Nature Conservation	Yes	Policies protect areas of significant nature conservation value; SSSIs, Borough Grade I & II and Local Nature Conservation Importance. In conformity with the London Plan Policy 3D.12
OS14	Wildlife Corridors	Yes	Policy necessary to protect wildlife corridors as shown on the proposals map which prevent isolation of natural habitats.
OS15	Species Protection	Yes	Policy necessary to prevent adverse impact on protected species as identified in national and local Biodiversity Action Plans.
OS16	Welsh Harp & Fryent Country Park	Yes	Necessary policy which sets out requirements to protect integrity of unique environments.
OS17	New Wildlife Habitats	Yes	Policy necessary in meeting strategic objective to enhance wildlife habitat by extending existing sites of nature conservation importance and creation and maintenance of wildlife habitat in areas deficiency.
OS18	Childrens Play Areas	Yes	Policy necessary to improve the provision of children's play areas particularly as Brent is seriously deficient in play space.
OS19	Location of Sports Facilities	Yes	Policy necessary to ensure sequential approach to location of indoor sports facilities.
OS20	Site Specific Sport Proposals	Yes	Policy locates the provision of sports facilities requiring extensive site areas at Vale Farm and Kingsbury as there are no sequentially preferable locations.
OS21	Metropolitan Walks	Yes	Policy necessary to protect character of Metropolitan Walks network which may be impacted by development
OS22	Allotments	Yes	Policy necessary for protecting the provision of allotments particularly as there is growing demand for allotment plots.
OS23	Cemeteries and Crematoria	Yes	Policy for meeting demand for burial space. In conformity with London Plan

Chapter: 11 Community Facilities

Policy Ref	Policy Content	Saved?	Reasons
STR 37	Accessible Community Facilities	Yes	Strategic policy to provide accessible community facilities and prevent net loss of existing facilities. In conformity with National and Regional guidance.
STR 38	Major Regeneration Proposals & Community Facilities	Yes	Strategic policy for provision of community facilities in regeneration areas. In conformity with the London Plan and Sub Regional Policy.
CF1-2	Location of Community Facilities	Yes	Policies necessary to locate community facilities in places accessible to people.
CF 3	Protection of Community Facilities	Yes	Policy necessary to protect existing community facilities and ensure these are appropriate replaced or compensated for if lost.
CF 4	Community Facilities Capable of holding	Yes	Policy necessary to protect residential amenity.

	Functions		
CF 5	Community facilities in large-scale developments	Yes	Policy necessary to ensure there is enough provision to meet demand, alongside large scale residential or mixed use developments.
CF 6	School places	Yes	Policy necessary to meet demand for new school places alongside large scale residential developments.
CF 7-9	School buildings	Yes	Policy necessary to make adequate provision for new schools, extensions and temporary classrooms
CF 10	Development within school grounds	Yes	Policy necessary to allow some non-education uses within school grounds.
CF 11	Day nurseries	Yes	Policy necessary to make adequate provision for day nurseries
CF12	HFE Zones	Yes	Principally HFE zones are to remain. This policy ensures provision is made for HFE uses, and protects these from alternative higher value uses.
CF13	Health care facilities	Yes	Policy necessary to ensure adequate provision for Healthcare facilities
CF14	Places of worship	Yes	Policy necessary to ensure adequate provision for Places of Worship

Chapter: 12 Waste

Policy Ref	Policy Content	Saved?	Reasons
STR39		No	Policy is aspirational and covered by policies elsewhere in the Plan
W1	The Waste Management Hierarchy	No	Best Practical Environmental Options (BPEO) is no longer relevant. Instead SA is now a requirement to drive waste management up the waste hierarchy. Policy does not express local circumstances and repeats national guidance PPS10, para. 25, the Mayor's MWMS and the London Plan Policy 4A.
W2	The Proximity Principle	No	Policy unnecessary which merely repeats London Plan Policy 4A.2.
W3	New Waste Management/ Manufacturing Proposals – Environmental and Access Criteria	Yes	Policy necessary, providing criteria for assessing proposals when determining planning applications.
W4, W5 & W6	Safeguarding Waste Management Facilities	Yes	Policies necessary to safeguard waste management sites. They comply with national and regional guidance.

W7	Local Recycling Points and Facilities	No	Parts of policy covered elsewhere (H18) Also level of detail unnecessary and part covered in SPG17.(p.25, 5.5)
W8 & W9	Construction/ Demolition/ Commercial Waste	Yes	Policy provides necessary guidance to commercial and industrial waste management development.
W10	Incinerators	Yes	Policy provides specific guidance for development proposals for incinerators in the Borough and conforms with Government Guidance and the London Plan.
W11	Waste Transfer Facilities/ Waste to Landfill	Yes	Policy provides specific guidance for development proposals for these facilities.
W12	Aggregate Extraction	Yes	Policy provides necessary guidance to aggregate extraction development. It also addresses local issues.

Chapter: 13 Park Royal

Policy Ref	Policy Content	Saved?	Reasons
STR 28		Yes	Policy provides a central strategy and confirms Opportunity Areas policy in London Plan.
PR1	Major Developments In Park Royal	Yes	Policy supports regeneration and overall enhancement in Park Royal is necessary.
PR2	Transport Improvements In Park Royal	No	Unnecessary policy which does not impact upon development control decisions and is covered in general policies elsewhere (e.g. TRN9, 11, 12, 19, 20 & 24)
PR3	Public Realm Improvements in Park Royal	Yes	Part of the policy details already covered in policies elsewhere (e.g. BE 7, 14, 16 & OS 7) but a major element of the policy is necessary to improve public realm and open space provision in Park Royal and details requirements for specific site.
PR4	The Grand Union Canal in Park Royal	Yes	Policy tailored to local circumstances. It is in conformity with the 10 Year Strategy for Park Royal.
PR5	Park Royal Western Gateway Opportunity Site	Yes	Policy supports regeneration and provides site specific guidance. It is supported by the 10 Year Strategy for Park Royal.
PR6	Park Royal North Western Gateway Opportunity Sites	No	Site specific guidance in this policy no longer applicable.
PR7	Central Middlesex Hospital Zone	Yes	Policy supports regeneration and provides site specific guidance. It is supported by the 10 Year Strategy for Park Royal.

Chapter: 14 Wembley Regeneration Area

Policy Ref	Policy Content	Saved?	Reasons
STR27		Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM1	Regeneration of Wembley	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM2	Pedestrian Route	Yes	Policy local to the Wembley Regeneration Area that is still

	/ Promenade		necessary
WEM3	Location of Large Scale Retail, Leisure & entertainment Uses	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM4	Residential Development within the Wembley Regeneration Area	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM5	Relocation of Existing Businesses	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM6	Wembley Stadium Business Park	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM7	Access to Development - the National Stadium Policy Area	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM8	The National Stadium Policy Area - Development Outside the Area of Very Good Public Transport Accessibility	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM9	Comprehensive Development - the National Stadium Policy Area	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM10	Improved Rail Stations and Pedestrian Links	No	
WEM11	On-street Parking Controls for Wembley	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM12	Short Stay Car Parking in the Wembley Regeneration Area	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM13	Transport Impact of the Proposed National Stadium	Yes	Part of the policy remains necessary despite stadium construction because it relates to stadium parking which has yet to be implemented.
WEM14	Stadium Access Corridor	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM15	Estate Access Corridor	No	The proposed new road set out in the policy has been implemented

WEM16	Urban Design Quality – Wembley Regeneration Area	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM17	The Public Realm – Wembley Regeneration Area	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM18	Design of Buildings along Olympic Way	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM19	Views of the Stadium	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM20	River Brent Corridor / Water Courses in Wembley	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM21	Wembley Town Centre	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM22	Libraries in Wembley	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM23	Wembley park District Centre	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM24	The Wembley Stadium Market	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM25	The National Stadium	No	Stadium development almost complete therefore policy no longer needed.
WEM26	Sporting facilities	No	Additional sporting facilities including a warm-up track unlikely to be brought forward and can be dealt with by general policies elsewhere in the Plan.
WEM27	Opportunity sites at the Junction of Olympic Way and Engineers Way	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM28	Wembley Town Centre Opportunity Sites	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM29	Wembley Park Station Site	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM30	Wembley Stadium Station/South Way Site	Yes	Policy local to the Wembley Regeneration Area that is still necessary
WEM31	Charringtons' Yard/Neasden Goods Yard	Yes	Policy local to the Wembley Regeneration Area that is still necessary

Chapter 15: Site Specific Proposals

A number of Site Specific Proposals were identified within the 2004 Unitary Development Plan, including proposals for major opportunities, housing, transport, open space and general, often mixed use development.

The Council is currently preparing a Site Specific Allocations Development Plan Document for the Local Development Framework. Until this has been completed and adopted, it is important that the Council considers whether existing allocations should be saved.

Some of the existing site proposals have been completed, others have planning permission. In many cases, a similar or a modified allocation is likely to be included within the forthcoming Development Plan Document and, as such, require saving until then.

Policy Ref	Site	Saved?	Reasons
MOS1	Church End r/o 189-235, 187 Church Road	Yes	The council is preparing informal planning guidance for Church End that includes this site. A modified allocation will be included within the Site Specific Allocations DPD.
MOS2	R/o Oriental City	No	Site developed
MOS3	Kilburn State Cinema	Yes	This allocation is retained within the Site Specific Allocations DPD.
MOS4	Kilburn Sq	Yes	A modified allocation will be included within the Site Specific Allocations DPD.
MOS5	665 North Circular	Yes	This allocation is retained within the Site Specific Allocations DPD.
MOS6	Atlip Site	Yes	The council intends to prepare informal planning guidance for Alperton that includes this site. A modified allocation will be included within the Site Specific Allocations DPD.
MOS7	Former Hirst Research Centre	No	Site developed
MOS8	Rosemount Road	No	Majority of the site has been developed but Minavil House presents a mixed use development opportunity.
HP1	381 Kenton Road	No	Site developed
HP2	Kingsbury Hospital	No	Site developed
HP3	Former Allotments, Townsend Lane	No	Site developed
HP4	Manor Park Works	Yes	This allocation is retained within the Site Specific Allocations DPD.
HP5	1 St Andrews Road	No	Site developed
HP6	391 Chapter Road	Yes	Permission refused for residential development. A modified allocation will be included within the Site Specific Allocations DPD.
HP7	92a Villiers Road	Yes	This allocation is retained within the Site Specific Allocations DPD.
HP8	2 Morland Gardens	No	Site developed
HP9	Gwenneth Rickus Building	No	Site no longer available for development

HP10	Mordaunt Road	No	Site developed
HP11	Willesden Court House	Yes	A modified allocation will be included within the Site Specific Allocations DPD.
HP12	103 Mount Pleasant Road	Yes	This allocation is retained within the Site Specific Allocations DPD.
HP13	Pound Lane Health Clinic	No	Permission granted
HP14	Willesden General Hospital	No	Site developed
HP15	1-12 Queens Parade	Yes	A modified allocation will be included within the Site Specific Allocations DPD.
HP16	R/o 112 High Street	No	Permission
HP17	Uffington Road	No	Permission granted
HP18	Hawthorne Road	Yes	This allocation is retained within the Site Specific Allocations DPD.
HP19	3 Banister Road	No	SPD adopted April 2005
HP20	Neptune Showers	No	Site developed
HP21	Canterbury Works	No	SPD adopted April 2005
HP22	Victoria Mews	No	Site developed
HP23	669 Harrow Road	No	Permission
HP24	204 Watford Road	No	Site developed
HP25	98 Harrowdene Road	No	Site developed
HP26	749 Harrow Road	No	Not suitable for development.
HP27	63 Station Grove	No	Outline permission
HP28	614 High Road	Yes	A modified allocation will be included within the Site Specific Allocations DPD.
HP29	956 Harrow Road	No	Site developed
HP30	242 Bridgewater Road	No	Not suitable for development.
HP31	Sudbury Crescent	No	Industrial uses have certificates of lawful use.
DP1	Grange Road	No	Site developed
DP2	Former Kingsbury Pool	No	?
DP3	Salisbury Road	Yes	A modified allocation will be included within the Site Specific Allocations DPD.
DP4	Dollis Hill House	Yes	The council intends to prepare informal planning guidance for this site.
DP5	Grange Museum	No	Development unlikely
DP6	Old St Andrews Church	Yes	This allocation is retained within the Site Specific Allocations DPD.
DP7	Former Unisys	Yes	A modified allocation will be included within the Site Specific Allocations DPD.
OSP1	864 Harrow	No	Permission with contributions toward off site open space provision
OSP2	LT Recreation Ground	Yes	A revised allocation may be included within the forthcoming Development Plan Document, subject to decision.
OSP3	178 North Circular Road	No	The development and management of this allocation is unlikely to occur.
OSP4	Vale Farm Sports	Yes	A modified allocation will be included within the Site Specific

	Centre		Allocations DPD.
OSP5	125A Preston Road	No	Site developed
OSP6	280 Watford Road	No	Implemented
OSP7	Copland School Fields	No	Permission
TP1	Burnt Oak Broadway	Yes	This allocation is retained within the Site Specific Allocations DPD.
TP2	Carlisle Road	Yes	This allocation is retained within the Site Specific Allocations DPD.
TP3	Hay Lane and Edgware Road	No	Land secured through allocation
TP4	Kingsbury Road	Yes	This allocation is retained within the Site Specific Allocations DPD.
TP5	Oxgate Lane	Yes	This allocation is retained within the Site Specific Allocations DPD.
TP6	Humber Road	Yes	This allocation is retained within the Site Specific Allocations DPD.
TP7	Staples Corner	Yes	This allocation is retained within the Site Specific Allocations DPD.
TP8	IKEA	No	Bus lay by no longer required.
TP9	Glacier Way	No	Improvements have been completed.
TP10	Cross Rail	No	Cross Rail Route no longer proposed.