

Site Specific Allocations - Preferred Options



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Contents

1. Introduction



1. Introduction

This document contains the Council's *preferred options* for Site Specific Allocations (SSAs) to be identified by the forthcoming Local Development Framework. You are invited to make representations to the Council in respect of these allocations. There is to be a 6 week period of public consultation finishing on the June 8th 2007. Following this process of consultation and then examination in public, the Council intends that a Site Specific Allocations Development Plan Document will sit alongside the Core Strategy and Development Control Policies.

How to make your representation to the Council

Representations need to be made in written form. This can be either by writing a letter to the planning service (Write to The Planning Service, London Borough of Brent, Brent House, 349 High Road, Wembley, HA9 6BZ) or by using the Council's website and submitting an electronic version. The web address for this service is www.brent.gov.uk/planning.nsf. When consultation is completed, the Council will then consider representations while preparing a document for *examination in public*.

Why identify Site Specific Allocations?

Site Specific Allocations are required for a number of reasons. The Council may seek development of a particular type and scale that would not necessarily be delivered through the usual relationship between the development industry and the planning system. The Council may believe that there are specific needs for particular uses such as schools and health facilities or new commercial floor space.

Once adopted, the Site Specific Allocation Development Plan Document will not comprise of *Preferred Options*, but instead a series of statements that will broadly prescribe the development that will be permitted, while the Council will prepare further planning guidance for some of the sites. Proposals for development of a different kind to that which is contained in the adopted document will generally not be permitted.

The Site Specific Allocations are categorised within this document by North, West or South areas as opposed to by use since many of the allocations are for a mix of uses.

1. Introduction



Brent in brief

Brent covers an area of 4325 hectares - almost 17 square miles - between inner and outer North West London. The borough has a substantial spread of suburban housing alongside many hectares of industrial estates, with the Wembley National Stadium at its core. The borough is well served by transport, with over 25 rail and underground stations and good access to the North Circular Road.

The River Brent and Grand Union Canal pass through the borough, dissecting residential and industrial areas and through parks and open spaces. There are significant parcels of Metropolitan Open Land such as at Northwick Park, Fryent Country Park and Welsh Harp. However, in some areas there is a deficiency of access to smaller local parks and open spaces.

1. Introduction

Poor air quality can be generated and compounded by vehicular traffic and congestion and industrial operations, as well as household sources. Much of the south is designated as Air Quality Management Areas by Brent's Air Quality Action Plan.

Census 2001 data suggests that overall; Brent has a young and ethnically diverse population. There remain significant differences in the population between the north and south of the borough. Parts of the borough continue to suffer from relatively high levels of social and economic disadvantage.

2. Local Development Framework

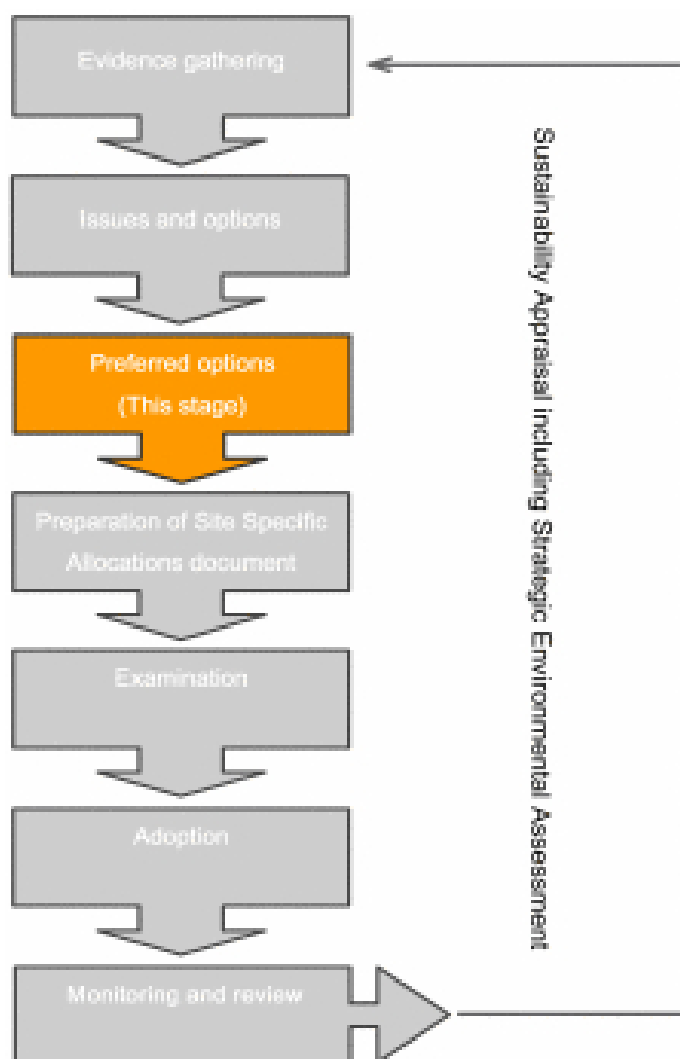


2. Local Development Framework

The Local Development Framework (LDF) will replace Brent's Unitary Development Plan that was adopted in 2004. The Council is required to prepare the LDF by the *Planning and Compulsory Purchase Act 2004* to provide a strategic planning framework for the borough, guiding change to 2016 and beyond. When adopted, Brent's Local Development Framework will form the statutory development plan for the borough.

Planning Policy Statement (PPS) 12 "Local Development Frameworks" (and companion guide) is the national policy statement for preparing the LDF. The LDF will be made up of a number of documents, including a Core Strategy, Development Control policies, Site Specific Allocations, Area Action Plans and Supplementary Planning Documents. The process of preparing a development plan document is iterative whereby the monitoring of the effects of adopted policy documents inform any changes that are made for future updates.

This document will identifies the *preferred options* for development at particular sites called Site Specific Allocations.



2. Local Development Framework

The pre-production and evidence gathering stage requires important decisions to be taken on the nature of the spatial strategy, the documents to be produced and timetables for their preparation. The Council is required to collect the necessary evidence to develop a robust set of data for the LDF and provide the baseline data for the Sustainability Appraisal. There are benefits in involving stakeholders and the community at this stage to begin discussions around key issues and options for the vision and strategy.

Following public consultation on *issues and options*, this document proposes the Council's *preferred options* for particular sites in the borough for a further round of public consultation. The Council will then prepare a *submission* document to be examined by a planning inspector at *examination in public*. Alongside this process, a Sustainability Appraisal including a Strategic Environmental Assessment is completed for each stage by independent specialists to ensure that the document contributes to achieving sustainable development.

With reference to Site Specific Allocations, PPS12 states that:

“The allocation of land for specific uses must be set out in a development plan document. The identification of sites should be based upon a robust and credible assessment of the suitability and availability of land. It will be important for the site specific allocations document to set out clearly the links to relevant policies in other development plan documents.”

This means that the Council should allocate land for particular development if it is sure that such development is appropriate to the site. This includes a consideration of the physical attributes of the site, physical, policy and economic constraints to particular development, as well as needs and demands for particular land uses within a particular part of the borough. In addition, the allocations need to be supported by and grounded within other documents within the LDF, particularly the Core Strategy.

The structure of this document:

This is the Council's *preferred options* for sites having already gone through a process of developing and consulting upon allocations at *issues and options* stage. Up to three options were proposed for site allocations, and these were put to public consultation. Following this process, one of the options or indeed a combination of two or all three has now been developed - and this can be seen with the allocations on the following pages. However, there are a number of allocations that haven't followed this process. They may be:

1. Existing allocations carried forward from the adopted Unitary Development Plan 2004; or
2. Allocations introduced within the period between *issues and options* stage and this *preferred options* stage

The allocations include a number of sections containing information relevant to the site. For example, some sites have a planning history that is pertinent to the options put forward - where as other may have a long history of just alterations and extensions that are not significant to the document.

2. Local Development Framework

All of the allocations have a preferred option - the depth and detail of which varies depending on particular issues relating to the site - and each has a justification in support of the preferred option.

The allocations have been subject to independent Sustainability Appraisal by independent consultants.

Links to the Spatial Strategy

Although of equal status to this document, the primary section of the LDF is the Core Strategy which informs and supports all of the other documents. Within the Core Strategy, a section called "A Spatial Strategy for Brent" contains 10 spatial and strategic policies that together, generally refer to all of the development that may occur in Brent. The policies are themselves further developed within the various sections such as "Promoting a quality environment", "Meeting housing needs" and "Connecting places".

The 10 policies within the Spatial Strategy help to provide grounding and support the decisions to designate particular site specific allocations for specific identified uses over others. Some of these policies are relevant to all of the uses allocated to all of the designations, where as other policies apply only to allocations that may direct a certain type of development, such as open space improvements or new schools and health facilities. The links of these policies to particular uses of allocations are explained in the relevant section of this document.

The following policies refer to all of the allocations in this document.

2. Local Development Framework

1

CP SS1 Key Principles For Development

The key principles which underpin the spatial strategy for Brent are:

- Focusing higher density development in five key growth areas, especially in the main growth area of Wembley.
- Change will be considered on a local area basis, thus facilitating comprehensive planning and provision of infrastructure. to ensure that growth is sustainable.
- Alongside growth will be the improvement of transport nodes, mainly stations and bus/rail interchanges, improvement of travel corridors around and linking growth areas.
- Controlling development in other areas, for example in maintaining quality suburbs and protecting open space. Any development in these locations will be at significantly lower densities than in the growth areas.
- Promoting improvements in town centres, strategic industrial areas and on housing estates in need of regeneration.
- Development in the key growth areas will be required to be mixed-use and also have a mix of housing size and tenures.
- All development should be sustainable through, for example, measures which mitigate or adapt to climate change.
- High quality design resulting in a significant improvement in urban design quality and improvement in the quality of the public realm.

2. Local Development Framework

2

CP SS7 Sustainable Communities

Planning policies will ensure that development is sustainable by:

- Optimising the use of previously developed land and vacant or underused buildings.
- Requiring a high quality of design to facilitate higher density development.
- Ensuring that development occurs in locations that are accessible by public transport, walking and cycling.
- Ensuring that development takes account of the capacity of existing or planned infrastructure, including public transport, utilities and community infrastructure, such as schools, health, community facilities, open space and leisure.
- Taking account of to the physical constraints on the development of land, including, for example, flood risk and drainage capacity.
- Ensuring that no significant harmful impacts occur to the environment, to peoples health or to cultural assets or that such impacts are acceptably mitigated.
- Minimising the use of energy and water, minimising waste and ensuring the use of sustainable materials.

3

CP SS10 Implementation

The Council will, when appropriate, use its Compulsory Purchase Powers to assemble sites. Where new development is likely to result in significant impacts upon the local area, S106 obligations will be sought to mitigate against these impacts, as detailed in the Supplementary Planning Document (SPD) on Planning Obligations. This will include standard charges together with the allocation of sites and the preparation of SPD and Area Action Plans to help achieve its strategic planning aims.

3. Brent's Spatial Issues



3. Brent's Spatial Issues

3.1 Housing

Issues facing the borough

The London Plan alterations require that Brent is able to deliver around 10,000 new dwellings up to 2017. The Brent Housing Needs Survey 2004 found that Brent's housing stock comprises of 45% one bedroom, 31% two bedroom, 16% three bedroom and 8% four or more bedroom dwellings. 24,404 households are living in unsuitable or unaffordable homes; of whom 4,979 require new homes. 10.6% of all households are deemed to be overcrowded.

Almost 75% of new dwellings provided during 1997-2003 were one or two bedroom units. This ratio did not significantly change in 2004-05 indicating that developers have not provided the type and range of dwelling mix required to satisfy the demographic composition and priority housing needs. National and regional policy requires that developments achieve higher densities and that previously developed or brownfield land is used. These factors are not always conducive to providing family housing.

Challenges include delivering additional affordable units and an increased supply of family dwellings. The borough can expect population growth in the years to come, and this growth will be focused at growth areas of Wembley, South Kilburn, Church End, Alperton and Burnt Oak/Colindale. Requirements of national and regional planning policy dictate that development should be matched to appropriate levels of public transport provision and the Council is keen that developments that propose inappropriate densities are avoided or that transport improvements are delivered alongside development.

Links to the spatial strategy

4

CP SS2 Population and Housing Growth

The borough will plan for a population growth of up to 28,000 people by 2017. The development of over 10,146 (including 1000 non-self contained) additional homes will be sought between 2007 and 2017. The borough will aim to achieve the London Plan target that 50% of new homes should be affordable.

Many of the allocations identified are for residential development, either on its own or as part of a wider mix of economic or community based uses. In some cases, the Council is seeking specifically a high proportions of family sized accommodation.

3. Brent's Spatial Issues

5

CP SS3 Focus for Growth

The focus for population growth, and therefore significant new housing development in the borough will be the Wembley Opportunity Area and the regeneration areas of South Kilburn, Church End, Alperton and Burnt Oak/Colindale. These will be directly related to infrastructure improvements.

The Council considers that increasing the residential population can facilitate the regeneration of identified growth areas. Such areas generally have existing high levels of public transport provision relative to the more suburban areas, or are subject to planned infrastructure improvements. Growth areas can therefore, generally support higher density development alongside a greater mix of uses.

6

CP SS5 Wembley as a Focus for Growth

Wembley, being the focus for growth will be developed as a new sustainable community where the stadium will be complemented by the regeneration of the area as a regional sport, entertainment and leisure destination including new shops, hotels and community facilities as well as 5000 new homes. This will be supported by new infrastructure such as schools, health facilities, transport provision etc. Regeneration should provide a range of activities complementary to one another as well as to the Stadium.

Wembley has the greatest opportunities for residential growth and the development of other facilities and services, supported by a high provision of public transport. Allocations promote community based facilities, new retail and employment and residential development.

3.2 Employment

Issues facing the borough

The global economy has experienced structural change and with respect to the UK and Brent, there has been a shift from manufacturing products to importing items and moving them around the country. This is reflected by a falling demand for factories and expected growth for warehouses and wholesale units. The 2006 Brent Employment Land Demand Study also suggests that there is demand for a range of smaller units, particularly for creative industries and managed affordable workspaces.

3. Brent's Spatial Issues

Brent's workforce is generally employed in the same occupations as across London, although there is a higher proportion employed in administrative, sales and elementary occupations. Because of locational factors, some sectors are over-represented in the borough, and growth in these is expected to continue – the storage and distribution sector is a particular example. This sector, along with sales, administrative and elementary positions do not necessarily require high levels of skills.

There are opportunities for improving the environmental quality of industrial areas through regeneration. Industry can be an untidy activity and as such whole industrial areas are designated so as to cluster operations together and away from other conflicting uses. Industrial areas could be redeveloped for new industrial employment development where there are incentives to do so, such as exploring intensification of industrial uses and exploiting remaining developable land for higher value uses, subject to other policies in the Local Development Framework.

For smaller sites often embedded within residential areas, it may be possible to allow mixed redevelopments that entail higher value land uses, such as residential development. This could facilitate the provision of modern workspace for small and medium enterprises and for creative industries. Managed affordable workspace can support local entrepreneurial activity and artists.

Links to the spatial strategy

7

CP SS4 Commercial Regeneration

Park Royal, Staples Corner Wembley/Neasden and East Lane will be promoted as strategic industrial/business locations where redevelopment for incompatible uses will be resisted, new development for business and industry will be encouraged and investment in new infrastructure, such as transport improvements, focused. In addition mixed use development, including employment generating uses, will be promoted in town centres and in the Wembley regeneration area.

A number of allocations seek development that will contribute to the regeneration of industrial employment areas. Generally, the Council will be seeking a more intensive use industrial land and premises and will encourage innovative solutions to achieve this. This will entail environmental improvements, attention to the movement of vehicles and pedestrians within and into and out of estates and landscape improvements. Proposals should also seek to exploit opportunities to improve the relationship with elements of the natural environment including the contribution of the Grand Union Canal.

3.3 Town centres

Issues facing the borough

3. Brent's Spatial Issues

There is expected to be national, regional and sub-regional growth in retail and service sectors bringing trade and employment to town centres. However at a local level, the borough faces a particular set of challenges. The commercial office development market is less dynamic than in the past and the demand that exists can generally be found within the centre of London or towards the east and Docklands. There are however proposals for office development within Park Royal and surrounding Wembley Stadium.

The borough's town centres, particularly Wembley, face competition from Brent Cross in Barnet, metropolitan centres at Harrow and Ealing, proposals at White City as well as the West End. Some allocations identify opportunities to invigorate town centres and significantly enhance the quality of shopping and visitor attractions in the borough.

It is important that town centre developments are proportionate to the location and respect the town centre hierarchy. In accordance with national policy guidance, the general position towards out of/edge of centre developments is restrictive, while developments that attract many visitors and generate trips are better situated within the major or district centres. Smaller developments are more appropriate for local centres.

Links to the spatial strategy

8

CP SS3 Focus for Growth

The focus for population growth, and therefore significant new housing development in the borough will be the Wembley Opportunity Area and the regeneration areas of South Kilburn, Church End, Alperton and Burnt Oak/Colindale. These will be directly linked to infrastructure improvements.

The identified growth areas in the borough contain town centre uses, have the greatest provision of public transport, have an existing range of services and shops and have the potential to support a greater supply of a mix of uses. The higher density residential development in these locations will be matched to current and future provision of public transport and local services.

3. Brent's Spatial Issues

9

CP SS4 Commercial Regeneration

Park Royal, Staples Corner Wembley/Neasden and East Lane will be promoted as strategic industrial/business locations where redevelopment for incompatible uses will be resisted, new development for business and industry will be encouraged and investment in new infrastructure, such as transport improvements, focused. In addition mixed use development, including employment generating uses, will be promoted in town centres and in the Wembley regeneration area.

Town centres, and in particular Wembley will be expected to contribute to increased economic activity of current and future residents by presenting opportunities for employment. Some allocations for employment generating development that will attract visitors entail a large number of trips are located in town centres where public transport provision can support the increased movement of people.

10

CP SS5 Wembley as a Focus for Growth

Wembley, being the main focus for growth, will be developed as a new sustainable community where the stadium will be complemented by regeneration of the area as a regional sport, entertainment and leisure destination including new shops, hotels and community facilities as well as 5,000 new homes. This will be supported by new infrastructure such as schools, health facilities, transport provision, etc. Regeneration should provide a range of activities complementary to one another as well as to the Stadium.

Wembley is the primary town centre in the borough, with the greatest diversity of uses and the opportunities to accommodate further growth and diversification of development. Allocations in this area seek to exploit development sites presenting opportunities to increase and improve the retail shopping offer and building on the identity of Wembley as a major entertainment destination.

3.4 Open Space

Issues facing the borough

3. Brent's Spatial Issues

Parts of the borough have open space deficiencies. Pockets are more than 400 metres from a public open space of more than 2 hectares while much of the south of the borough is more than 1200 metres from a public open space of more than 20 hectares. Metropolitan Open Land at Northwick Park, Fryent Country Park and Welsh Harp provide a supply of large parklands and help to break up development.

The impact of population growth and related development for services will add pressure to the supply of open and recreational space. There is already a deficiency in terms of supply in some places, but there are opportunities for improving the accessibility to existing open spaces, as well as improving quality and the range of sports and recreation facilities available to the population.

Links to the spatial strategy

11

CP SS8 Meeting Local Community Needs

The needs of both existing and new communities, such as for community facilities, shops, leisure facilities, etc., should be met by development. The Council will carry out appraisals of the key growth areas to ascertain local community needs. Such needs will be met either directly or cumulatively by securing contributions from individual schemes. This could include improvements to the public realm, community facilities, new sports provision, public open space, training, child care facilities, etc.

Some of the allocations within this document refer to the provision, reconfiguration and improvements to open space as well as the diversification of activities available to users.

12

CP SS9 Protecting the Built and Natural Environment

The quality and character of the borough's built and natural environment will be protected and enhanced, and new or improved areas to meet existing deficiencies and, in particular, the needs of a growing population will be provided where opportunities exist. Development will not generally be permitted on the borough's open spaces.

Open space is to be protected and access improved in some locations. Generally, development will be resisted upon open space except where the Council is satisfied that there will be no net loss of supply, or where the quality and diversity of facilities or where accessibility to the open space can be greatly improved to mitigate any loss - this will be in exceptional cases.

3. Brent's Spatial Issues

3.5 Waste

Issues facing the borough

Population growth, the increase in single person households and other life style changes will continue lead to an increase in generation of household waste. There have been changes to European and British law with regard to the management, processing and recycling of waste. In addition, the borough's industrial areas will be required to change working practices. The London Plan requires that waste is addressed on a sub regional and local basis and therefore Brent Council will collaborate with other West London sub region boroughs to prepare and adopt a Joint Waste Development Plan Document.

Until the joint document is prepared and adopted, it is important to consider possible locations for new or intensified waste management facilities that will be required in the coming years. It is likely that such operations will be located within industrial areas, a land use that is prevalent within Brent. The emergence of revised laws and the importance of sustainable development have led to a growing market of firms engaged in waste processing. The Council and its partners will have to consider the impact of planning for waste in terms of generation, land use and employment and impact on surrounding uses and local regeneration proposals.

Future updates to the Local Development Scheme will include a timetable for the production of the Joint Waste Development Plan Document.

Links to the spatial strategy

13

CP SS6 Infrastructure to Support Development

The likely level of additional housing and its location will be assessed and the Council will plan accordingly for the provision of supporting infrastructure, identifying sites for new facilities where appropriate. Before granting planning permission for large-scale residential development, the Council will have to be satisfied that the infrastructural requirements arising from the scheme will be met. Contributions will be sought from development giving rise to the need for new infrastructure.

One of the key forms of infrastructure required to support the planned growth in the borough will be that of storing, moving and processing waste. Despite pressure for land to be developed for high value uses, it is imperative that land is allocated for facilities that can process the expected growth in waste generation, as well as support technological advancements that may include the re-use or the sustainable disposal of waste arisings. A variety of modes of transport should be considered, particularly the possibility of using the Grand Union Canal for transferring waste between sites whether inside the borough or elsewhere in Greater London.

3. Brent's Spatial Issues

3.6 Health and Education

Issues facing the borough

More people living in the borough will require improved access to more services. Therefore it is imperative that the implications of this growth on public services are given spatial consideration. The Council has to consider the impact of development on school places and the capacity of health services. The Council is mindful that existing services should be protected and improved where possible. Loss of existing services will generally be resisted and only considered in exceptional cases, such as re-provision on-site or improved facilities within close proximity.

Links to the spatial strategy

14

CP SS5 Wembley as a Focus for Growth

Wembley, being the focus for growth will be developed as a new sustainable community where the stadium will be complemented by the regeneration of the area as a regional sport, entertainment and leisure destination including new shops, hotels and community facilities as well as 5000 new homes. This will be supported by new infrastructure such as schools, health facilities, transport provision etc. Regeneration should provide a range of activities complementary to one another as well as to the Stadium.

With Wembley considered the primary area for growth, community facilities including health and education will be required to support the creation of a sustainable community. Unfortunately there is a limited supply of sites for such developments and the Council will have to consider potential conflicts between land uses as well as ensure that there are services to support the planned population growth.

15

CP SS6 Infrastructure to Support Development

The likely level of additional housing and its location will be assessed and the Council will plan accordingly for the provision of supporting infrastructure, identifying sites for new facilities where appropriate. Before granting planning permission for large-scale residential development, the Council will have to be satisfied that the infrastructural requirements arising from the scheme will be met. Contributions will be sought from development giving rise to the need for new infrastructure.

3. Brent's Spatial Issues

Population growth requires that strategic consideration of the impact on and demand for health facilities, schools and colleges. The Council will seek that piecemeal development is avoided (depending on the nature and scale of development) so that contributions that support the provision of such services can be sourced and used effectively.

16

CP SS8 Meeting Local Community Needs

The needs of both existing and new communities, such as for community facilities, shops, leisure facilities, etc., should be met by development. The Council will carry out appraisals of the key growth areas to ascertain local community needs. Such needs will be met either directly or cumulatively by securing contributions from individual schemes. This could include improvements to the public realm, community facilities, new sports provision, public open space, training, child care facilities, etc.

The provision of such facilities should be matched to the nature, scale and location of new development, taking into consideration existing and predicted pressures upon and deficiencies in existing services. Allocations within this document support improvements in the quality and capacity of health and education facilities and consider opportunities for the intensification of land use, or the possibility of sharing land so that other demands, such as recreational and open space demands can also be met.

4. Site Allocations



4. Site Allocations

4.1 North

11: London Transport Sports Ground, Forty Avenue

Ward:

Barnhill

Site area

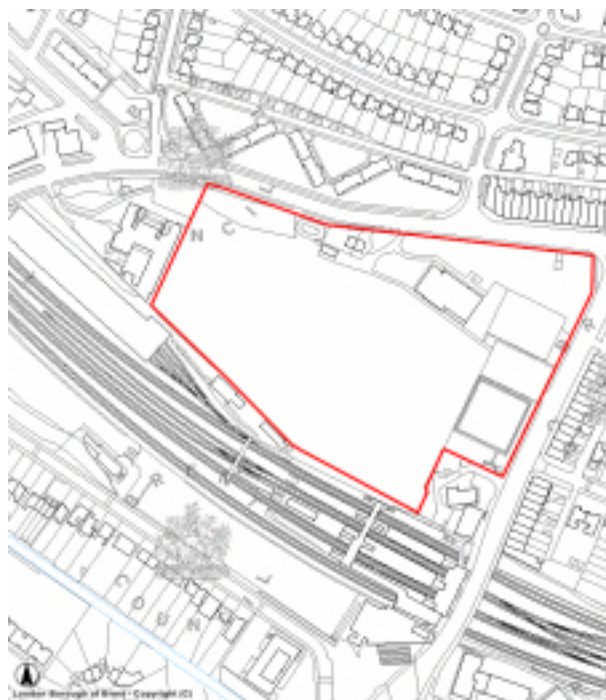
4.3 hectares

Description:

Bordered by Forty Lane to the north, Bridge Road to the east and railway lines to the south. The ground includes a sports field, tennis courts and a bowling green. There is a club house and also station related buildings.

Unitary Development Plan 2004 status:

Area of open character; Site of Borough (Grade 2) Nature Conservation Importance and Site of Local Nature Conservation Importance; and borders the Wembley Regeneration Area.



Options considered at issues and options stage:

1. Education use, maintaining sports pitches as open space with public access
2. Maintain as private playing fields
3. Development of site frontage for mixed use (residential & commercial uses) & maintain remainder as open space

Preferred option:

New school building along the Bridge Road frontage, with dual use playing fields for public use with improved facilities and accessibility. Proposals must maintain the nature conservation element of the site and open views from Forty Avenue must also be maintained. In addition, the Council and partners require a bus turning circle at the southern of the Bridge Road frontage and a cycle link between Forty Avenue and Bridge Road.

Justification:

4. Site Allocations

11: London Transport Sports Ground, Forty Avenue

There is both need, and a shortage of suitable sites, for a new school. This site presents an opportunity in terms excellent public transport accessibility while maintaining and improving access to sports and recreation facilities.

12: Brent Town Hall, Forty Lane

Ward:

Barnhill

Site area:

2.1 hectares

Description:

Grade II Listed Building performing administrative, political and ceremonial roles and within a predominantly suburban context. The site is within short distance to Wembley Park station and is afforded impressive views over the new Wembley Stadium development.

Unitary Development Plan 2004 status:

No policy designation, but Listed Building.

Options considered at issues and options stage:

1. Continued administration/ office
2. Mixed use - office / residential / community
3. Housing

Preferred option:

Mixed use development including offices, residential and community facilities ensuring the retention of use of the Listed Building. Any change of use and/or development should enhance and not detract from the character and importance of the Town Hall, and have regard for existing traffic problems to surrounding residential areas and seek to improve these conditions.



4. Site Allocations

12: Brent Town Hall, Forty Lane

Justification:

The building is reaching the limits of its use in terms of purpose and size but remains an important visual, social and historic landmark in the borough, notwithstanding its Listed status. Sensitive development can enable continued use and long term restoration.

19: Dollis Hill Estate, Brook Road

Ward:

Dollis Hill

Site area:

1.7 hectares

Description:

A collection of business units dating from the 1950s situated within the suburban fabric. Allotment gardens border to the north and The John Kelly School campus to the north west. Residential properties are situated along Flowers Close.

Unitary Development Plan 2004 status:

Local Employment Area.

Planning history:

Refused permission for redevelopment for 140 residential units in December 2005.

Options considered at issues and options stage:

1. School expansion & other community uses
2. Maintain as employment land
3. Residential development



4. Site Allocations

19: Dollis Hill Estate, Brook Road

Preferred option:

Mixed use development including school expansion and new employment development. The new workspace should be situated towards and along Brook Road, allowing space for the school expansion in the western and southern section of the site.

Justification:

There is increasing demand for school space and expansion. The existing employment premises are approaching the limits of being useful and occupancy varies across the site. A range of sizes of new workspace making a more efficient use of land reflecting current and expected patterns of occupancy would be more appropriate.

22: Metro House, 1 – 3 The Mall

Ward:

Barnhill

Site area:

1 hectare

Description:

Police Station operating on a part time basis and former Police hostel, located at the apex of The Mall and Fryent Way. A school and sports ground are located to the south, and primary and secondary shopping frontages are a short distance to the north west, along Kingsbury Road.

Unitary Development Plan 2004 status:

No policy designation.

Options considered at issues and options stage:

1. Education use



4. Site Allocations

22: Metro House, 1 – 3 The Mall

2. Residential
3. Commercial for example hotel

Preferred option:

Residential development including family housing with 3 bedroom and more dwellings over 2 and 3 storeys that must include high proportion of family housing. There may be limited scope for higher densities with up to 4 and 5 storeys buildings. Proposals must include the provision of new amenity space.

Justification:

There is a demand for and a shortage of suitable sites for family housing and associated amenity space.

23: Morrison's, Westmoreland Road.

Ward:

Queensbury

Site area:

2.3 hectares

Description:

Single storey supermarket with extensive car parking. Borough Employment Areas are currently located to the north west and south east of the site. Suburban residential properties are found across Honeypot Lane within the London Borough of Harrow. The Metropolitan Line borders the eastern fringe.

Unitary Development Plan 2004 status:

No policy designation.

Options considered at issues and options stage:



4. Site Allocations

23: Morrison's, Westmoreland Road.

1. Mixed use including residential and retail
2. Retail
3. Residential

Preferred option:

Use of eastern corner of car park for family housing. Alternatively a mixed use development including residential the retail floor space. Proposals should have regard for surrounding employment uses and configure development so that conflicts between uses are mitigated. Proposals will be required to include land for, and provision of, a cycle route along Cumberland Road and maintain the PR2 bus service with an additional bus stand on Westmoreland Road.

Justification:

The existing configuration is an inefficient use of surplus car parking space that could be better used to meet the demands for family housing. The relatively low public transport provision in the area does not generally support a high density predominantly flatted development.

25: Oriental City, Edgware Road

Ward:

Queensbury

Site area:

3 hectares

Description:

Retail warehouse development and car parking set off the Edgware Road. Other buildings within the immediate area are of a similar design, with a currently designated Borough Employment Area to the north west.

Unitary Development Plan 2004 status:

No policy designation.



4. Site Allocations

25: Oriental City, Edgware Road

Options considered at issues and options stage:

1. Retail
2. Mixed use including housing, retail & community uses

Preferred option:

Mixed use development including residential, retail (for bulky goods), food and drink and community facilities (in particular for a primary school) and leisure. Proposals should have regard for potential conflicts between uses and should configure development to mitigate against these in particular for the school use. Proposals should include the re-provision of shopping and restaurant facilities. Proposals will be required to include a cycle lane running north and south along the Edgware Road.

Justification:

Re-use of retail warehouse style development to reintroduce active frontages into the site. There is an existing and projected increased demand for a primary school in the north of the borough. The mix of uses allows for an efficient use of land while mitigating between possible conflicting uses.

4. Site Allocations

39: Alpine House, Honeypot Lane

Ward:

Queensbury

Site area:

0.9 hectares

Description:

Industrial and business office unit occupied by a number of small businesses. Situated south of the supermarket at Westmoreland Road, with industrial uses to the immediate east.

Unitary Development Plan 2004 status:

Part of Honeypot Lane Borough Employment Area.

Planning history:

Withdrawn application for mixed use redevelopment including residential 2005/2006.

Preferred option:

Mixed use development including low carbon or zero emission housing and new light industrial managed affordable workspace. The configuration should use the workspace along the north eastern and north western edge to mitigate any conflict between new residential development and existing employment premises, with family housing generally located along the southern edge. Proposals should include the re-provision of existing business where appropriate. The Council will prepare planning guidance for this site.

Justification:

This industrial unit is no longer in industrial use, with occupiers more suited to a town centre location with a greater degree of public transport accessibility. In addition, the Council is seeking to deliver low carbon and or zero energy residential development in the borough.

Notes:

This allocation was introduced after issues and options stage.



4. Site Allocations

87: Kingsbury High School, Princes Avenue and Bacon Lane

Wards:

Queensbury and Fryent

Site area:

10.7 hectares.

Description:

High School Campus located within substantial playing fields and adjacent to Public Open Space to the south and west of Roe Green Village conservation area.

Unitary Development Plan 2004 status:

Protected open space, notifiable pipeline and adjacent to Public Open Space and Roe Green Conservation Area.



Preferred option:

Consolidation and reconfiguration of High School campuses in order to make improve and expand school buildings and free up space for improved sports and recreation facilities for the school with the possibility of dual use so as to allow public use. A cycle route along Bacon Lane, through Roe Green open space and connecting to Kingsbury Road will be required, as well as being accompanied by a school travel plan. The Council will prepare planning guidance for this site.

Justification:

Local need for improved indoor and outdoor school facilities while allowing for the possibility of dual use and public access to facilities at appropriate times.

Notes:

This allocation was introduced after issues and options stage.

4. Site Allocations

42: Kingsbury Library and Community Centre, Stag Lane

Ward:

Fryent

Site area:

0.5 hectares

Description:

Strip of community facilities located adjacent to Kingsbury High School and Junior School campuses, surrounded by suburban residential fabric.

Unitary Development Plan 2004 status:

No policy designation, but is adjacent to Roe Green Village Conservation Area.



Preferred option:

Subject to the decision to relocate Kingsbury Library to Kingsbury One Stop Shop, mixed-use, residential-led development including the retention of the Pupil Referral Unit or replacement Council or community based service on site. Otherwise any proposals must also include the provision of an improved library facility. The Council will prepare planning guidance that includes this site.

Justification:

Library and community centre are in need of renewal and possibility of diversification of services provided. Relocation can improve accessibility by public transport, foot and cycle. Residential development can enable this re-provision.

Notes:

This allocation was introduced after issues and options stage.

4. Site Allocations

85: Capitol Way

Ward:

Queensbury

Site area:

3.15 hectares

Description:

Retail warehouse development and car parking set off the Edgware Road. Other buildings within the immediate area are of a similar design.

Unitary Development Plan 2004 status:

No policy designation.

Options considered at issues and options stage:

1. Retail
2. Housing
3. Mixed - including retail, housing & employment uses

Preferred option:

Mixed use redevelopment for retail (bulky goods) or for car showroom, with residential development above. B1c light industry and/or work/live development to act as buffer along the south western section of the allocation. The Council will prepare planning guidance for this site. Proposals should have regard for the existing cycle route to the north of the site and should explore the provision of north/south pedestrian access from Capitol Way to Carlisle Road. In addition, the existing bus turning and driver facilities should be retained or re-provided. HGV parking should be discouraged.

Justification:

Opportunity to redevelop the site for a more efficient use of land, diversifying the mix of uses and introducing residential development and light industrial workspace into the location.



4. Site Allocations

85: Capitol Way

Notes:

This allocation has been expanded since issues and options stage.

49: Garages at Barnhill Road

Ward:

Barnhill

Site area:

0.08 hectares

Description:

Disused garages situated alongside park lands with woodland area to the north. River Brent passes to the east.

Unitary Development Plan 2004 status:

Northern section is designated as being part of a Green Chain but outside of flood plain.

Planning history:

Permission for demolition of existing garages and residential development for 7 houses, subject to s106 agreement - 2006.

Preferred option:

Residential development within woodland setting in northern section with access route and improvements to landscaping and planting at the southern section. Improvements to the relationship of the site and the River Brent will also be required. All proposals will be required to be subject to a full tree and ecological survey.

Justification:



4. Site Allocations

49: Garages at Barnhill Road

The garages are no longer of use and now attract fly-tipping and other criminal and anti social behaviour. The redevelopment of this constrained site could present social benefits and increase the supply of residential units that outweigh the potential loss of trees in the northern triangle section.

Notes:

This allocation was introduced after issues and options stage.

51: Dollis Hill House, Gladstone Park

Ward:

Dollis Hill

Site area:

0.2 hectares

Description:

Fire damaged listed building set within Gladstone Park.

Unitary Development Plan 2004 status:

Listed building within Metropolitan Open Land.



Preferred option:

Food and drink, community use, conference and hospitality facilities and associated car parking to secure the restoration and use of Listed Building.

Justification:

Dollis Hill House has been out of use for some time as restoration activity has ceased. An acceptable use that can viably deliver the restoration of the building should be encouraged. The Council has prepared planning guidance for this allocation.

Notes:

4. Site Allocations

51: Dollis Hill House, Gladstone Park

This allocation has been carried forward from the Unitary Development Plan 2004 although the boundary has been altered.

53: Gavin/Station House, Neasden Lane

Ward:

Welsh Harp

Site area:

0.14 hectares

Description:

Vacant/underused office building set immediately north of Neasden underground station along Neasden Lane.

Unitary Development Plan 2004 status:

No policy designation.



Preferred option:

Mixed use development including residential, retail and food and drink. Development of this site could reach 9 or 10 storeys, with local retail and food and drink on lower floors creating an active frontage. The Council has prepared planning guidance for this allocation.

Justification:

The office building is underused and there is very specific demand for office development in Brent. The site is located in an area of high public transport accessibility supporting a tall building.

Notes:

This allocation was introduced after issues and options stage.

4. Site Allocations

56: The Lancer PH, Kenton Road

Ward:

Kenton

Site area:

0.14 hectares

Description:

Public house currently in use as restaurant at the junction of Kenton Road and Nash Way.

Unitary Development Plan 2004 status:

Primary Shopping Frontage.



Preferred option:

Mixed use development including residential and retail and/or food and drink with potential for a building of up to 4 storeys.

Justification:

The public transport provision supports an intensification of use upon this site while reintroducing an active frontage and developing the car park that has become an indeterminate space.

Notes:

This allocation was introduced after issues and options stage.

4. Site Allocations

57: Sainsbury's Car park, Draycott Avenue

Ward:

Kenton

Site area:

0.6 hectares

Description:

Southern section of supermarket car park located between Draycott Avenue and rail line and set behind suburban residential development.

Unitary Development Plan 2004 status:

The railway line is Wildlife Corridor.



Preferred option:

Podium residential development incorporating family housing that allows for residential and retail car parking beneath the new development. Development should have regard for the railway line along the western edge, both in terms of potential noise pollution but also for its wildlife importance. Access will be required from Draycott Avenue using the existing shoppers access.

Justification:

Efficient use of retail car parking space while also presenting an opportunity for residential development, particularly for family sized units.

Notes:

This allocation was introduced after issues and options stage.

4. Site Allocations

58: Prince of Wales PH, Kingsbury Circle

Ward:

Queensbury

Site area:

0.3 hectares

Description:

Demolished former public house set back from Kingsbury Circle roundabout adjacent to retail uses.

Unitary Development Plan 2004 status:

Primary Shopping Frontage to the east.

Planning history:

Permission for the demolition of existing building and erection of 4-/5-storey building comprising 44 flats 2005/2006.

Preferred option:

Mixed use including residential above new active frontage of retail and/or food and drink.

Justification:

Re-use of redundant public house to increase the supply of residential units on previously developed land within town centre location.

Notes:

This allocation was introduced after issues and options stage.



4. Site Allocations

59: Theoco Garage, 3-5 Burnt Oak Broadway, Edgware Road

Ward:

Queensbury

Site area:

0.4 hectares

Description:

Motor vehicle showroom located along the Edgware Road at the northern-most point of the borough. The buildings are set back off of the main road.

Unitary Development Plan 2004 status:

Primary Shopping Frontage



Preferred option:

Mixed use including residential and retail, introducing active frontages and a range of storey heights having regard for the residential properties located to the rear. Proposals will be required to make contributions towards transport improvements along the street frontage.

Justification:

The local public transport provision supports a more intensive use of this site and provides an opportunity to improve and diversify the retail offer and intensify residential development along the street frontage.

Notes:

This allocation was introduced after issues and options stage.

4. Site Allocations

62: 655 North Circular Road

Ward:

Dollis Hill

Site area:

5.1 hectares

Description:

Area of industrial employment set between Welsh Harp Metropolitan Open Land and the North Circular.

Unitary Development Plan 2004 status:

Strategic Employment Area and Major Opportunity Site promoting regeneration of the industrial area.



Preferred option:

Regeneration of the industrial estate including accessibility improvements.

Justification:

Although providing valuable industrial employment land, the site suffers from poor access into and through the site, requiring vehicles to drive on and off the North Circular to reach different parts of the site.

Notes:

This allocation has been carried forward from the Unitary Development Plan 2004.

4. Site Allocations

63: Old St Andrew's Church, Old Church Lane

Ward:

Welsh Harp

Site area:

0.8 hectares

Description:

Disused church buildings located to the west of Welsh Harp Metropolitan Open Land.

Unitary Development Plan 2004 status:

Listed buildings, Conservation area, Archeological Priority Area and Development proposal promoting the sensitive restoration and re-use of Listed buildings.



Preferred option:

Community facility to ensure the re-use of the Listed Buildings. The use of the buildings for a shared place of worship will be encouraged, having regard for the implications of trip generation and car parking.

Justification:

An opportunity to reconnect local residents and occupiers to an important visual, social and historic landmark in the borough, notwithstanding its Listed status.

Notes:

This allocation has been carried forward from the Unitary Development Plan 2004.

4. Site Allocations

104: Sarena House, Grove Park

Ward:

Fryent

Site area:

1.1 hectares

Description:

Industrial buildings set back from the Edgware Road behind primary school.

Unitary Development Plan 2004 status:

Local Employment Area.



Preferred option:

Mixed use development including residential and managed affordable workspace. The design must have regard to, and not detract from the use of the adjacent primary school.

Justification:

Opportunity to secure a proportion of the site for employment uses while contributing to the regeneration of an identified growth area and the Council's new homes target.

Notes:

This allocation was introduced after issues and options stage.

4. Site Allocations

107: 1 - 15 Holmstall Parade, Edgware Road

Ward:

Queensbury

Unitary Development Plan 2004 status:

Town Centre, promoted for parking and landscaping improvements.

Preferred option:

Provision of parking bays and landscaping to provide a more attractive and safer shopping environment.

Justification:

To replace pavement and forecourts with poor environmental conditions prejudicial to pedestrian and vehicular traffic.

Notes:

This allocation has been carried forward from the Unitary Development Plan 2004.



4. Site Allocations

88: 12 - 24 Carlisle Road

Ward:

Queensbury

Unitary Development Plan 2004 status:

Borough Employment Area, promoted for widening of highway.

Preferred option:

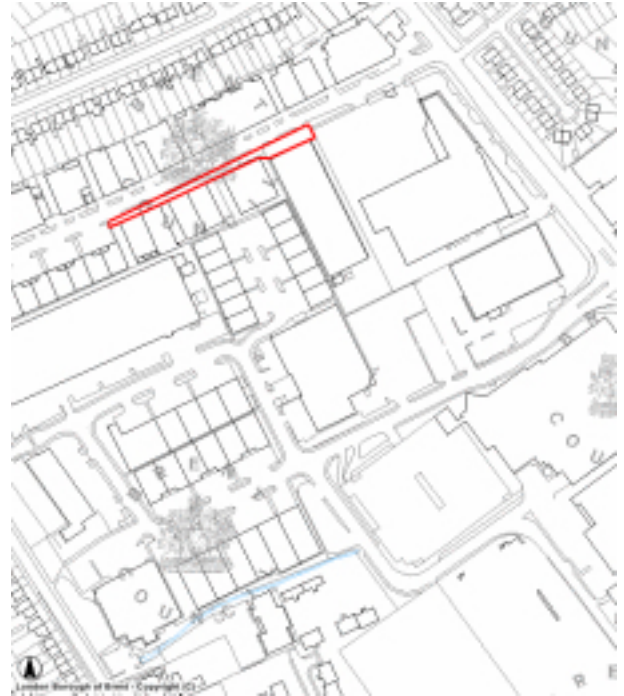
A one meter strip of land is required along the south side of Carlisle Road for highway widening when the sites are redeveloped.

Justification:

Existing private forecourt and industrial buildings have unsatisfactory servicing and parking conditions.

Notes:

This allocation has been carried forward from the Unitary Development Plan 2004.



4. Site Allocations

90: Barningham Way

Ward:

Fryent

Unitary Development Plan 2004 status:

Borough Employment Area, promoted for highway widening and adoption of road.

Preferred option:

Land required for highway widening and adoption following and as part of development of adjoining sites.

Justification:

Substandard highway infrastructure to service industrial estate.



91: Oxgate Lane

Ward:

Dollis Hill

Unitary Development Plan 2004 status:

Strategic Employment Area, promoted for link road for improved servicing.

Preferred option:

Link road with acceptable gradient to be constructed and adopted to improve servicing to industrial estate.

Justification:

Link the proposed internal road network of the Staples Corner industrial area.



4. Site Allocations

92: Humber Road

Ward:

Dollis Hill

Unitary Development Plan 2004 status:

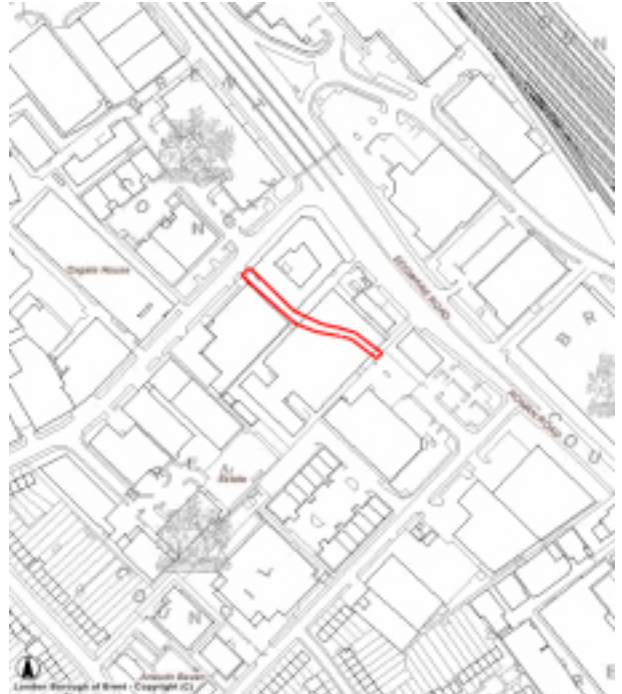
Strategic Employment Area, promoted for new service road.

Preferred option:

Service road following redevelopment to improve accessibility, servicing and general management.

Justification:

Link the proposed internal road network of the Staples Corner industrial area.



93: Site adjoining The Link, Staples Corner

Ward:

Dollis Hill

Unitary Development Plan 2004 status:

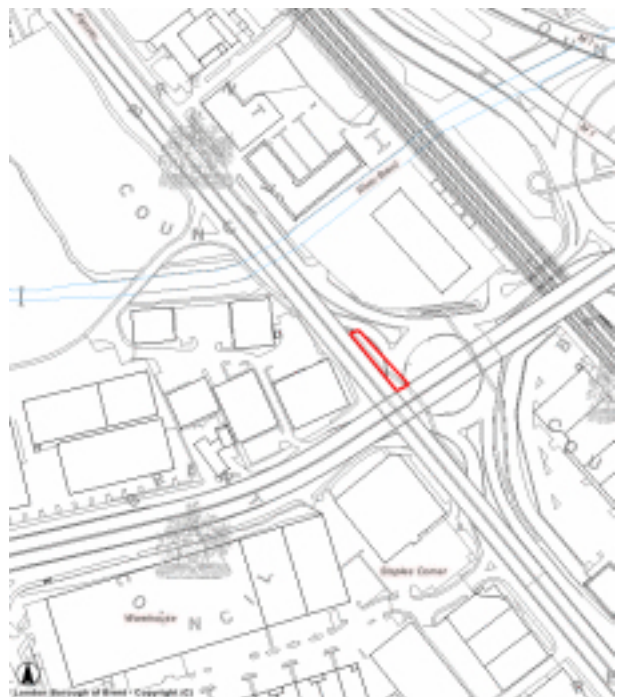
Promoted for road improvements.

Preferred option:

Northbound link road from A406 North Circular Road to Edgware Road.

Justification:

Current junction is congested and is likely to deteriorate with further development.



4. Site Allocations

4.2 South

16: Kilburn Square, Kilburn High Road

Ward:

Kilburn

Site area:

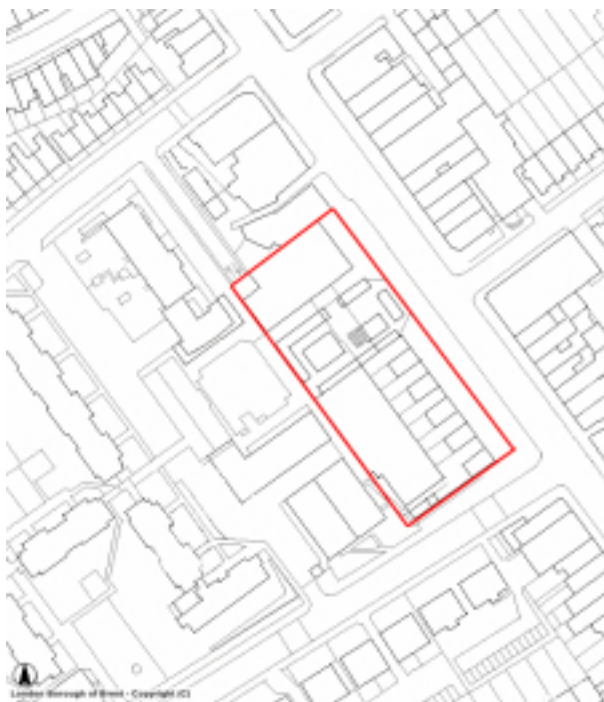
0.6 hectares

Description:

Declining town centre mixed use development of residential, offices, retail market space and public square, set back from the busy High Road.

Unitary Development Plan 2004 status:

Primary Shopping Frontage and promoted for a mixed use redevelopment.



Planning history

Part demolition and redevelopment including 72 new flats and reconfiguration of market square with 10 permanent units. Refused, appeal dismissed 2004.

Options considered at issues and options stage:

1. Town Centre/ Mixed Uses including. housing, education, health & other community uses
2. Housing
3. Offices and retail

Preferred option:

Mixed use redevelopment for residential, retail, community uses and retention of market space. Development should have regard for the Listed Building immediately north of the site. The footpath along Kilburn High Road should be re-paved as part of public realm improvements. The Council has prepared adopted Supplementary Planning Document for this site.

Justification:

4. Site Allocations

16: Kilburn Square, Kilburn High Road

Will introduce environmental improvements to Kilburn High Road, residents, occupiers and visitors, increase the residential density and improve the configuration of the market space.

17: Former State Cinema/Mecca Bingo, Kilburn High Road.

Ward:

Kilburn

Site area:

1.4 hectares

Description:

Listed building part used as bingo hall, part vacant cinema, set back from Kilburn High Road and surrounded by residential and retail development.

Unitary Development Plan 2004 status:

Primary Shopping Frontage and promoted for a mix of uses to secure the continued restoration of the building.

Options considered at issues and options stage:

1. Community/ retail & arts/ culture/ entertainment & employment uses
2. Place of worship

Preferred option:

Mix of uses including community facility, arts and culture, retail, entertainment and employment workspace to secure the long-term use of the Listed Building. Any proposals should entail the separate redevelopment of the former cinema building on Willesden Lane.

Justification:



4. Site Allocations

17: Former State Cinema/Mecca Bingo, Kilburn High Road.

An opportunity to reconnect local residents, occupiers and visitors with an important visual, social and historic landmark and Listed Building in the borough, as well as improve and diversify the uses available.

27a: Asiatic Carpets, High Road, Church End

Ward:

Dudden Hill

Site area:

2.3 hectares

Description:

Vacant industrial building separating a development of family housing and light industrial units, set behind the Magistrates Court complex. Light industry is situated to the east and family housing to the west.

Unitary Development Plan 2004 status:

Borough Employment Area

Options considered at issues and options stage:

1. Housing
2. Employment
3. Mixed - including. housing & employment uses/ work-live

Preferred option:

Mixed use redevelopment including residential (of which a significant proportion must be family sized) and light industrial and/or managed affordable workspace. The uses should be configured so as to manage the conflict between the existing light industrial units and new family housing.



4. Site Allocations

27a: Asiatic Carpets, High Road, Church End

A footpath and cycle route is required from the site through to Denzil Road to the north, linking to footpath improvements along Denzil Road to Brenthurst Road. The council will prepare planning guidance that includes this site.

Justification:

Redevelopment of large vacant industrial building in order to increase the supply of family housing, introduce a supply of a range of light industrial units and contribute to the regeneration of Church End.

27b: Ebony Court, High Road, Church End

Ward:

Dudden Hill

Site area:

0.5 hectares

Description:

Low density disused buildings and disused children's home at the corner of High Road and Neasden Lane, adjacent to the Magistrates Court complex.

Unitary Development Plan 2004 status:

Archeological Priority Area

Options considered at issues and options stage:

1. Housing
2. Housing and community uses
3. Housing & employment/ retail uses

Preferred option:



4. Site Allocations

27b: Ebony Court, High Road, Church End

Residential development with family housing to the north and higher density flatted development to the south. Proposals should entail new road access from the western edge on to Neasden Lane. The council will prepare planning guidance that includes this site.

Justification:

Redevelopment of underused site to provide much needed family housing and to contribute to the regeneration of Church End.

27c: White Hart PH and Church, High Road, Church End

Ward:

Dudden Hill

Site area:

0.4 hectares

Description:

Vacant public house, hall and car park that was formerly used as a local market. A mix of industrial and residential uses are located behind the site. The site is located opposite the Magistrates Court complex.

Unitary Development Plan 2004 status:

Archeological Priority Area

Planning history:

Permission for indoor retail market, 61 residential units and basement parking, subject to section 106 agreement.

Options considered at issues and options stage:

1. Mixed uses including housing, community uses & market
2. Housing
3. Housing and retail



4. Site Allocations

27c: White Hart PH and Church, High Road, Church End

Preferred option:

Mixed use including residential and indoor market. Notwithstanding the current planning permission, the council will seek the inclusion of the Church of Miracle Signs and Wonders within any proposals. The radius of Cobold Road should be improved as part of development at this site. The council will prepare planning guidance that includes this site.

Justification:

Redevelopment of underused site to provide affordable housing and to contribute to the regeneration of Church End.

27d: Church End local centre, High Road, Church End

Ward:

Dudden Hill

Site area:

1.4 hectares

Description:

A parade of retail uses beneath residential units and a car park set back from the roundabout junction of Neasden Lane, High Road and Church Road.

Unitary Development Plan 2004 status:

Archeological Priority Area, promoted for mixed use development including residential development.

Options considered at issues and options stage:

1. Mixed town centre uses - including housing, retail, community uses
2. Employment/retail uses



4. Site Allocations

27d: Church End local centre, High Road, Church End

Preferred option:

Mixed use development on former car park site including residential, retail and replaced market space. Numbers 179 to 203 will be unaffected, while numbers 205 to 235 may be subject to infill of individual plots. Fortune Gate offices and a new local health centre should be incorporated as part of the redevelopment. Development sites exist along High Road, arching around the corner of Church Road. The Council will use a Compulsory Purchase Order for comprehensive redevelopment of this site.

Justification:

To provide for the retention of the local market as well as the redevelopment of an underused and physically constrained location while contributing to the regeneration of Church End.

33: Mayo Road and St Mary's Open Space, Church End

Ward:

Harlesden

Site area:

2 hectares

Description:

A parcel of marginal open space and unconsecrated cemetery land alongside the railway line. This area has been subjected to anti-social behaviour in recent years.

Unitary Development Plan 2004 status:

Archeological Priority Area and Site of grade 2 borough nature conservation importance.



Preferred option:

Redevelopment for predominantly family housing along Mayo Road open space, subject to new Public Open Space being provided on cemetery land and existing housing amenity space. Cemetery memorials to be relocated elsewhere within consecrated cemetery grounds. New Multi Use Games Area (MUGA) to be provided adjacent to existing school.

4. Site Allocations

33: Mayo Road and St Mary's Open Space, Church End

Justification:

To return to the open space to active use, increasing the supply of family housing while contributing to the regeneration of Church End.

Notes:

This allocation was introduced after issues and options stage.

34: Queens Parade, Walm Lane, Willesden

Ward:

Willessden Green

Site area:

0.07 hectares

Description:

Single storey shopping parade located at the Junction of Walm Lane and Willessden Lane, set back from the road.

Unitary Development Plan 2004 status:

Willessden Green conservation area and promotes for residential development.



Preferred option:

Mixed use redevelopment for retail and/or food and drink with residential above. Proposals should improve the public realm along the pavement frontage.

Justification:

More intensive use of site to allow for diversification of retail offer and increasing the supply of residential units in the area.

Notes:

This allocation has been carried forward from the Unitary Development Plan 2004.

4. Site Allocations

61: Queens Park Station area, Salusbury Road

Ward:

Kilburn

Site area:

0.6 hectares

Description:

Vacant and under used commercial and industrial buildings including a public house located on parcel south of Queens Park Underground station.

Unitary Development Plan 2004 status:

Major Estate Regeneration Area.



Planning history:

Application for 26-storey, one 18-storey, one 5-storey and one 3-storey building comprising 128 residential flats; commercial / retail and office-use floor space over ground, first and second floors; municipal car-parking and servicing in the basement (2005).

Preferred option:

Mixed use court yard-type development including residential, community facilities, retail, open space and a new bus interchange. Proposals will be required to demonstrate an innovative design that has regard for the development capacity of the site while being sensitive to surrounding building heights with density massed towards the north eastern corner. Active frontages will be created along the southern and eastern edges and amenity space within the centre of the site. No more than 12 storeys will be permitted on the landmark/feature section of the site. Development will require improvements to the junction of Kilburn Lane, Salusbury road and Carlton Vale, new pedestrian crossing across Salusbury Road towards the north of the site and should explore the possibility of a second station access point. The Council has prepared a Supplementary Planning Document for this site.

Justification:

The re-use of redundant commercial and industrial buildings, increase residential density taking advantage of the high provision of local public transport, diversify the uses and introduce active frontages and contribute to the regeneration of Queens Park and South Kilburn.

4. Site Allocations

61: Queens Park Station area, Salusbury Road

Notes:

This allocation is the collection of, and replaced smaller allocations including Cullen House, Station Car park, Times House, the British Legion and Albert Road Day Centre.

71: Manor Park Road, Acton Lane

Ward:

Harlesden

Site area:

0.25 hectares

Description:

Industrial buildings located behind existing commercial and retail development set back from the apex of the junction of Manor Park Road and Park Parade:

Unitary Development Plan 2004 status:

Archeological Priority Area, promoted for residential development and adjacent to Secondary Shopping Frontage



Preferred option:

Residential development.

Justification:

Redevelopment of redundant industrial building. Increasing the supply of residential development including affordable housing.

Notes:

This allocation has been carried forward from Unitary Development Plan 2004.

4. Site Allocations

72: 92a Villiers Road, Willesden

Ward:

Willesden Green

Site area:

0.2 hectares

Description:

Industrial buildings situated at the apex of Villiers Road.

Unitary Development Plan 2004 status:

Promoted for residential development.

Preferred option:

Residential development.

Justification:

Redevelopment of 'bad- neighbour' industrial buildings. Increasing the supply of residential development including affordable housing.

Notes:

This allocation has been carried forward from Unitary Development Plan 2004.



4. Site Allocations

73: 103 Mount Pleasant Road, Brondesbury Park

Ward:

Brondesbury Park

Site area:

0.2 hectares

Description:

Residential development and hostel facility located between Mount Pleasant Road and Hanover Road, immediately south of Sidmouth Road local centre.

Unitary Development Plan 2004 status:

Promoted for residential development and immediately south of Sidmouth Road local centre.



Preferred option:

Residential development.

Justification:

A more intensive use of land. Increasing the supply of residential development including affordable housing.

Notes:

This allocation has been carried forward from Unitary Development Plan 2004.

4. Site Allocations

75: Hawthorn Road, Willesden

Ward:

Willesden Green

Site area:

0.2 hectares

Description:

Industrial buildings located at the cross roads of Litchfield Gardens and Hawthorn Road.

Unitary Development Plan Status:

Promoted for residential development with a substantial supply of affordable housing.



Preferred option:

Residential development.

Justification:

Redevelopment of badly located industrial building. Increasing the supply of residential development including affordable housing.

Notes:

This allocation has been carried forward from Unitary Development Plan 2004.

4. Site Allocations

80: Former Willesden Court House, St Marys Road

Ward:

Harlesden

Site area:

0.15 hectares

Description:

Demolished former court house building.

Unitary Development Plan 2004 status:

Promoted for residential development

Planning history:

Refused permission for erection of a part 7-storey, part 6-storey building comprising 56 flats, with commercial use on the ground floor (Appeal withdrawn 2006).



Preferred option:

Mixed use including a new community facility on the ground floor and residential development above.

Justification:

Use of brownfield land for mixed use development. Provision of new community facility while increasing the supply of housing.

Notes:

This allocation has been carried forward from Unitary Development Plan 2004.

4. Site Allocations

82: 387 - 395 Chapter Road

Ward:

Willesden Green

Site area:

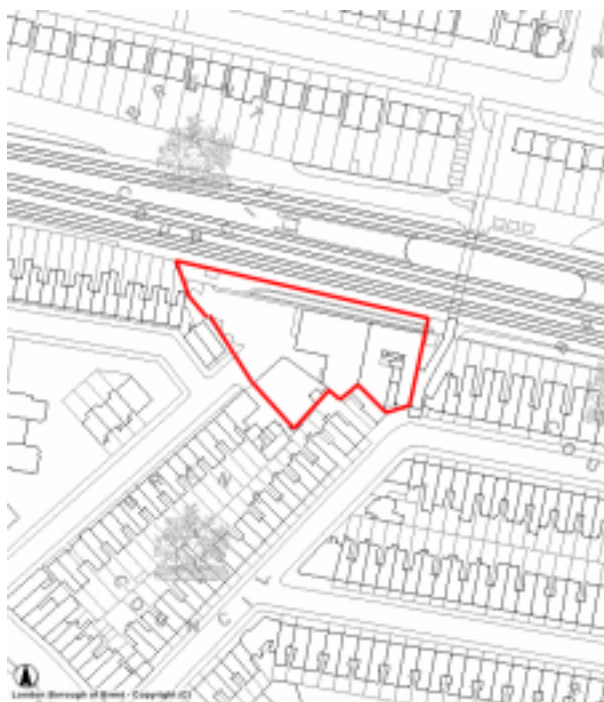
0.25 hectares

Description:

Industrial buildings set between residential properties and the railway line to the north. Accessed from both Chapter Road and Cooper Road.

Unitary Development Plan 2004 Status:

Local Employment Area, promoted for residential development.



Preferred option:

Comprehensive redevelopment for residential development, depending on all of the premises coming forward. Foot and cycle path routes are required between Chapter and Cooper Road while improvements will be required to the access into and out of the station beneath the rail lines.

Justification:

Redevelopment of badly located industrial buildings to intensify residential development within the area. Very good access to local underground station.

Notes:

This allocation has been carried forward from Unitary Development Plan 2004.

4. Site Allocations

84: Lonsdale Road, Kilburn

Ward:

Queens Park

Site area:

0.85 hectares

Description:

Strip of workshop still employment units and residential developments

Unitary Development Plan 2004 status:

Promoted for mixed use including B1 employment / Live work / ACE / A1 / A3/ Community and Leisure uses. Adjacent to Kilburn



Preferred option:

Mixed use including retail/ food and drink uses at western end, residential and managed affordable / creative workspace and education use on the corner of Lonsdale Road and Salusbury Road. New pedestrian access into Paddington Cemetery from Lonsdale Road will be sought. Improved access along Lonsdale Road will be required as part of any development.

Justification:

Increasing the supply of small and medium employment premises, re-provision of education premises and improving pedestrian access to the Cemetery.

Notes:

This allocation has been carried forward from Unitary Development Plan 2004, although not in its entirety.

4. Site Allocations

100: Canterbury House, Canterbury Road

Ward:

Kilburn

Site area:

0.65 hectares

Description:

Offices, motor vehicle sale and repair and vehicle storage set between rail line and Canterbury Road, adjacent to primary school.

Unitary Development Plan 2004 status:

Major Estate Regeneration Area, part promoted for residential development. Canterbury House is a locally Listed Building.



Preferred option:

Mixed use development including new office space, community facilities and residential development. Proposals should have regard for required access to the rail line for statutory undertakers.

Justification:

Contributing to the continued development of South Kilburn through increasing the supply of affordable residential accommodation and new offices in the area.

Notes:

Part of this allocation has been carried forward from the 2004 Unitary Development Plan.

4. Site Allocations

103: Land rear of 12 - 14 Bridge Road

Ward:

Harlesden

Area:

0.1 hectares

Description:

Vacant former industrial premises set back and between residential developments. Site has been subject to fly tipping

Unitary Development Plan 2004 status:

Local Employment Area.



Preferred option:

Residential development and access improvements to Bridge Road.

Justification:

Increasing the supply of residential development in the area, addressing local environmental nuisance.

Notes:

This allocation was introduced after issues and options stage.

4. Site Allocations

15: 117 - 119 Malvern Road

Ward:

Kilburn

Area:

0.16 hectares

Description:

Site of locally listed building, now demolished, along Malvern Road and adjacent to the borough boundary.

Unitary Development Plan 2004 status:

Major Estate Regeneration Area.



Planning history:

Refused outline Planning Permission for erection of a four-storey and five-storey building, consisting of 60 residential units (11 studio flats, 32 one-bedroom flats, 16 two-bedroom flats and 1 three-bedroom flat), provision for 12 parking spaces, refuse stores and associated landscaping (matters to be determined: siting and means of access), as accompanied by Planning Statement, Design Strategy and Daylight & Sunlight Report (January 2006)

Demolition of existing building and erection of 4 storey building comprising 53 self contained dwelling units consisting of 10 studio flats, 28 one bedroom flats, 11 x two bedroom flats and 4 x three bedroom flats (37.7% to be affordable purposes). Provision of 58 bicycle storage spaces, 8 car parking spaces, 4 motorcycle spaces, bin stores, alteration to existing vehicular access, hard and soft landscaping to site (October 2006)

Options considered at issues and options stage:

1. Employment use
2. Education use
3. Housing

Preferred option:

4. Site Allocations

15: 117 - 119 Malvern Road

Residential development including appropriate mix of private and affordable housing and mix of sizes as identified within the South Kilburn Supplementary Planning Document.

Justification:

Increasing the supply of residential development, including affordable housing. Contributing to the regeneration of South Kilburn.

99: Junction of Sidmouth Road and Willesden Lane

Ward:

Willesden Green

Unitary Development Plan 2004 status:

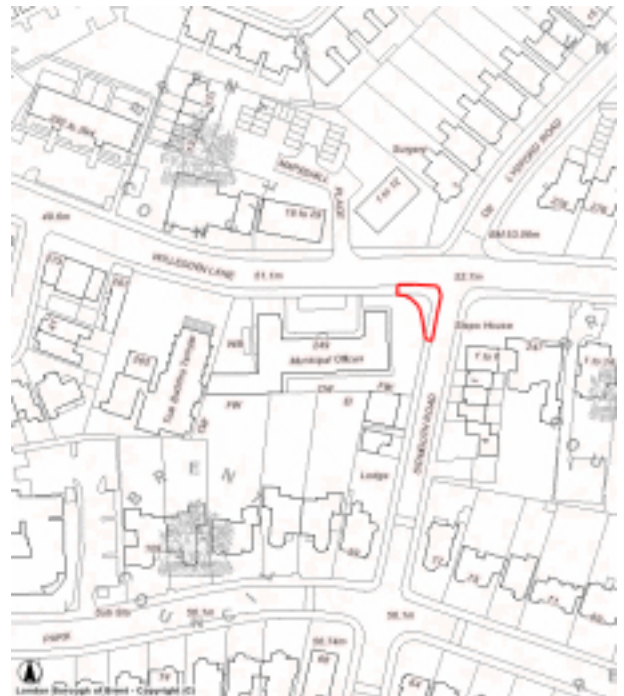
No policy designation.

Preferred option:

Junction widening from the site of Quality House.

Justification:

To allow buses to make a left-turn at the junction for potential future re routing of the 52 service.



4. Site Allocations

4.3 West

1: Atlip site, Ealing Road, Alperton

Ward:

Alperton

Site area:

1.9 hectares

Description:

Vacant and under used office, retail, conference development and parking bounded by Ealing Road, the railway line and the Grand Union Canal.

Unitary Development Plan 2004 status:

Promoted for B1 employment, live/work and affordable residential development with enhancement of canal side environment and footbridge over to the southern tow path.



Planning history:

Planning applications for three sections of this allocation.

1. Dadoos supermarket (2005): Demolition of existing building and erection of a "car-free", part 3-, 4-, 5-, 6-, 7- and 8-storey building containing a broadcast studio on part of the ground floor and 5 studio units, 37 one-bedroom flats, 37 two-bedroom flats and 4 three-bedroom flats with basement parking for 29 cars with access off Atlip Road - permitted.

2. Atlip Road site (2006): Extension of Atlip Road and erection of four buildings containing 5 commercial units (733 squared metres) and 185 flats comprising 60 one and two bedroom private flats and 126 one, two, three and four bedroom affordable flats. The buildings on the north west side of the access road are 4 storey and part 4 and 6 storey. The buildings on the south east side are part 8 and 9 storey and part 10 and 14 storey. Provision of 54 car parking spaces, cycle parking, refuse storage, landscaping, 2 children's play areas and footbridge over the canal.

3. Ealing Road front site (2002): Demolition of the existing buildings and erection of a seven-floor (including basement) mixed-use building, comprising 15 one-bedroom, 22 two-bedroom and 5 studio flats, off-licence shop and restaurant on the ground floor, and a club, (Use Class D2), car-parking and ancillary accommodation at basement level.

4. Site Allocations

1: Atlip site, Ealing Road, Alperton

Options considered at issues and options stage:

1. B1 Work - Live Affordable Housing to support work-live
2. Housing & Industrial
3. Housing

Preferred option:

Mixed use including family housing, amenity space, employment and A3 uses. The canal side environment should be enhanced including moorings for canal users and a footbridge over the canal as well as a footpath through the railway arch to link to the adjacent site at Rosemont Road. Proposals should entail the adoption of Atlip Road and consider the impact of sunlight and shadowing on new and existing and surrounding residents and occupiers. A3 are to be sited along the canal frontage and employment uses along the railway line.

An access road should connect between this site and the nearby Sunleigh Road allocation and any development activity should not preclude this.

Justification:

The possibility of introducing higher value uses to improve the local environment and development new workspace that reflects the current and projected demand. Introduction of new cross canal pedestrian access. Exploiting the canal side location for introducing residential development and A3 uses in Alperton growth area.

4. Site Allocations

3: Twyford Tip, Abbey Road, Park Royal

Ward:

Stonebridge

Site area:

5.3 hectares

Description:

Civic amenity site now mostly vacant land situated at the northern gateway into Park Royal from the North Circular Road. Situated adjacent to the Grand Union Canal.

Unitary Development Plan 2004 status:

Strategic Employment Area and promoted for mixed use development including employment, community facilities and live/work.

Planning history:

Expired outline permission for the Asian Sky mixed use redevelopment including business park (1993).

Options considered at issues and options stage:

1. General industrial
2. Mixed use employment and residential
3. Waste management

Preferred option:

Redevelopment for waste management / transfer / processing facility / energy generation and subsidiary industrial employment development taking advantage of the good road access and adjacent Grand Union Canal. Appropriate remediation of contaminated tip site will be required. Development should have regard for possible Fast Bus route through Park Royal and provide pedestrian access from the North Circular Road, through the site and to connect with new footbridge over the Grand Union Canal.



4. Site Allocations

3: Twyford Tip, Abbey Road, Park Royal

Justification:

There is both demand and restricted supply of suitable sites within Brent for waste related activities. The physical characteristics of this site, together with the absence of public transport that could support a higher density development indicate that this site should be reserved for waste related operations.

4: Former Guinness Brewery, Park Royal

Ward:

Stonebridge

Site area:

8 hectares

Description:

Demolished former industrial complex located east of the First Central office development.

Unitary Development Plan 2004 status:

Strategic Employment Area, promoted for mixed use redevelopment including business park and new open space.



Options considered at issues and options stage:

1. Mix of hospital and education uses with related employment uses
2. Mix of distribution/ storage and general industrial uses
3. Hospital and medical-related employment uses / Education & creative industry/ media uses

Preferred option:

A planning brief adopted in 2005 sets out the acceptable uses for this site. While this site is for predominantly industrial and warehousing development, other more cohesive employment uses are acceptable on the southern part of the site that is well served by the new Underground station

4. Site Allocations

4: Former Guinness Brewery, Park Royal

and interchange of the Piccadilly and Central lines. These include development for health and/or education. The Council will encourage a more intensive use of land at this site employing innovative design and configuration, having regard for business park development occurring to the west. Development should have regard for possible Fast Bus route through Park Royal and provide for east/west cycle route and pathway at the north of the site. Residential development will be acceptable at the northern edge within the former lorry park. The Council is contributing to the preparation of an Opportunity Area Planning Framework for Park Royal with partners.

Justification:

This site is designated as a Strategic Industrial Location by the London Plan. The Council is seeking to establish more intensive and efficient use of industrial land to further a mix of skilled and semi skilled industrial employment and to support the industrial nature of Park Royal while regenerating the western gateway of the estate.

5: Carey's site, Acton Lane, Park Royal

Ward:

Stonebridge

Site area:

2.5 hectares

Description:

Former hospital premises, research facility and hospital car park.

Unitary Development Plan 2004 status:

Strategic Employment Area, Hospital Policy Zone and promoted for Central Middlesex hospital redevelopment.

Planning history:

Permission for the redevelopment for a mix of industrial employment uses (2004).

Options considered at issues and options stage:



4. Site Allocations

5: Carey's site, Acton Lane, Park Royal

1. Employment uses
2. Employment uses and key worker housing
3. Mix of commercial and market housing

Preferred option:

Predominantly industrial/employment uses and hospital expansion development. Key worker residential development for hospital workers only within the section that is currently designated by the 2004 UDP as a Hospital Policy Zone. Residential development (other than key worker accommodation for hospital workers) will not be acceptable in this location. Development at this site is required to provide land for bus lane improvements along Acton Lane. Retention of the medical research facility on site. The council is contributing to the preparation of an Opportunity Area Planning Framework for Park Royal with partners.

Justification:

While recognising this site's worth to improved health facilities and key worker accommodation, part of the site is identified as a Strategic Employment Location by the London Plan. The Council is seeking to establish more intensive and efficient use of industrial land to further a mix of skilled and semi skilled industrial employment and to support the industrial nature of Park Royal.

4. Site Allocations

7: Former Unisys site, North Circular Road

Ward:

Stonebridge

Site area:

2.85 hectares

Description:

Vacant office buildings alongside sports and recreation centre and marginal industrial uses.

Unitary Development Plan 2004 status:

Promoted for hotel and office use on Unisys site only.

Planning history:

Permission for the change of use from Unisys offices to hotel use (1997).

Options considered at issues and options stage:

1. Mixed use - Leisure Centre, housing & associated office & retail
2. Housing & Leisure Centre
3. Education & Leisure Centre

Preferred option:

Requires comprehensive mixed use development including community uses, environmentally sensitive B1 uses, sport and recreation and residential development. The re-provision of the sports centre on the Unisys site will be sought so as a buffer between the North Circular Road and more sensitive uses. Any residential development will not be permitted within 30 meters of the central section of the North Circular Road and will require mitigation for noise pollution. Proposals will be required to improve pedestrian movement into, out of and around this site,



4. Site Allocations

7: Former Unisys site, North Circular Road

including the development of a footbridge across the North Circular Road. Development of this site should have regard for possible Fast Bus route through Park Royal. The Council will prepare planning guidance for this site.

Taller buildings and higher densities are encouraged with density and heights scaled down towards the southern section, including family housing.

Justification:

There is little prospect of significant occupation for office use in this location. Diversifying the uses and activities and introducing residential development can increase activity. Improvements to the pedestrian experience, particularly addressing the physical barrier of the North Circular Road will serve to improve the local environment while revitalising a prominent location in Brent. Despite the previous hotel permission, such development will generally not be permitted as the preferred location for such uses is within Wembley Regeneration Area, exploiting the better public transport provision.

9: Vale Farm Leisure Centre

Ward:

Sudbury

Site area:

4.5 hectares

Description:

Sports and leisure centre

Unitary Development Plan 2004 status:

Public Open Space and promoted for improved indoor and outdoor sports and recreation facilities.

Options considered at issues and options stage:

1. Improvement to existing sports facilities
2. Education use on part of land



4. Site Allocations

9: Vale Farm Leisure Centre

Preferred option:

Improved indoor and outdoor sports and recreation facilities within the existing running track. Proposals will contribute to improving the access into and out of the site for pedestrians and cyclists.

Justification:

The current facilities are reaching the limits of use in terms of purpose and age while there remains an existing and projected increased demand for such facilities with population growth.

10: Northwick Park Hospital

Ward:

Northwick Park

Site area:

18.6 hectares

Description:

Hospital campus with associated car parking

Unitary Development Plan 2004 status

Hospital Policy Zone

Options considered at issues and options stage:

1. Hospital
2. Hospital and higher education
3. Hospital and residential

Preferred option:

Redeveloped hospital with ancillary retail and leisure uses and key worker residential development for hospital workers. The ancillary development should not be of a scale so that it becomes the dominant use of the site. Development should have regard to and improve cycle routes running



4. Site Allocations

10: Northwick Park Hospital

from east to west and north to south and the bus access should be relocated so as to remain in close proximity to the entrance of the hospital. Step free access to the local Underground station will also be sought.

Justification:

Re-configuration of dated hospital buildings to meet current and future standards of health care.

28: Wembley West End, Wembley High Road

Ward:

Wembley Central

Site area:

0.8 hectares

Description:

Retail development with residential above and car parking to the rear.

Unitary Development Plan 2004 status:

Wembley Regeneration Area, Secondary Shopping Frontage and promoted for town centre retail, residential development with re-provided town centre car park.

Options considered at issues and options stage:

1. Mixed - residential, retail, leisure, car parking
2. Commercial use
3. Community use

Preferred option:



4. Site Allocations

28: Wembley West End, Wembley High Road

Comprehensive mixed use development including retail or other town centre uses, residential and replacement town centre car park. The development should improve and diversify the retail offer and include active frontages to Wembley High Road and Ealing Road. In addition, land for a bus lane and improved pathway is required along Wembley High Road and junction improvements for pedestrians. The Council has adopted a Supplementary Planning Document for this site

Justification:

An opportunity to establish regeneration at the western end of Wembley town centre in the light of the future mixed use comprehensive development around the Wembley Stadium development. Ealing Road section has been included to encourage a comprehensive approach to change at this site.

32: Northfields Industrial Estate

Ward:

Alperton

Site area:

8.5 hectares

Description:

Industrial estate located adjacent to the North Circular Road and Grand Union Canal.

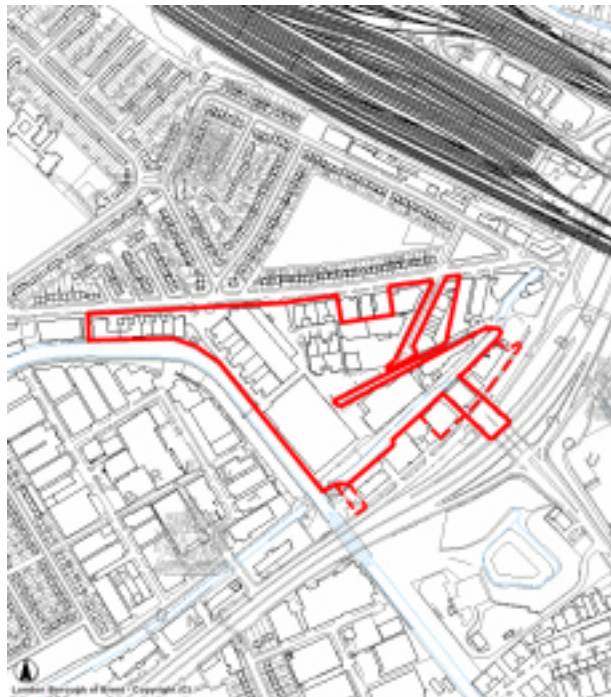
Unitary Development Plan 2004 status:

Strategic Employment Area.

Options considered at issues and options stage:

1. Employment
2. Employment and zero energy residential
3. Employment and affordable residential

Preferred option:



4. Site Allocations

32: Northfields Industrial Estate

Mixed use redevelopment for intensified industrial employment and enabling residential development. Proposals should employ an innovative design approach to making the best use of land. Residential development should preferably be located along the narrow canal side strip at the north western corner, having regard for other regenerative activity in the vicinity and enabling improved pedestrian access to the waterside. In order to secure the development of the new employment floor space and accessibility improvements to the North Circular Road, the Council may consider further but limited residential development. The existing footbridge across the Grand Union Canal should be linked to new canal side pedestrian footpath. Proposals should improve road access from the estate to the North Circular Road.

Justification:

This industrial estate is reaching the limits of suitability due to restrictions to loading space and vehicular movement into, out of and around the estate. Some of the buildings are no longer suitable for occupation. An innovative solution entailing a much more intensive use of a constrained site is encouraged.

36: Abbey Estate, Beresford Avenue

Ward:

Alperton

Site area:

1.7 hectares

Description:

Industrial estate adjacent to the Grand Union Canal.

Unitary Development Plan 2004 Status:

Borough Employment Area.



Preferred option:

4. Site Allocations

36: Abbey Estate, Beresford Avenue

Mixed use including work/live, managed affordable workspace and zero emission or low carbon residential development. Proposals should seek to introduce active frontages along Mount Pleasant as well as improve canal side access for pedestrians, with moorings for canal users. Access to remaining industrial area to the west will be improved.

Justification:

This industrial area is becoming increasingly marginalised with ageing buildings, poor pedestrian and vehicular access and vacant and derelict units. The canal side location raises the possibility of introducing higher value uses to improve the local environment and development of new workspace.

Notes:

This allocation was introduced after the issues and options stage.

37: Dirkan Site, North End Road, Wembley

Ward:

Tokyington

Site area:

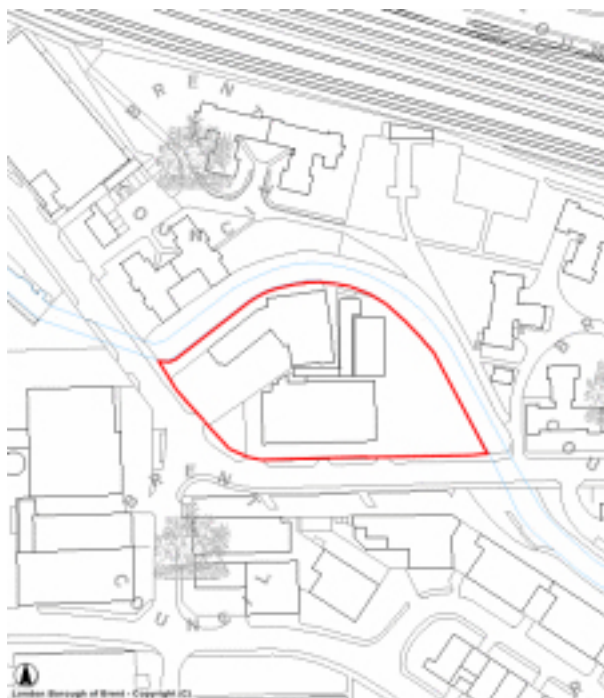
0.5 hectares

Description:

Industrial storage and office buildings adjacent to Wealdstone Brook

Unitary Development Plan 2004 status:

Wembley Regeneration Area, Local Employment Area



Preferred option:

Mixed use including residential and workspace for creative industries including managed affordable workspace to support the wider regeneration of the Wembley Park area. The Council will prepare planning guidance for this site.

4. Site Allocations

37: Dirkan Site, North End Road, Wembley

Justification:

Introducing higher value uses to improve the local environment and development new workspace that reflects the current and projected demand.

Notes:

This allocation was introduced after the issues and options stage.

43: Abbey Manufacturing Estate, Woodside Close, Alperton

Ward:

Alperton

Site area:

1.2 hectares

Description:

Vacant and underused industrial buildings embedded within suburban residential fabric. Disused community facility in current grounds.

Unitary Development Plan 2004 status:

Part Borough Employment Area, part Local Employment Area

Options considered at issues and options stage:

1. Housing and industrial
2. Housing

Preferred option:

Mixed use including residential, amenity space and workspace for appropriate B class uses. The new workspace will act as a buffer between existing industrial uses and new residential development. The Council will prepare planning guidance for this site.



4. Site Allocations

43: Abbey Manufacturing Estate, Woodside Close, Alperton

Justification:

The possibility of introducing higher value uses to improve the local environment and development new workspace that reflects the current and projected demand.

Notes:

This allocation was previously part of a larger site, encompassing Sunleigh Road, below.

44: Sunleigh Road, Alperton

Ward:

Alperton

Site area:

1.6 hectares

Description:

A mix of industrial employment buildings adjacent to suburban residential area, situated alongside the Grand Union Canal.

Unitary Development Plan 2004 status:

Local Employment Area

Options considered at issues and options stage:

1. Housing and industrial
2. Housing

Preferred option:

Mixed use residential led development along the canal. Proposals should include new connecting road access with the Atlip site to the west.

Justification:



4. Site Allocations

44: Sunleigh Road, Alperton

The possibility of introducing higher value uses to improve the local environment and development new workspace that reflects the current and projected demand. Exploiting the canal side location for introducing residential development in Alperton growth area.

Notes:

This allocation was previously part of a larger site, encompassing Abbey Manufacturing Estate, above.

46: Carlyon Road, Ealing Road, Alperton

Ward:

Alperton

Site area:

2.6 hectares

Description:

A mix of vacant and underused industrial and retail warehousing. Also motor vehicle repair and public house. Bordered by Ealing Road, the Grand Union Canal and the railway line.

Unitary Development Plan 2004 status:

Part Local Employment Area.

Planning history:

Outline application for clearance of site (Marvelfairs House) and redevelopment to provide 2000m² of non-food retail floorspace with associated parking and servicing (matters for determination : means of access) accompanied by Supporting statement by P M Property Consultancy Ltd. (March 1999) Retail assessment January 2004 by RPS and subject to a Deed of Agreement dated 7th December 2005 under Section 106 of the Town and Country Planning Act 1990, as amended (2005).



4. Site Allocations

46: Carlyon Road, Ealing Road, Alperton

Options considered at issues and options stage:

1. Employment
2. Retail
3. Mixed use including residential

Preferred option:

Comprehensive mixed use development including residential, amenity space, B1 employment and A3 uses. The canal side environment should be enhanced for pedestrian and canal users. The configuration of light industrial workspace and A3 uses should seek to mitigate potential conflicts arising from the range of uses and noise generated at Ealing Road. The Council will prepare planning guidance for this site.

Justification:

The possibility of introducing higher value uses to improve the local environment and development new workspace that reflects the current and projected demand. Exploiting the canal side location for introducing residential development in Alperton growth area.

Notes:

This allocation has been expanded since the issues and options stage.

4. Site Allocations

83: Land adjoining St Johns Church, 614 High Road

Ward:

Sudbury

Site area:

0.6 hectares

Description:

Vicarage buildings within church grounds set around St John's Church.

Unitary Development Plan 2004 status:

Site of Borough (Grade II) Nature Conservation Importance, adjacent Church is Grade II Listed building.

Planning history:

Application for demolition of church hall and erection of 3-storey YMCA hostel, comprising 25 studio flats, 6 no. 1-bedroom flats, 4 no. disabled-person units, nursery, meeting rooms and offices and replacement church hall, together with the construction of 8 affordable-housing units and 19 car-parking spaces (2001).

Preferred option:

Residential development and community facility that does not detract from the setting of the church and views from the Harrow Road. Proposals will entail sensitive boundary treatment and must include retention of trees and provision of railings to Harrow Road frontage of site.

Justification:

Increasing the supply of residential development, including affordable housing while not detracting from the setting of St Johns Church.

Notes:



4. Site Allocations

83: Land adjoining St Johns Church, 614 High Road

This allocation has been carried forward from Unitary Development Plan 2004.

101: Shubette House/Karma House/ Apex House, Olympic Way

Ward:

Tokyington

Site area:

0.89 hectares

Description:

Adjacent industrial and office units located at the corner of Olympic Way and Fulton Road within proximity of the New National Stadium.

Unitary Development Plan 2004 status:

Wembley Regeneration Area.

Planning history:

1: Shubette House: Outline permission for demolition of existing buildings and erection of 210 bed hotel - 1999 and subsequent variations.

2: Karma House: Outline application for up to 17 storey hotel building - 2005.

Preferred option:

Mixed use development including residential, hotel, office, workspace and leisure and food and drink. The council will consider tall buildings with the scale and massing focused towards the east of the site so as not to impede views of the stadium. The Council will prepare planning guidance for this site.

Justification:



4. Site Allocations

101: Shubette House/Karma House/ Apex House, Olympic Way

Wembley is identified as the main focus for growth within the Core Strategy. Opportunity for new office space as part of major mixed use opportunity in area of high public transport accessibility. Will contribute to the regeneration of Wembley.

Notes:

This allocation was introduced after issues and options stage.

101: Kelaty House/Wembley Stadium Industrial Estate

Ward:

Tokynghon

Site area:

5.4 hectares

Description:

A mix of industrial and retail warehousing uses and waste facility in proximity of the New National Stadium.

Unitary Development Plan 2004 status:

Wembley Regeneration Area, Business Park Location, Public Transport Improvements required on Major Development.



Preferred option:

Mixed use employment-led development including leisure, offices and residential development. The Council is seeking the assembly and the comprehensive development of the site. Alternatively, the creation of an appropriate buffer between the existing industrial and new non-industrial uses will be sought. Public transport accessibility improvements are required for proposals for this site.

Justification:

4. Site Allocations

101: Kelaty House/Wembley Stadium Industrial Estate

Wembley is identified as the main focus for growth within the Core Strategy. Opportunity for new mixed use development taking advantage of the proximity to the New National Stadium and the excellent public transport accessibility. Will contribute to the regeneration of Wembley.

Notes:

This allocation was introduced after issues and options stage.

105: Brook Avenue, Wembley

Ward:

Preston

Site area:

0.9 hectares

Description:

Suburban residential development.

Unitary Development Plan 2004 status:

Wembley Regeneration Area

Planning history:

Demolition of existing dwelling and erection of part three and four storey building comprising 2 one-bedroom, 6 two-bedroom and 1 three-bedroom flats with 2 vehicle crossovers, 4 frontage car parking spaces, bin store and landscaping - won at appeal.(2005)



Preferred option:

The amalgamation and assembly of development parcels delivering a higher density residential use.

Justification:

4. Site Allocations

105: Brook Avenue, Wembley

Increasing the supply of residential development, including affordable housing within the primary growth area.

Notes:

This allocation was introduced after issues and options stage.

106: Minavil House and Unit 7 Rosemont Road

Ward:

Alperton

Site area:

0.5 hectares

Description:

Two storey office and business building fronting Ealing Road and light industrial unit along the canal.

Unitary Development Plan 2004 status :

Borough Employment Area, promoted for mixed use development.

Planning history:

Application for outline planning permission for demolition of the existing building and erection of a two-storey building, consisting of a Lidl supermarket with 1,451m² of retail floor space and 1,100m² of first-floor office space (B1), with provision for 91 car-parking spaces and associated landscaping - 2005.

Preferred option:



4. Site Allocations

106: Minavil House and Unit 7 Rosemont Road

A mixed use development including managed affordable office and workspace on the ground and first floor as a minimum, with residential on the upper floors. The inclusion of Unit 7 Rosemont Road is supported to achieve the redevelopment, but the Council will resist the loss of the remaining units.

Proposals may include an appropriate tall building located towards the apex of Ealing Road, with storey heights stepped down away from this and towards the canal. Proposals shall entail amenity space to the south and link with improved pedestrian access to the canal front.

Justification:

Contributing to the Alperton growth area while enabling the provision of new managed affordable workspace. The inclusion of Unit 7 will help achieve significant environmental improvements.

Notes:

This allocation was introduced after issues and options stage.

97: Footbridge at Waxlow Road

Ward:

Stonebridge

Unitary Development Plan 2004 status:

Strategic Employment Area

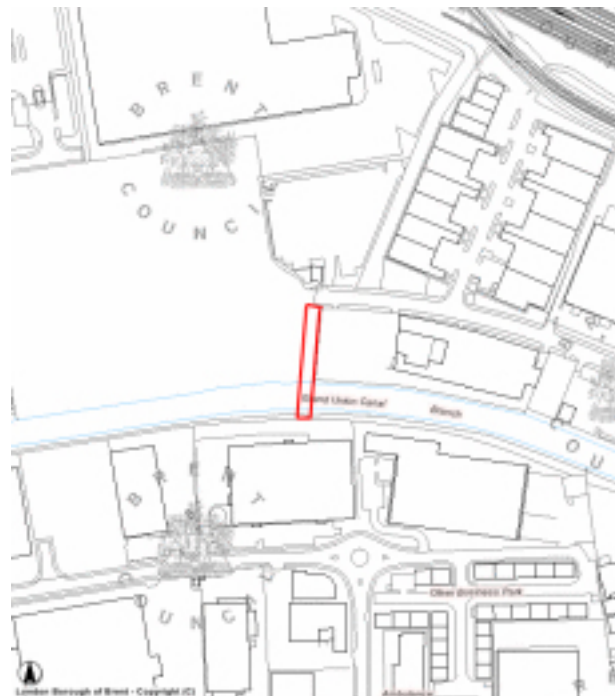
Preferred option:

Footbridge connecting the tow path along the southern edge of the Grand Union Canal with the end of Waxlow Road.

Justification:

To improve pedestrian access to the Grand Union Canal

Notes:



4. Site Allocations

97: Footbridge at Waxlow Road

This allocation has been carried forward from Unitary Development Plan 2004, although has been moved further west.

98: South Way

Ward:

Tokyngton

Unitary Development Plan 2004 status:

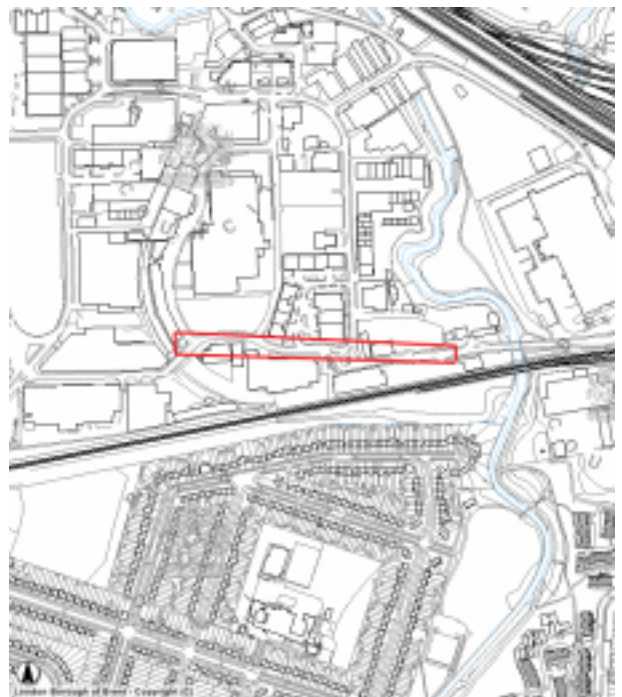
Strategic Employment Area, new road proposal

Preferred option:

Continuation and completion of Stadium Access Corridor.

Notes:

This allocation has been carried forward from Unitary Development Plan 2004.



5. Site Allocations Considered but Not Included



5. Site Allocations Considered but Not Included

Identifying preferred options for Site Specific Allocations has entailed the consideration of over 100 sites. Therefore, some sites have not been included since the issues and options stage consultation.

This section contains the allocations that were identified for issues and options stage consultation, but were eventually excluded from the preferred options. In a small number of cases, allocations have been excluded because alternative configurations for the same parcel of land have been included. It is important that the process of considering allocations for inclusion or exclusion be transparent and that the trail of sites being suggested, considered and included or excluded be established.

Reasons for the exclusion of allocations may be due to development being started or completed, because of changes in needs and priorities, because the site is deemed unlikely to come forward for development or for an issue related to the planning history of a site.

The details contained below include reasons why they have been excluded and any relationship with other sites that have been included.

5.1 North

18: Cricklewood Broadway, Edgware Road

Ward:

Mapesbury

Area:

0.6 hectares

Description:

Ground floor retail with upper floor storage and parking, set back from the Edgware Road.

Unitary Development Plan 2004 status:

Secondary Shopping Frontage to the south, land to the rear is Hassop Road special policy zone.

Options considered at issues and options stage:

1. Housing
2. Housing and retail



5. Site Allocations Considered but Not Included

18: Cricklewood Broadway, Edgware Road

Reason for exclusion from preferred options stage:

This has developed into a viable spatial cluster of retailers specializing in interior decoration and design, with off street parking above. The site is also constrained by the motor vehicle operations to the rear that despite causing local environmental nuisance, have certificates of lawful use and represent thriving local employment. Considering these reasons, and in the absence of developer interest the council is minded not to promote this allocation at this stage.

20: Chalkhill Community Centre and Chalkhill Public Open Space

Ward:

Tokington

Area:

4.7 hectares

Description:

Community facility and open space to the west of the regenerated Chalk Hill Estate set aside the River Brent.

Unitary Development Plan 2004 status:

Part of land liable to flooding, Metropolitan Open Land and site of Metropolitan Nature Conservation, Chalkhill Open Space

Options considered at issues and options stage:

1. Public Open Space and community centre
2. New School and Public Open Space
3. Retain as community use and Public Open Space

Reason for exclusion from preferred options stage:



5. Site Allocations Considered but Not Included

20: Chalkhill Community Centre and Chalkhill Public Open Space

The Council does not generally support the loss of open space unless there is an exceptional reason to do otherwise - for example for a new school. Although the Council believes that there is both a need for a new secondary school and a shortage of suitable sites, there are more suitable locations for a school in terms of accessibility. A significant section of this site is land liable to flooding and therefore difficult to support any further development.

24: Capitol House, Capitol Way

Ward:

Queensbury

Area:

1.7 hectares

Description:

Retail warehouse and parking.

Unitary Development Plan 2004 status:

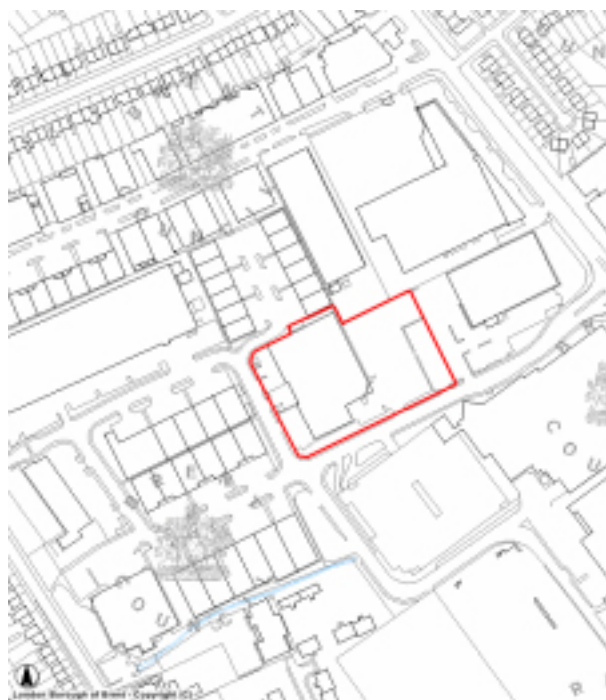
Adjacent to a designated Borough Employment Area.

Options considered at issues and options stage:

1. Retail
2. Housing
3. Mixed use including retail, housing and employment uses

Reason for exclusion from preferred options stage:

This has been included in a larger allocation (number 85) encompassing the buildings to the east and north east.



5. Site Allocations Considered but Not Included

26: Mercedes Garage, Edgware Road

Ward:

Queensbury

Area:

1 hectare

Description:

Car sales showroom and garage and parking along the Edgware Road

Unitary Development Plan 2004 status:

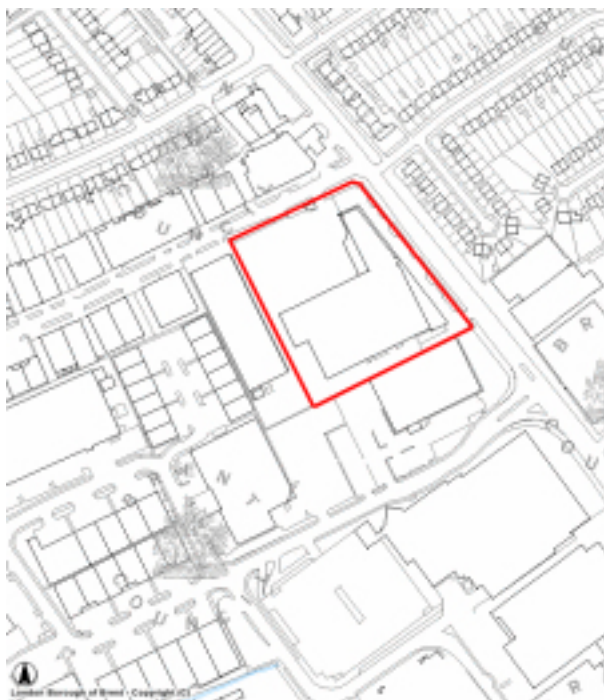
Adjacent to a designated Borough Employment Area.

Options considered at issues and options stage:

1. Car sales and repair
2. Mixed use including housing and retail
3. Housing

Reason for exclusion from preferred options stage:

This has been included in a larger allocation (number 85) encompassing the buildings to the south and south west.



5. Site Allocations Considered but Not Included

5.2 South

14a: Cullen House, Salusbury Road

Ward:

Kilburn

Area:

0.2 hectares

Description:

Residential building including the Falcon public house south of Queens Park Station as part of a cluster of buildings at Salusbury Road and Claremont Road.

Unitary Development Plan 2004 status:

Major Estate Regeneration Area, within South Kilburn New Deal for Communities.

Options considered at issues and options stage:

1. Bus interchange and housing
2. Bus interchange and mixed use including housing and retail
3. Housing

Reason for exclusion from preferred options stage:

This has been included in an expanded allocation to include Cullen House and the Station Car park to support a comprehensive approach to development. The Council has prepared a Supplementary Planning Document for the collection of sites.



5. Site Allocations Considered but Not Included

14b: Station Car park, Salusbury Road

Ward:

Kilburn

Area:

0.12 hectares

Description:

Residential building including the Falcon public house south of Queens Park Station as part of a cluster of buildings at Salusbury Road and Claremont Road.

Unitary Development Plan 2004 status:

Major Estate Regeneration Area, within South Kilburn New Deal for Communities.

Options considered at issues and options stage:

1. Residential with car park below
2. Mixed residential and retail with car park below

Reason for exclusion from preferred options stage:

This has been included in an expanded allocation to include Cullen House and the Station Car park to support a comprehensive approach to development. The Council has prepared a Supplementary Planning Document for the collection of sites.



5. Site Allocations Considered but Not Included

14c: Times House, Claremont Road

Ward:

Kilburn

Area:

0.2 hectares

Description:

Industrial use as print works situated south of Queens Park Station as part of a cluster of buildings at Salusbury Road and Claremont Road

Unitary Development Plan 2004 status:

Major Estate Regeneration Area, within South Kilburn New Deal for Communities

Planning history:

Part of application for Phase 1 of mixed-use development - one 26-storey, one 18-storey, one 5-storey and one 3-storey building comprising 128 residential flats; commercial/retail and office-use floor space over ground, first and second floors; municipal car-parking and servicing in the basement (2005).

Options considered at issues and options stage:

1. Residential with car parking below
2. Mixed residential and retail
3. Residential and community facilities

Reason for exclusion from preferred options stage:



5. Site Allocations Considered but Not Included

14c: Times House, Claremont Road

This has been included in an expanded allocation to include Cullen House and the Station Car park to support a comprehensive approach to development. The Council has prepared a Supplementary Planning Document for the collection of sites.

14d: British Legion, Albert Road

Ward:

Kilburn

Area:

0.17 hectares

Description:

Community facility situated at the apex of Salusbury Road and Albert Road south of Queens Park Station.

Unitary Development Plan 2004 status:

Major Estate Regeneration Area, within South Kilburn New Deal for Communities.

Options considered at issues and options stage:

1. Residential
2. Community facility
3. Mixed including housing and community facilities

Reason for exclusion from preferred options stage:

The collective allocation for Queens Park Station entails the provision of new community facilities commensurate with the British Legion and the Albert Road Day centre. Any redevelopment of the the British Legion and/or Albert Road Day Centre will be contingent on this re-provision.



5. Site Allocations Considered but Not Included

14d: British Legion, Albert Road

Therefore it is not considered appropriate to encourage the redevelopment of this site at this stage and to leave any change to occur in time as part of the New Deal for Communities programme.

14e: Albert Road Day Centre

Ward:

Kilburn

Area:

0.4 hectares

Description:

Social services day community facility including sports pitch located south of Queens Park Station.

Unitary Development Plan 2004 status:

Major Estate Regeneration Area, within South Kilburn New Deal for Communities.

Options considered at issues and options stage:

1. Housing with re-provision of community facility
2. Housing
3. Community uses

Reason for exclusion from preferred options stage:

The collective allocation for Queens Park Station entails the provision of new community facilities commensurate with the British Legion and the Albert Road Day centre. Any redevelopment of the the British Legion and/or Albert Road Day Centre will be contingent on this re-provision.



5. Site Allocations Considered but Not Included

14e: Albert Road Day Centre

Therefore it is not considered appropriate to encourage the redevelopment of this site at this stage and to leave any change to occur in time as part of the New Deal for Communities programme.

5.3 West

2: Abbey Manufacturing Estate, Woodside Close

Ward:

Alperton

Area:

2.6 hectares

Description:

A mix of industrial and warehousing based operations situated within constrained configuration along the Grand Union Canal. Suburban residential fabric sits adjacent resulting in conflicts by nature of the uses and vehicular traffic.

Unitary Development Plan 2004 status:

Part Local Employment Area part Borough Employment Area

Options considered at issues and options stage:

1. Housing and industrial
2. Housing

Reason for exclusion from preferred options stage:

New allocations at Sunleigh Road and Abbey Manufacturing Estate have been identified, allowing for an improved separation between industrial and new and existing residential development and encouraging improved vehicular access.



5. Site Allocations Considered but Not Included

6: Former Heinz sidings

Ward:

Stonebridge

Area:

4.1 hectares

Description:

Strip of vacant land south of rail line that has evolved into an area of wildlife merit.

Unitary Development Plan 2004 status:

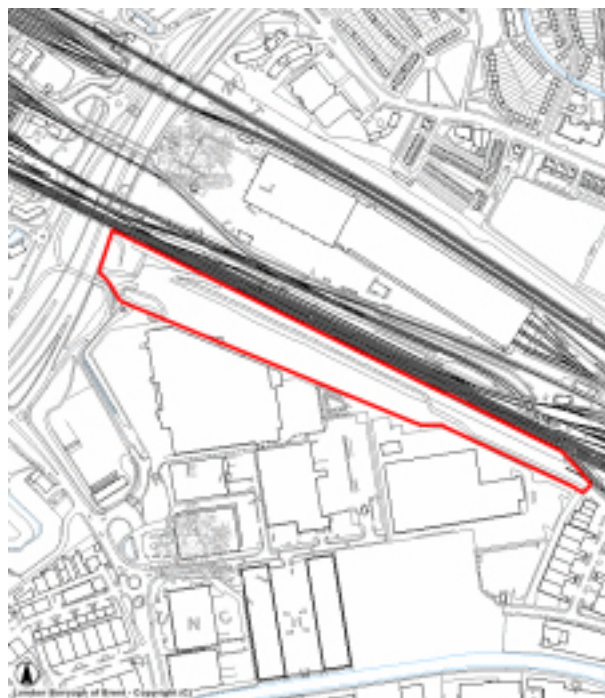
Within Park Royal Strategic Employment Area, designated as Wildlife Corridor and part Site of Metropolitan and Borough Nature Conservation Importance.

Options considered at issues and options stage:

1. Employment use
2. Waste management
3. Retain as open land

Reason excluded from preferred options stage:

Not only is this site of nature conservation and wildlife importance, vehicular access is restricted, precluding development.



5. Site Allocations Considered but Not Included

8: T Choitham and Sons, Lancelot Road

Ward:

Wembley Central

Area:

1.1 hectares

Description:

Industrial works building.

Unitary Development Plan 2004 status:

Local Employment Area, southern edge borders wildlife corridor and Site of Borough Nature Conservation Importance

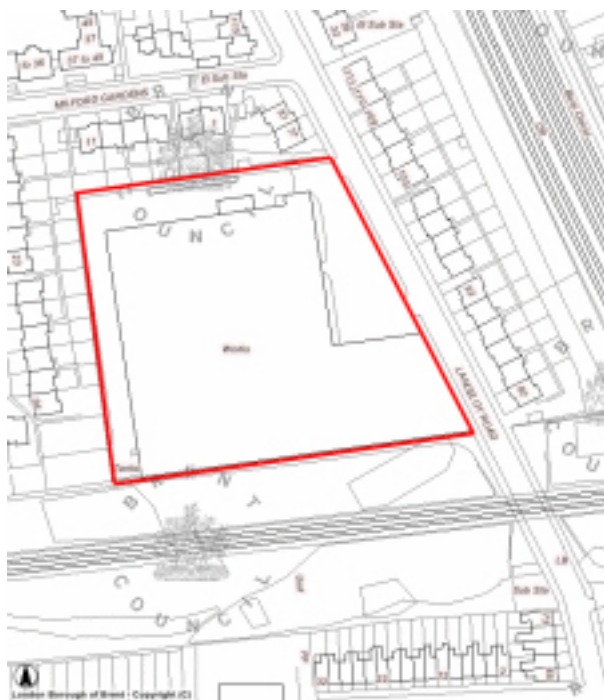
Planning history:

Outline permission for the redevelopment of the site to provide 107 dwellings (including 35 affordable housing units) within a three-storey block of apartments and terrace of three houses fronting Lancelot Road, a three-storey terrace of houses and flats adjacent to the North and West boundaries of the site and a four-storey block of flats in the centre of the site, formation of two accesses to Lancelot Road and internal access road with 79 car-parking spaces, provision of gardens, shared and public amenity space and associated landscaping (2006).

Subsequent details pursuant (2006).

Options considered at issues and options stage:

1. Housing
2. Mixed including industrial and housing
3. Industrial



5. Site Allocations Considered but Not Included

8: T Choitham and Sons, Lancelot Road

Reason for exclusion from preferred options stage:

Permission for development (see above) has been awarded and development is nearing completion.

13: Swaminarayan School, Gwyneth Rickus Building

Ward:

Stonebridge

Area:

3.6 hectares

Description:

School buildings and council office premises located in Neasden

Unitary Development Plan 2004 status:

Part promoted for residential development

Options considered at issues and options stage:

1. Affordable housing and community facilities
2. Education use
3. Affordable housing

Reason for exclusion from preferred options stage:

The sites within this allocation are no longer available for development.



5. Site Allocations Considered but Not Included

21: Alperton House, Bridgewater Road

Ward:

Alperton

Area:

0.5 hectares

Description:

Office block situated along Ealing Road and the northern side of the Grand Union Canal.

Unitary Development Plan 2004 status:

Borough Employment Area, Business Zone Area.

Options considered at issues and options stage:

1. Employment use
2. Education
3. Housing

Reason for exclusion from preferred options stage:

This site is providing well occupied employment floor space for a range of operations in a town centre location.



5. Site Allocations Considered but Not Included

30: Marvefairs House/Carlyon Road

Ward:

Alperton

Area:

0.8 hectares

Description:

A mix of vacant and derelict employment premises located along Ealing Road.

Unitary Development Plan 2004 status:

Local Employment Area

Planning history:

Outline permission for clearance of site and redevelopment to provide 2000m² of non-food retail floorspace with associated parking and servicing (1999).

Options considered at issues and options stage:

1. Employment
2. Retail
3. Mixed use including residential

Reason for exclusion from preferred options stage:

This allocation has been extended to include the public house, the bank and the vacant retail warehouse to the north. The new allocation is Carlyon Road (46).

