



Cabinet
14th June 2021

**Report from the Strategic Director
of Regeneration & Environment**

Neasden Stations Growth Area Masterplan

Wards Affected:	Dollis Hill, Dudden Hill, Welsh Harp and Willesden Green
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
No. of Appendices:	Two Appendix 1 - Draft NSGA Masterplan SPD Appendix 2 - Final Equalities Analysis
Background Papers:	Draft Brent Local Plan https://www.brent.gov.uk/media/16415859/core_01-regulation-19-draft-brent-local-plan.pdf
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1.0 Purpose of the Report

- 1.1 To present to Cabinet the draft Neasden Stations Growth Area Masterplan Supplementary Planning Document (NSGA Masterplan SPD) for approval for publication and statutory consultation.

2.0 Recommendation(s)

- 2.1 To approve the draft Neasden Stations Growth Area Masterplan Supplementary Planning Document (NSGA Masterplan SPD) for publication and statutory consultation.

3.0 Detail

Background

- 3.1 Brent Full Council last year approved submission of Brent's draft Local Plan to the Planning Inspectorate. Examination took place over Autumn 2020, and adoption of the new Local Plan is forecast for Summer 2021. The Plan sets out the vision and policies for development in the borough to 2041, including 29,150 new homes from 2019/20 to 2028/29. Key to accommodating an increasing population are 8 growth areas, viewed as the most sustainable spatial expression for growth, exploiting brownfield land, good access to public transport and higher densities to deliver the majority of new homes alongside regeneration benefits and infrastructure.
- 3.2 Neasden Stations Growth Area (NSGA) comprises 11.5 hectares of land around Neasden Underground Station, characterised by low-density commercial, light industrial, storage and waste management uses, and the underutilised College of North West London site. Brent's draft Local Plan identifies the potential for NSGA to join the proposed West London Orbital line and accommodate a new mixed-use neighbourhood with the capacity to deliver business growth and jobs, infrastructure and at least 2,000 new homes. Before any redevelopment can be permitted however, the Plan requires a Masterplan be put in place to ensure comprehensive regeneration that maximises the opportunity for local residents, businesses and communities.

Neasden Stations Growth Area Masterplan SPD

- 3.3 Since late 2019 officers have worked to develop the draft NSGA Masterplan SPD (Appendix 1) in-house, in partnership with the Greater London Authority, and in consultation with a range of partners and stakeholders including the West London Alliance, Transport for London and local landowners and developers.
- 3.4 The draft NSGA Masterplan SPD sets out the vision and objectives for transformational change of the area, the planning policy framework to which new development will be expected to comply, and baseline spatial analysis of the current state and land use of the area which must provide the foundation for any regeneration. The document tests various planning policy compliant growth capacity scenarios, demonstrating feasible outline proposals for mixed use redevelopment, minimum re-provision of existing industrial floorspace, and 2,000 to 3,000 new homes. All options safeguard land and access to the proposed West London Orbital (WLO) station, and provision of the WLO is

observed to supports the maximum employment, housing, infrastructure and regeneration benefits for the area. Delivery, phasing and viability testing confirms the masterplan options to be broadly viable, and able to achieve affordable housing targets over the development plan period.

- 3.5 Per the draft Local Plan, the NSGA Masterplan SPD is required to provide clarity and detailed guidance for new developments, inform the assessment of planning applications, and to be a material consideration for future planning decisions in the area. As such, the SPD document sets out a robust urban design framework comprising development, placemaking and environmental and sustainability principles. Together these principles are designed to ensure new development unlocks the potential of the area coherently and comprehensively, creates a place where people choose to live, learn, work and relax, and adheres to the environmental standards required to support climate change resilience and transition to net zero carbon. Further detailed guidance is also provided regarding the planning process for new development schemes, and illustrative case studies of urban design best practice. To ensure the SPD remains relevant over the Local Plan period, the Council will be expected to review the document every 5 years.
- 3.6 In order to advance the draft NSGA Masterplan SPD towards adoption, statutory public consultation of not less than 4 weeks will be required. Consistent with the approach the Council has taken with other SPDs, it is recommended that the draft NSGA Masterplan SPD be made available for public consultation for a period of 6 weeks. Subject to consideration of all representations and any necessary amendments, and a transport assessment of NSGA impacts on the Strategic Road Network, the final NSGA Masterplan SPD would then be returned to Members for adoption and publication.

4.0 Financial Implications

- 4.1 NSGA Masterplan SPD costs are being met from a Greater London Authority Homebuilder Capacity Fund grant and existing Regeneration budgets.

5.0 Legal Implications

- 5.1 Town and Country Planning (Local Planning) (England) Regulations provide for Local Planning Authorities to adopt Supplementary Planning Documents. These documents are to provide more detailed guidance on how a development plan policy will be interpreted in the determination of planning applications. Supplementary Planning Documents cannot introduce new policy or allocate sites for development.

6.0 Equality Implications

- 6.1 The Equality Act 2010 introduced a new public sector equality duty under section 149. It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Council must, in exercising its functions, have “due regard” to the need to:

1. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

2. Advance equality of opportunity between people who share a protected characteristic and those who do not.
3. Foster good relations between people who share a protected characteristic and those who do not.

6.2 Equality Analysis (Appendix 2) is attached and indicates the draft NSGA Masterplan SPD would be expected to have positive impacts on existing and new communities alike, including specific identified positive impacts for people of different age groups and people with disabilities.

7.0 Consultation with Ward Members and Stakeholders

7.1 The Lead Member for Regeneration, Property and Planning has been regularly briefed on the development of the draft NSGA Masterplan SPD.

7.2 Ward councillors from Dollis Hill, Dudden Hill, Welsh Harp and Willesden Green wards have been consulted on the draft NSGA Masterplan SPD. Stakeholder consultation has included the Greater London Authority, West London Alliance, Transport for London, local landowners (including the College of North West London) and developers. The Design Council have peer reviewed the draft NSGA Masterplan SPD. The Council Management Team have reviewed the draft NSGA Masterplan SPD.

7.4 Statutory public consultation, to start as soon as practical post Cabinet approval, for a period of 6 weeks, will provide further opportunities for engagement with partners, stakeholders, local residents, businesses and communities.

8.0 Human Resources/Property Implications (if appropriate)

8.1 Regeneration has developed the draft NSGA Masterplan SPD in-house.

Report sign off:

ALAN LUNT

Strategic Director of Regeneration &
Environment