

CE1. Church End Local Centre**Address:** Church Road, NW10**Ward:** Dudden Hill**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.

Core Strategy policy context:

Core Policies 1, 2, 5, 6, 10, 16, 19, 20, 21 and 23

Planning guidance:

Informal guidance contained within committee reports 13th November 2006 and 29th May 2007

**Map CE1****Planning history:**

Dec 2000 - Outline planning permission granted pending S106 [LPA ref: 00/2097] for erection of a part 4-storey, part 7-storey building to provide one retail unit at ground floor and 44 residential units including a new access from Church Road and the provision of 20 parking spaces.

Dec 1997 - Planning permission granted [LPA ref: 97/2572] for: demolition of existing shop units and construction of a new block comprising of local housing offices on the ground floor with 12 flats on the upper three levels, including a loft.

Allocation:

Mixed use development on former car park site including residential, retail and replaced market space in the form of an open air public square to be used by the market during its hours of operation. Numbers 179 to 203 will be unaffected, while numbers 205 to 235 may be subject to infill of individual plots. Fortunegate 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. Proposals should include the provision of amenity/open space. The Council will use a Compulsory Purchase Order for the comprehensive redevelopment of this site. Regard should be had to any potential impact of development upon sensitive neighbouring uses, especially the Magistrates Court.

Indicative development capacity	60 units	60 units
Indicative development phasing	2011 - 2012	2013 - 14

Flood risk comments:

A flood risk assessment will be required here as the site area is over 1 Ha. Not within an identified flood zone. Flood zones are subject to change and modelling and re-modelling is carried out on a quarterly basis by the Environment Agency, therefore any assessment must ensure that the most up to date data is used as part of the Flood Risk Assessment.