



Full Council

11 July 2011

Report from the Director of Regeneration and Major Projects

For Action

Wards affected:
All

Site Specific Allocations DPD

1.0 Summary

- 1.1 This report explains that the Council received an Inspector's report into the Examination of the Site Specific Allocations Development Plan Document (DPD) of the LDF and that the Inspector found the document sound subject to recommended changes being made. The Executive considered the matter on 11 April and recommended to Full Council that the DPD be adopted with the changes incorporated.

2.0 Recommendation

- 2.1 That Full Council adopt, with the recommended changes, the Site Specific Allocations Development Plan Document.

3.0 Detail

Examination of the Site Specific Allocations DPD

- 3.1 The Site Specific Allocations DPD forms part of the Council's Local Development Framework (LDF). It follows on from the adoption of the Core Strategy and provides more detailed planning guidance for more than 70 development sites in the Borough. Both these DPDs will be supplemented by a Wembley Area Action Plan, and then a Development Management Policies DPD. When both of these documents are adopted the UDP will have been replaced as the local Development Plan for the borough.
- 3.2 The Allocations were subject to examination by an independent Inspector, who held hearing sessions to consider oral evidence in November/December 2010. A number of changes to the document were proposed both before and during the hearing sessions and these were made available on public consultation for an eight week period

commencing on November 25th 2010. All comments were passed on to the Inspector who then considered these alongside the representations made prior to submission. The Council has now received the Inspector's report.

Inspector's Report

3.3 As indicated above, the Inspector has found the Site Specific Allocations DPD sound subject to a number of recommended changes. This means that the Council can adopt the document with the changes incorporated. The changes were proposed by the Council. Executive is asked to recommend to Full Council that the Site Specific Allocations DPD be adopted with the changes included. The recommended changes included in the Inspector's report are attached as Appendix 1.

3.4 The Non-technical summary of the Inspector's report is repeated below:

"This report concludes that the London Borough of Brent Site Specific Allocations Development Plan Document (DPD) provides an appropriate basis for the planning of the Borough over the next 15 years. The Council has sufficient evidence to support the strategy and can show that it has a reasonable chance of being delivered.

A limited number of changes are needed to meet legal and statutory requirements. These can be summarised as follows:

Changes to clarify the relationship between the DPD, the Core Strategy and the 'saved' parts of the Council's Unitary Development Plan and to explain the format and content of the DPD;
Changes to bring the DPD into line with up-to-date negotiations with developers and site owners;

Changes to bring the DPD into line with up-to-date national and strategic policies; and,

Changes to ensure that there is a proper framework in place to ensure delivery of the allocated sites.

All of the changes recommended in this report are based on proposals put forward by the Council in response to points raised and suggestions discussed during the public examination. The changes do not alter the thrust of the Council's overall strategy."

The full Inspector's report is available online at:

<http://www.brent.gov.uk/tps.nsf/Planning%20policy/LBB-321>

3.5 When the DPD is adopted, it will supersede those parts of the UDP referred to in the DPD, including the whole of the 'Site Specific Proposals' chapter.

4.0 Financial Implications

4.1 The adoption of the Site Specific Allocations DPD provides a more up-to-date statutory Plan which carries greater weight in making planning decisions, which leads to fewer appeals and reduced costs associated with this. It also provides greater certainty for developers who are more likely to bring forward sites for development in the knowledge that schemes which comply with the requirements of the allocation have a

good chance of receiving planning consent. This helps to deliver more housing in the borough, including affordable housing, and

- 4.2 The costs of examining the Site Specific Allocations DPD are estimated at about £60,000. The Council has yet to be invoiced by the Inspectorate for the costs of examination. If the Core Strategy were not adopted and resubmitted a similar cost would be required.

5.0 Legal Implications

- 5.1 The preparation of the LDF, including the Site Specific Allocations DPD, is governed by a statutory process set out in the Planning and Compulsory Purchase Act 2004 and associated Government planning guidance and regulations. Once adopted the DPD will have substantial weight in determining planning applications and will supersede part of the UDP.

6.0 Diversity Implications

- 6.1 Full statutory public consultation has been carried out in preparing the DPD and an Impact Needs / Requirement Assessment (INRA), which assessed the process of preparing the Core Strategy and SSA DPD, was prepared and made available in November 2008.

7.0 Staffing/Accommodation Implications

- 7.1 There are no staffing or accommodation implications arising directly from this report.

8.0 Environmental Implications

- 8.1 The DPD deals with the appropriate development of 71 sites around the borough and thus will have a significant effect on controlling impacts on the environment including requiring measures to mitigate climate change. Sustainability appraisal has been undertaken at all stages of preparing the DPD.

9.0 Background Papers

Brent Site Specific Allocations DPD, Submission Version, June 2010

Brent Core Strategy, July 2010

Inspector's Report on the Examination into the London Borough of Brent Site Specific Allocations Development Plan Document

Contact Officers

Any person wishing to inspect the above papers should contact Ken Hullock, Planning & Development 020 8937 5309

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Director of Regeneration & Major Projects

Appendix 1 – Inspector’s Recommended Changes

Changes proposed by the Council which go to the Soundness of the SSA DPD

These changes are required in order to make the SSA DPD sound.

Change No.	Policy/Paragraph /Page	Change
PC1	Page 7. Paragraph 1.11.	<p>Delete paragraph 1.11 and replace by the following text as paragraph 1.11:-</p> <p>‘The SSA DPD needs to be considered together with the Core Strategy and ‘saved’ policies and proposals within the council’s Unitary Development Plan 2004, which also contains development proposals that are not repeated in this DPD. Thus, the SSA DPD allocates new housing sites (approximately 11,000 homes) but much of the remaining Core Strategy Housing Target figure (minimum of 22,000 homes) is set out within sites included in the saved UDP. The “allocation” text itself details uses and particular issues that need to be addressed by development, such as setting or height. For residential sites, an indicative capacity and phasing is provided using the method outlined below.’</p>
PC2	Page 8. Paragraph 1.13	<p>Delete ‘.’ at the end of paragraph 1.13 and add the following text:-</p> <p>‘,which could result in a higher or lower number of homes than indicated in the allocation.’</p>
PC3	Page 9. Paragraph 1.20	<p>Add the following text at the end of paragraph 1.20:-</p> <p>‘When a planning application is made, the applicant will be required to demonstrate that the infrastructure requirements of the proposal can be met, including social and utilities infrastructure.’</p>
PC4	Page 9. Paragraph 1.21	<p>Delete ‘Monitoring’ title and text in paragraph 1.21 and replace by:-</p> <p>‘Monitoring and Implementation</p> <p>The council is required to monitor development and to produce an Annual Monitoring Report (AMR). Site Specific Allocations will be monitored to assess whether</p>

		development is being delivered and is in accordance with the guidance for each site as set out in this DPD, as well as against the general monitoring indicators shown in the Core Strategy. Appendix 5 includes a schedule of all sites showing the estimated phasing of development, when planning applications are anticipated and whether additional planning guidance exists or will be provided.'
PC5	Page 12	<p>After the Policy CP7 box insert the following text:-</p> <p>'It is the council's intention to replace the saved UDP policies and proposals for Wembley in an Area Action Plan DPD. Although proposals in the UDP are somewhat old, the broad principles of proposals are such that the council considers that they do not need to be updated by new SSA's in most instances.</p> <p>One exception, however, is the policy within WEM27 (the UDP Wembley Inset Plan) which fixes the size of foodstore that could be provided within the WEM27 site to 2,500m2. While the general land use principles set out in WEM27 still apply, its objectives for retail use in Wembley have altered over time, and are reflected by the above policy CP7. Particularly, there is evidence that there are significant retail needs in the Borough for both comparison and convenience goods over the period of the LDF, as set out in the Core Strategy. The council would therefore accept the need to be more flexible in considering any application involving a foodstore in excess of the 2500m2 limit set in WEM27. The council would consider any such application having proper regard to the considerations set out in PPS4, notably the availability of sequentially preferable sites for a foodstore within Wembley Town Centre, as well as the potential impact or regeneration benefits of such a proposal.'</p>
PC6	Page 18. Site W6 Amex House	<p>Delete text under 'Flood Risk Comments' and replace by:-</p> <p>'Any development should not be in excess of the existing buildings footprint, should not impede flood water flows and should not increase surface water run-off or reduce flood water storage.</p> <p>The FRA should include: demonstration that the site layout has been designed sequentially to place development in areas of lowest flood risk; design criteria for proposed development to ensure it is not at risk of flooding; demonstration of safe access/egress from the site during a</p>

		flood event. Flood zones are subject to change and modelling and re-modelling is carried out on a quarterly basis by the Environment Agency, therefore it must be ensured that the most up to date data is used as part of the FRA.'
PC7-12	Pages 27-32. Site A2 Minavil House & Unit 7, Rosemount Road; Site A3 Former B&Q and Marvelfairs House; Site A4 Atlip House; Site A5 Sunleigh House; Site A6 Woodside Avenue; and Site A7 Mount Pleasant / Beresford Avenue	From the ' Allocation ' entries for each site, delete the following text:- 'To assist this, an undeveloped buffer strip of 5 metres from the canal will be encouraged.'
PC13	Page 30. Site A5 Sunleigh Road	In the Indicative Development Capacity table, replace:- '57 units' and '58 units' by '90 units' in each case.
PC14	Page 31. Site A6 Woodside Avenue	Delete text under ' Allocation ' heading and replace by:- 'Mixed use including residential, amenity space and workspace for appropriate B1, D1 and A Class Uses. The Council will expect a comprehensive development following an agreed Masterplan that sets out land uses and proposed development in more detail. The development will bring forward a proportion of managed affordable workspace. Improvements will be sought to public transport as part of any proposal to develop the site. The development will exploit the canal-side location. Proposals should conserve and enhance the adjacent canals Site of Metropolitan Nature Conservation Importance designation.'

		<p>In the Indicative Development Capacity table, delete:- '85 units 85 units</p> <p>2013-14 2015-16'</p> <p>and replace by:-</p> <p>'110 units 110 units</p> <p>2012-13 2015-16'</p>
PC15	Page 32. Site A7 Mount Pleasant/Beresford Avenue	<p>In first line of text under 'Allocation' heading delete:- 'zero emission or low carbon'.</p>
PC16	Page 43 Site CE4 Homebase	<p>Delete text under 'Allocation' heading and replace by:-</p> <p>'Mixed use redevelopment including residential (of which a significant proportion should be family sized) and light industrial units. Retail development would be acceptable only if there are no alternative sites available in terms of the sequential approach to development and if there were to be no harmful impact on nearby centres, including upon proposals to regenerate them.'</p>
PC17	Page 48. Site B/C1 Oriental City and Asda	<p>Under the 'Planning History' heading insert the following sub-heading:-</p> <p>'For the former 'Oriental City' part of the site:'</p> <p>Under the 'Allocation' heading delete '(for bulky goods)' from the first sentence of the text. Insert the following text after the first sentence:-</p> <p>'The scale and type of retail development permitted will depend upon there being, in accordance with the sequential approach set out in policy CP16 of the Core Strategy, no alternative sites available, and upon the results of a retail impact assessment.'</p>
PC18	Page 50. B/C3 Capitol Way	<p>Under the 'Allocation' heading delete:-</p> <p>'B1c light industry and /or work/live development'</p> <p>from the second sentence and replace with:-</p>

		'..employment / community uses suitable for a mixed use development'.
PC19	Page 52. Site PR1 Former Guinness Brewery	<p>Delete text under 'Allocation' heading and replace by:-</p> <p>'Industrial and warehousing development having regard for business park development occurring to the west. Development should have regard for the possible Fast Bus route through Park Royal and provide for east/west cycle route and pathway at the north of the site. Proposals should seek to conserve and enhance the adjacent Nature Conservation designation.'</p> <p>Delete text under 'Justification' heading and replace by:-</p> <p>'This site is designated as a Strategic Industrial Location by the London Plan and Brent's Core Strategy.'</p>
PC20	Page 53. Site PR2 First Central	<p>Delete text under 'Allocation' heading and replace by:-</p> <p>'B1 office development and hotel site required to support employment growth objectives in Park Royal, in addition, enabling residential development is considered to bring forward appropriate transport improvements. The Council will encourage a more intensive use of land at this site employing innovative design and configuration. Acceptable proposals must build on the existing consent by providing the majority of B1 floorspace and hotel use from the existing consent. The proposal will also need to secure the provision of appropriate transport improvements, including public transport. Part of these works must include public realm works to enhance pedestrian access to Park Royal Station. Acceptable uses on the site will include a residential element, and a reasonable balance of B1 floorspace to be provided on the remainder. Ancillary health and leisure and small scale complementary retail uses are supported. Any residential development should meet educational, health and other needs arising from it. Comprehensive proposals for all of the undeveloped land will be required and must demonstrate how they will be integrated with recent adjoining development. Proposals should seek to conserve and enhance the adjacent Nature Conservation designation. Any application</p>

		<p>shall be accompanied by an urban design framework, showing how different phases will be developed and the relationship between them.'</p> <p>Delete text under 'Justification' heading and replace by:-</p> <p>'This proposal will ensure the delivery of appropriate transport improvements, including public realm works to enhance the pedestrian access to Park Royal Station. The transport improvements will help to sustain a long term office market in the location. The proposal will enable the completion of further offices to help diversify the employment offer within Park Royal and continue to regenerate the Western Gateway of the estate.'</p>
PC21	Page 58. Site 3 Dollis Hill Estate	<p>Under 'Allocation' heading, delete first and second sentences and replace by:-</p> <p>'Mixed use development including school, residential and employment development.'</p>
PC22	Page 68. Site 13 Sainsbury's Superstore	<p>Under 'Allocation' heading, delete third sentence:-</p> <p>'Vehicular access to the site will be limited to existing locations.'</p> <p>and replace by:-</p> <p>'Any associated change to the position of the existing site access should ensure that traffic conditions in the residential part of Draycott Avenue are not made materially worse, and that measures are incorporated to alleviate any additional congestion that would otherwise arise.'</p>
PC23	Page 70. Site 15 Northwick Park Hospital	<p>Delete text under 'Description' heading and replace by:-</p> <p>'Existing hospital campus with associated car parking and ancillary buildings and adjacent Ducker Pond site. Key worker housing is located in the south east of the site.'</p> <p>Delete first 2 sentences under 'Allocation' heading and replace by:-</p> <p>'Redeveloped hospital with ancillary retail and leisure uses. Community use (Use Class D1) and enabling residential development may be appropriate alternative uses for parts</p>

		<p>of the site that are surplus to the requirements of the new hospital. Development should be in accordance with an agreed masterplan.'</p> <p>Delete first sentence under 'Flood Risk Comments' heading and replace by:-</p> <p>'Any planning application for the site with a site area in excess of 1 ha should be accompanied by a Flood Risk assessment.'</p> <p>Under 'Justification' heading, delete 'buildings and facilities' in first sentence and replace by:-</p> <p>'a new hospital'.</p>
PC24	Page 74. Site 19 Stonebridge School	<p>Delete text under 'Allocation' heading and replace by:-</p> <p>'Residential development limited to rear of site only where it has limited impact on the setting of the Listed building. Such development is acceptable where it supports improvement to new or improved school buildings. As indicated within PPS5, all development must consider the quality of the heritage asset and the setting of the listed school and must be respectful of the historic architectural precedents.'</p> <p>In the Indicative Development Capacity table delete:-</p> <p>'122 units 123 units'</p> <p>Replace by:-</p> <p>'25 units 25 units'</p> <p>Delete text under 'Justification' heading and replace by:-</p> <p>'Limited development opportunity which must respect the setting and design of a listed building.'</p>
PC25	Pages 75-76. Site 20 Former Unisys and Bridge Park	<p>Delete all text and replace by:-</p> <p>'Address: North Circular Road, NW10 Ward: Stonebridge. Area: 2.85 hectares.</p>

	Centre	<p>Description: Site lies next to the North Circular Road and comprises 2 vacant office buildings (former Unisys), a borough owned and run sports and recreation centre, a war memorial, office units, and marginal industrial units</p> <p>Core Strategy policy context: Core Policies 13,17, 18, 19, 21 and 23</p> <p>Planning guidance: The Council intend to prepare a Supplementary Planning Document for this site in 2011.</p> <p>Planning history: July 2003 - Planning permission granted [LPA ref: 02/0945] for the Change of use of buildings from offices to hotel. Sept 1997 – Planning permission granted [LPA ref: 97/1067] for the conversion to 330-bedroom hotel and erection of single-storey glazed extension linking the 2 existing blocks, new penthouse storey on front block.</p> <p>Allocation: Redevelopment of the combined site, which may come in complementary phases, with a mixed use development to include community uses with sports and recreation, residential, B1, local needs retail and hotel uses. The re-provision of a sports centre will be sought if a development would result in the loss of the existing provision. Any residential development permitted within 30 metres of the central section of the North Circular Road will require mitigation from noise pollution, which may include placing habitable rooms on quieter facades wherever practicable. Any new development must secure satisfactory environmental noise and air quality conditions. Proposals will be required to improve pedestrian movement into, out of and around this site, including contributions towards improving sustainable access to the site, such as a footbridge across the North Circular Road. Taller buildings and higher densities are encouraged with density and heights scaled down towards the southern section, family housing is encouraged, provided that safe access/ egress in times of flood can be achieved. A Transport Assessment will be required to assess the cumulative impact of proposed developments in and around the site.</p> <p>Indicative development capacity 120 units 125 units</p> <p>Indicative development phasing 2013 - 14 2015 - 16</p> <p>Flood risk comments:</p>
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		<p>Much of the site falls within flood zones 3a, a Level 2 Strategic Flood Risk Assessment (SFRA) has been produced which should inform any development on this site. This is contained in the Sequential Test Report. Any development should not be in excess of the existing buildings footprint, should not impede flood water flows and should not increase surface water run-off. Development should be concentrated in the areas of lowest flood risk on the site. Development proposals for this site will require Flood Risk Assessment (FRA) and close liaison with the Environment Agency. The FRA should include: detailed modelling; assessment of existing buildings permeability to flood waters and flood flows; introduction of SUDS; and, assess and map flood extents, depths and speeds of flood waters. 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.</p> <p>Justification: A combined site mixed use redevelopment on previously developed land in a prominent location to help deliver improved sports and leisure facilities.'</p>
PC26	Page 79. Site 24 Wembley Point	<p>Delete site title and replace by:-</p> <p>'24. Wembley Point and Argenta House'</p> <p>Delete text under 'Description' heading and replace by:-</p> <p>'A large 21 storey office tower surrounded by car parking and Argenta House separated from the car park by Wembley Brook. The site is located immediately adjacent to Stonebridge Park Underground and Overground Station to the south and the North Circular Road to the east and Harrow Road to the North.'</p> <p>Delete text under 'Allocation' heading and replace by:-</p> <p>'Redevelopment of site should retain the office use of the building and develop part of the site, for residential and other uses which are complementary to the mixed office/residential development and to the functioning and role of the adjacent Monks Park Neighbourhood centre. Proposals should deliver an improved pedestrian</p>

		<p>experience and linkages to Stonebridge Park rail station and improved pedestrian access across the North Circular Road (NCR). Residential development will not be permitted within 30 metres of the central section of the NCR and will require mitigation for noise pollution, including use of orientation/internal layout to place habitable rooms on quieter facades wherever practicable. Development should have regard for the potential Fast Bus route through Park Royal. Redevelopment should include an undeveloped buffer strip of 8m from the River Brent and Wembley Brook, or other mitigating measures which reduce flood risk, enhance biodiversity, improve maintenance access, amenity and water quality.'</p> <p>Delete text under 'Flood Risk Comments' heading and replace by:-</p> <p>'In Brent's Level 2 SFRA (2010) the majority of the site was found to lie within flood risk zone 2 with part of the site affected by flood risk zone 3a. Flood zones are subject to change and modelling and re-modelling is carried out on a quarterly basis by the Environment Agency, therefore any site specific Flood Risk Assessment prepared must ensure that the most up to date data is used. Development proposals on the site should also adhere to the requirements of national guidance on flooding, currently set out in PPS25.'</p> <p>Under the 'Justification' heading, add the following text to the end of the sentence:-</p> <p>', and provide better connections to Stonebridge Station'.</p>
PC27	Page 100 Monitoring and Implementation	Create new Appendix 5 to contain a Monitoring and Implementation Framework comprising the text and table set out in Appendix C .

Changes proposed by the Council which do not go to the Soundness of the SSA DPD

These changes include factual updates, corrections of minor errors or other minor amendments. They are not required in order to make the SSA DPD sound but are endorsed in the interests of clarity.

Change	Policy/Paragraph	Change
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No.	/Page	
MC1	Page 14. Site W1 Wembley West End	Under the ' Core Strategy Policy Context ' heading add:- '14, 16 and 21' to the list of Core Policies
MC2	Page 15. Site W3 Brent Town Hall	Under the ' Core Strategy Policy Context ' heading add:- '17, 21 and 23' to the list of Core Policies
MC3	Page 17. Site W5 Wembley Eastern Lands	Under the ' Core Strategy Policy Context ' heading add:- '14, 15, 19, 20, 21 and 23' to the list of Core Policies In the ' Indicative Development Capacity ' table replace '2011 2012, by '2013-2014'.
MC4	Page 20. Site W8 Brent House and Elizabeth House	Under the ' Core Strategy Policy Context ' heading add:- '16, 20 and 21' to the list of Core Policies
MC5	Page 21 Site W9 Wembley High Road	Under the ' Allocation ' heading delete the third sentence beginning:- "Development on the northern side of the tracks ... '.
MC6	Site W10 Wembley Chiltern Embankments	Under the ' Core Strategy Policy Context ' heading add:- '16, 20, 21 and 23' to the list of Core Policies
MC7	Page 38. Site SK5 Moberley Sports Centre	Delete the text under the ' Description ' heading and replace by:- 'Underutilised site comprising sports facilities, nursery space, an ancillary cottage and open hard-standing located off Kilburn Lane and Banister Road to the south of Kensal

		<p>Rise station.'</p> <p>After the final sentence under the 'Allocation' heading add:-</p> <p>'Development proposals should have regard to the Conservation Area designation adjacent to the site in Kilburn Lane.'</p> <p>Provide a clearer map, including street names in the published document</p>
MC8	Pages 41-44. Site CE1 Church End Local Centre; Site CE3 Former White Hart PH and Chuch; Site CE4 Homepage; and Site CE5 Chancel House	<p>After the last sentence of each section of text under the 'Allocation' heading add:-</p> <p>'Regard should be had to any potential impact of development upon sensitive neighbouring uses, especially the Magistrates Court.'</p>
MC9	Page 52. Former Guinness Brewery	<p>Under the 'Core Strategy Policy Context' heading delete:-</p> <p>'and 19'</p> <p>and replace by</p> <p>', 19 and 20'</p> <p>in the list of Core Policies</p>
MC10	Page 64. Site W9 Harlesden Plaza	<p>After the last sentence under the 'Allocation' heading add:-</p> <p>'Development proposals should have regard to the Conservation Area designation on the High Street frontage as well as to the Archaeological Priority Area designation across the site.'</p>
MC11	Page 66. Site 11 Manor Park Road	<p>After the last sentence under the 'Allocation' heading add:-</p> <p>'Development proposals should have regard to the Archaeological Priority Area designation across the site.'</p>

MC12	Page 71. Site 16 Morrisons Supermarket	<p>In the second sentence of text under the 'Allocation' heading delete:-</p> <p>'above'</p> <p>and replace by:-</p> <p>'and'.</p> <p>Delete third sentence under the 'Allocation' heading.</p> <p>In the first sentence under the 'Justification' heading delete:-</p> <p>'residential'</p> <p>and replace by:-</p> <p>'mixed use'.</p>
MC13	Page72. Site 17 Alpine House	<p>In the first sentence of the text under the 'Allocation' heading delete:-</p> <p>'In line with the 2008 planning permission, mixed'</p> <p>And replace by:-</p> <p>'Mixed</p>
MC14	Page 74. Site 19 Stonebridge Schools	<p>Add the following text under the 'Planning History' heading:-</p> <p>'Sept 2009 Stonebridge School Listed Grade II'</p>
MC15	Page 83. Site 28 Queens Parade/Electric House	<p>After the final sentence under the heading 'Allocation' add:-</p> <p>'Development proposals should have regard to the Conservation Area designation of the site.'</p>

Proposed Change PC27 – Content of Appendix 5 Monitoring and Implementation Strategy

Appendix 5 Monitoring and Implementation Framework

As indicated in paragraph 1.21, the implementation of Site Specific Allocations will be assessed in the Annual Monitoring Report. Not only will sites be monitored against the estimated phasing of the delivery of development but will be assessed also as to whether or not development is in accordance with the guidance for each site.

The vast majority of the allocated sites are privately owned and will be brought forward for development by private developers, so there will be little opportunity for the council to intervene directly to ensure implementation. Where it is apparent that sites are not coming forward for development as anticipated, where no planning application has been submitted by the target date or where development has not commenced at a point which would ensure completion in-line with the completion target dates, then the council will seek to establish with landowners or agents what the obstacles to delivery are.

Where the council's approaches to the developer/owner indicate that an allocated site is unlikely to come forward for development during the plan period, the council will consider, in the light of - amongst other things - housing delivery rates against overall targets, whether there is a need to allocate additional sites in order to ensure an adequate supply of housing land.

Site Specific Allocation	First phase housing complete	Final phase housing complete	Other land uses proposed	Owner /Developer	Target date for planning application	Further Planning Guidance to assist with implementation
WEMBLEY GROWTH AREA						
<i>W1 Wembley West End</i>	2018	2020	Retail/leisure/public car parking	Private	Planning application 2015	Planning Brief for site approved in 2006
<i>W3 Brent Town Hall</i>	2016	2018	Office/hotel/community by 2016	Council/Private	Planning application 2014	Planning Statement 2005
<i>W4 Shubette Hse./Karma Hse./Apex Hse.</i>	2012	2014	Hotel/retail /offices/managed affordable workspace	Private	Planning permission for Shubette Hse. granted in 2009 Planning permission for Karma Hse granted in 2005	Wembley Masterplan 2009
<i>W5 Wembley Eastern Lands</i>	2012	2024	Leisure/hotel/office/open space	Private	Planning application 2011	Wembley Masterplan 2009
<i>W6 Amex Hse.</i>	2012	N/A	Workspace for creative	Private	Planning application	Wembley Masterplan

			industries/ managed affordable workspace		2011	2009
<i>W7 Chesterfield Hse.</i>	N/A	N/A	Hotel/retail/food & drink by 2014	Private	Planning permission 2011	Wembley Link SPD to be adopted 2011
<i>W8 Brent Hse. /Elizabeth Hse.</i>	2012	2020	Retail/Office	Council/Private	Planning permission for Elizabeth Hse. granted in 2010 Planning application for Brent Hse. 2017	Wembley Link SPD to be adopted 2011
<i>W9 Wembley High Road</i>	2016	2022	Retail / offices	Private	Planning application 2014	Wembley Link SPD to be adopted 2011
<i>W10 Wembley Chiltern Embankments</i>	2018	2022	Town centre uses	Network Rail	Planning application 2016	Wembley Link SPD to be adopted 2011
<i>W11Former Wembley Mini-market</i>	2014	N/A	Commercial or car parking	Private	Planning permission granted in 2010	
ALPERTON GROWTH AREA						
<i>A1 Alperton House</i>	2016	N/A	Workshops / Food & Drink	Private	Planning application 2014	Alperton Masterplan SPD to be adopted 2011
<i>A2 Minavil House & Unit 7 Rosemont Road</i>	2012	N/A	Offices	Private	Planning permission granted in 2010	Alperton Masterplan SPD to be adopted 2011
<i>A3 Former B&Q and Marvelfairs House</i>	2012	2016	B1 workspace and A3	Private	Planning permission granted for B&Q site in 2010	Alperton Masterplan SPD to be adopted 2011
<i>A4 Atlip Road</i>	2012	2018	Employment and A3 uses	Private	Planning permissions granted for parts of the site in 2006, 2007 & 2009	Alperton Masterplan SPD to be adopted 2011
<i>A5 Sunleigh Road</i>	2016	2018	Commercial including workspace and A3	Private	Planning application 2014	Alperton Masterplan SPD to be adopted 2011
<i>A6 Woodside Avenue</i>	2014	2016	B class uses including affordable workspace	Private	Planning application 2012	Alperton Masterplan SPD to be adopted

						2011
<i>A7 Mount Pleasant / Beresford Ave</i>	2018	N/A	Work live development and managed affordable workspace	Private	Planning application 2016	Alperton Masterplan SPD to be adopted 2011
STH. KILBURN GROWTH AREA						
<i>SK1. Queen's Park Station Area</i>	2014	2016	Community Facilities, retail and bus interchange	Private	Planning application 2012	Queens Park Station Area SPD, 2006. Sth Kilburn SPD to be reviewed and adopted 2012
<i>SK2. British Legion, Marshall Hse & Albert Rd Day Centre</i>	2013	2016	N/A	Council/Private	Planning application 2011	Queens Park Station Area SPD, 2006. Sth Kilburn SPD to be reviewed and adopted 2012
<i>SK4. Canterbury Works</i>	2012	2014	Offices and community facilities	Private	Planning application 2011	Sth Kilburn SPD to be reviewed and adopted 2012
<i>SK5. Moberley Sports Centre</i>	2016	N/A	Sports provision and nursery school	Westminster City Council	Planning application 2014	Sth Kilburn SPD to be reviewed and adopted 2012
Church End Growth Area						
<i>CE1. Church End Local Centre</i>	2012	2014	Retail, public square, local offices and health centre	Council/housing association/private	Planning application 2011	Informal Guidance 2006
<i>CE3. Former White Hart PH and Church</i>	2014	N/A	Retail	Private	Planning permission granted in 2009	Informal Guidance 2006
<i>CE4. Homebase</i>	2014	N/A	Retail	Private	Planning application 2012	Informal Guidance 2006
<i>CE5 Chancel House</i>	2020	N/A	Employment use	Private	Planning application 2018	Informal Guidance 2006
<i>CE6. Asiatic Carpets</i>	2014	2016	Light Industrial/Managed affordable work space	Private	Planning application 2012	Informal Guidance 2006
Burnt Oak/						

Colindale Growth Area						
<i>B/C1 Oriental City and Asda</i>	2014	2020	Retail, community use (incl. school) commercial	Private	Planning Permission renewed 2010	Burnt Oak / Colindale Development Framework SPD to be adopted 2012
<i>B/C2 Sarena Hse./Grove Park/Edgware Rd</i>	2014	2020	Workspace (incl. managed affordable)	Private	Planning application 2012	Burnt Oak / Colindale Development Framework SPD to be adopted 2012
<i>B/C3 Capitol Way</i>	2012	2022	Retail / car showroom / community use	Private	Planning permission 2009	Burnt Oak / Colindale Development Framework SPD to be adopted 2012
<i>B/C4 3-5 Burnt Oak Broadway</i>	2012	2014	Retail	Private	Part completed and planning permission renewed for remainder 2010	Burnt Oak / Colindale Development Framework SPD to be adopted 2012
Park Royal						
<i>PR1 Former Guinness Brewery</i>	N/A	N/A	Industry and warehousing	Private	Planning permission 2008	Guinness Brewery SPD, 2005 and Park Royal Opportunity Area Framework to be adopted 2011
<i>PR2 First Central</i>	2014	2016	B1 offices / hotel	Private	Planning permission for offices/hotel 1999 part implemented. Planning application for residential 2010	Park Royal Opportunity Area Framework to be adopted 2011
<i>PR3 Former Central Middlesex Hospital</i>	N/A	N/A	Hospital expansion and industrial / employment development	Private	Planning application 2012	Park Royal Opportunity Area Framework to be adopted 2011
Rest of the Borough						
<i>1. Metro Hse.</i>	2012	N/A	Safer Neighbourhood Team base	Private	Planning permission 2010	

2. <i>Garages at Barnhill Rd</i>	2010	N/A	N/A	Private	Planning permission 2007	
3. <i>Dollis Hill Estate</i>	2012	N/A	New school and employment development	Private	Planning permission 2010	
4. <i>Dollis Hill House</i>	N/A	N/A	Food & drink use / community use / conferencing	Council		
5. <i>Priestly Way, North Circular Road</i>	N/A	N/A	Employment development	Private		
6. <i>Neasden Lane / Birse Crescent</i>	2012	N/A	Retail	Private	Planning application 2011	
7. <i>Neasden Lane / North Circular Road</i>	2012	N/A	Hotel/retail	Private	Planning application 2011	
8. <i>Former Kingsbury Library & Community Centre</i>	2012	N/A	Community /education use	Council/Private	Planning application 2011	
9. <i>Harlesden Plaza</i>	2016	2020	Retail / community use	Private	Planning application 2014	
10. <i>Former Willesden Court House</i>	2012	N/A	Community use	Private	Planning permission 2009	
11. <i>Manor Park Road</i>	2014	N/A	N/A	Private	Planning application 2012	
12. <i>Former Willesden Social Club & St. Joseph's Court</i>	2012	N/A	Community use	Private	Planning permission subject to S106, 2010	
13. <i>Sainsbury's Superstore</i>	2014	N/A	Retail	Private	Planning application 2012	
14. <i>Clock Cottage</i>	2012	N/A	Community use / residential institution	Private	Planning application 2011	
15. <i>Northwick Park Hospital</i>	2020	N/A	Hospital redevelopment	Hospital Trust	Planning application 2018	
16. <i>Morrison's Supermarket</i>	2018	N/A	Retail	Private	Planning application 2016	
17. <i>Alpine House</i>	2012	2014	Affordable workspace	Private	Planning permission	

					2008	
18. Bridge Road	2012	N/A	N/A	Private	Planning application 2011	
19. Stonebridge Schools	2014	2016	N/A	Council	Planning application 2012	
20. Former Unisys & Bridge Park Centre	2014	2016	Community use, sports facilities, B1, local needs retail and hotel	Council/Private	Planning application 2012	Site-wide SPD to be adopted 2011
21. Land Adjoining St. Johns Church	2014	N/A	Community facility	Private	Planning permission 2010	
22. Roundtree Road	2011	N/A	Community / retail	Housing Association	Planning permission 2010	
23. Vale Farm Sports Centre	N/A	N/A	Sport and recreation	Council		
24. Wembley Point	2016	N/A	Office / local retail / leisure / community use	Private	Planning application 2014	
25. Vivian Avenue	2014	N/A	Community use	Private		
26. Old St. Andrew's Church	N/A	N/A	Community use	Private		
27. Hawthorn Road	2014	N/A	N/A	Private	Planning application 2012	
28. Queen's Parade / Electric House	2014	N/A	Retail / food & drink	Housing Association	Planning application 2012	
29. Former Dudden Hill Lane Playground	2012	N/A	Community / leisure or retail	Private	Planning application 2011	
30. Gaumont State Cinema	N/A	N/A	Community / arts & culture / retail / entertainment / employment workspace	Private	Planning permission 2009	
31. Kilburn Square	2010	N/A	Community use and retail	Private	Planning permission 2009. Revised planning application 2010	
32. Former Rucklidge Service Station	2014	N/A	N/A	Private	Planning application 2012	

