

Agenda Item 03

Supplementary Information Planning Committee on 26 November, 2020

Case No. 20/0967

Location	Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA
Description	Comprehensive mixed-use redevelopment of the site comprising the phased demolition of the existing buildings and structures on site and the phased development comprising site preparation works, provision of five new buildings containing residential uses, replacement train crew accommodation and flexible retail floorspace, basement, private and communal amenity space, associated car parking (including the part re-provision of station car parking), cycle parking, refuse storage, plant and other associated works.

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New objection

On the 18th November 2020, an additional objection was received to the development from a local occupier. The objection raised the following concerns:

- Local facilities are overstretched
- The station is extremely busy at rush hour and this development will worsen this experience and worsen overcrowding during stadium and arena events
- The area has seen too much development

The comments do not raise any concerns which have not already been addressed in the committee report.

The new objection increases the total number of objections to the proposal from 13 to 14.

Amendment to Section 106 Heads of Terms

Head of term 3 on page 16 of the committee pack defines the terms under which the London Affordable Rent and Shared Ownership housing will be secured in the Section 106 Agreement. It should be clarified that it is not a standard requirement for Shared Ownership housing to include a protocol that secures reasonable local priority to the units, as is stated at the end of the Shared Ownership head of term. This reference is made in relation to a requirement that the Shared Ownership units are advertised locally in the correct way. As such, the excerpt "that secures reasonable local priority to the units" shall be removed from this head of term.

Recommendation: Remains to grant consent, subject to the Section 106 heads of terms and conditions set out in the committee report, and subject to the Stage 2 referral of the application to the Mayor of London.

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