



Brent Retail & Town Centres Evidence Base:

Brent Retail & Leisure Study 2018 (Document A) | Volume 5 of 5 - Duty to Co- Operate Statement

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urban shape

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Duty to Co-Operate Statement – Brent Retail & Leisure Needs Assessment

The findings of the Brent Retail & Leisure Needs Assessment were informed by consultation with a range of internal and external stakeholders, as follows:

- **Internal stakeholders** – officers across departments at Brent Council
- **External public sector stakeholders** – officers at London Boroughs of Barnet, Camden, Ealing, Harrow, Hammersmith & Fulham, Hillingdon, Westminster, as well as Royal Borough of Kensington & Chelsea, Old Oak & Park Royal Development Corporation and Greater London Assembly
- **External private sector stakeholders** – Quintain and St George, as major private investors at key sites in the Borough.

Stakeholders were engaged as follows:

- The circulation of a Methodology Statement at the outset of the study, detailing the proposed methodology of the study, the proposed survey area for the purposes of the household survey, and requesting any information or evidence which may be beneficial in informing the outputs of the study. A summary of how this information/ evidence was used is shown in Table 1, below. A copy of the Methodology Statement is appended to this Statement.
- The proposed wording of the household telephone survey questionnaire was circulated to internal stakeholders at Brent Council for comment.
- Urban Shape additionally held meetings with LB Camden, the Greater London Authority, Quintain and St George.
 - o The meeting with LB Camden discussed the performance of centres which share administrative boundaries with Brent (namely Kilburn), and development coming forward in the Borough's centres, and other strategic sites such as Euston and King's Cross.
 - o The meeting with the Greater London Authority discussed the GLA's recently-published Town Centre Health Check data, and the classifications for the hierarchy of London's network of town centres published in the Draft London Plan.
 - o Meetings with Quintain and St George related to each company's respective interests in the Borough as landowners and developers.
- It is expected that stakeholders will be informed upon completion of the study.

Brent Council and Urban Shape thank all consultees for their participation and engagement in the Retail & Leisure Needs Assessment.

Table 1 | Summary of information requested in Methodology Statement

Information/comments requested	Comments on methodological approach to assessing future retail needs in Brent	Appropriateness of survey area for the household telephone survey	Any primary or secondary data which may assist in preparation of study	Details of proposed retail and commercial leisure schemes in Borough
How was this used in our study?	A summary of the proposed approach to the study was provided to all DTC partners. Any comments received were considered as part of shaping the final report structure and approach to calculating need.	A plan of the proposed household survey area was circulated. Comments on this survey area were considered before agreeing with the client on the final study area used for the household telephone survey.	This was used to inform our sub-regional analysis of competing centres and our scenario testing of future expenditure retention levels for calculating retail need.	This was used to inform our sub-regional analysis of competing centres and our scenario testing of future expenditure retention levels for calculating retail need.

Table 2 | Summary of received LPA responses to Methodology Statement

Information/comments requested	Comments on methodological approach to assessing future retail needs in Brent	Appropriateness of survey area for the household telephone survey	Any primary or secondary data which may assist in preparation of study	Details of proposed retail and commercial leisure schemes in Borough
LB Barnet	Methodology was considered robust, Council's own tender spec was provided for comparative purposes.	Considered to be fine provided full coverage of shared town centres along the A5 was given.	Barnet TCFNA Study was referred to in preparation of study.	Information on development opportunities provided.
LB Camden	Methodology was considered robust. Useful suggestions provided regarding engaging with hard to reach groups.	Considered robust.	Camden Retail Study (2013) was provided for reference.	LDD data with details of extant permissions for retail and leisure floorspace provided.
LB Harrow	Methodology appeared reasonable and consistent with NPPF / NPPG.	Considered reasonable.	Harrow Economic Development Needs Study (which covered retail / leisure needs) (2017) was provided for reference.	Permissions data for class A1 and class D2 uses over 1,000 sq.m provided. Noted that none are within town centres. Kodak site is a major opportunity to be built out over next 3-5 years.
Old Oak Common and Park Royal Development Corporation (OPDC)	Methodology was considered robust.	No comment provided.	No comment provided.	Identified a requirement for two new open access sports centres is expected to be identified in the OPDC Local Plan, and that Old Oak is also proposed to be identified as a new cultural quarter. Also noted that Royale Leisure Park (Park Royal) has been acquired and could potentially be redeveloped (this facility is visited by residents in parts of Brent).
Royal Borough of Kensington & Chelsea	Methodology was considered robust.	Considered appropriate. Noted limited overlap with RBKC in terms of catchment areas and that this was consistent with RBKC's own evidence base.	RBKC Retail and Leisure Needs Assessment provided for reference.	Drew attention to proposals at Earl's Court which include a significant quantum of retail and leisure floorspace.

Note: responses were not received from LB Ealing or Westminster, or from the Greater London Authority.