

Policy Team
London Borough of Brent Council
Planning Policy
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ



5 December 2019

BY EMAIL

Dear Sir/Madam

Northwick Park Partnership's Representations to the Regulation 19 Version of the Emerging Brent Local Plan

Sphere25 write to provide representations on behalf of our clients Network Homes, the University of Westminster, the London Borough of Brent and London North West University Healthcare NHS Trust, referred to hereafter as 'Northwick Park Partnership' or 'NPP'.

The NPP is a consortium of landowners who are seeking to bring forward the development proposed in own Local Plan allocation BNWAG1 'Northwick Park Growth Area'.

Introduction and Overview

The aspiration to deliver new homes and improved facilities is a longstanding ambition of the NPP. Working with Brent Council and through the One Public Estate (OPE) initiative it has been possible to secure funding for significant external funding for access improvements. In particular, road widening and junction works. Over £9 million of investment has been allocated through the Housing Infrastructure Fund (HIF) to help realise these ambitions.

The NPP is a non-legal entity which describes the four key landowners within the emerging Northwick Park Growth Area 'BNWAG1'. The NPP has been working collaboratively over a number of years and are now seeking to bring part of BNWAG1 forward for future development, with a view to submitting a masterplan outline planning application the London Borough of Brent (the "Council") in January 2020 together with a suite of related applications.

The proposals for the site have been developed for the land bound by Northwick Park on its western and southern boundaries and as identified in Figure 1. The application will seek to create a comprehensive redevelopment which delivers affordable and market housing, student housing, new teaching and sports facilities, and improved road and pedestrian access to Northwick Hospital and its facilities.



Figure 1: Land relevant to the NPP and the emerging allocation BNWAG1 'Northwick Park Growth Area'. (Source: PRP Architects)

Having reviewed the draft Local Plan, The NPP is supportive of the Council's strategic aims and policies, especially in relation to the promotion of sustainable development.

Eight Growth areas are proposed in the borough. The plan makes clear that these are the areas where development should be "*prioritised*". The plan goes on to state that these areas should be "*efficiently and intensively developed*" to make the best use of land.

Northwick Park is capable of making a significant contribution to Brent (and London's) housing supply. The NPP therefore welcomes the designation of Northwick Park as a "Growth Area" and look forward to working with the Council to deliver their aspirations.

With regards to the specific Northwick Park allocation, The NPP wishes to comment on the following policies within the draft Plan in advance of it being submitted to the Secretary of State for examination.

BNWAG1: Northwick Park Growth Area

The proposed growth area provides a significant opportunity to bring greater continuity to the site through utilising a masterplan approach. BNWAG1 will help secure investment and deliver improvements to existing Westminster University and Northwick Hospital. The allocation's indicative capacity also allows for substantial intensification of the site, which will result in greater efficiencies in terms of land use, whilst also allowing for the delivery of a substantial number of homes at a time of significant regional and national housing need.

The NPP strongly supports the allocation of the Northwick Park Growth Area under Policy BNWAG1, however, requests that some minor amendments are made following consultation with key stakeholders to ensure the plan is sound and meets legal and procedural requirements.

Tall Buildings

The NPP strongly supports the Council’s view that BNWAG1 is suitable for tall buildings on the site, subject to proposals being sensitively designed. Additionally, The NPP agrees that the design of the scheme should be conceived utilising a masterplan approach, with new buildings responding to the existing Northwick Hospital buildings in terms of scale.

The wording of the policy should therefore allow for a masterplan approach to determine the best scale of development and therefore we would suggest the following wording:

There is potential for tall buildings, subject to being a high quality design. These should respond to the height of the existing hospital buildings, stepping down towards the MOL and areas to the north. Consideration should also be given to impact on the locally protected views as identified in the Harrow Local Plan. The appropriate height, extent and location of buildings will be identified within a masterplan for the site.

Figure 20 High Level Plan of the Place

NPP requests that the Northwick Park Growth Area BNWAG1 is identified on Figure 20 ‘High Level Plan of the Place’. The minor amendment will make its location is easily identifiable to those interpreting the emerging Local Plan.

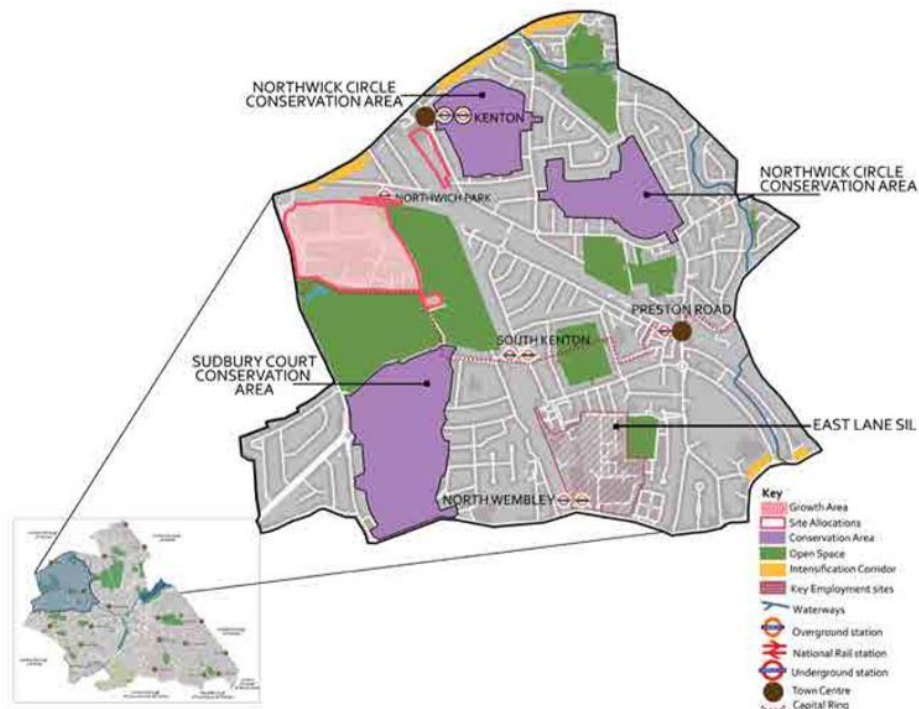


Figure 20 High Level Plan of the Place

Figure 2: Extract from Regulation 19 draft of Brent Local Plan – Figure 20 ‘High Level Plan of the Place

Conclusion

In summary, Northwick Park Partnership welcomes the publication of its Regulation 19 version of its emerging Local Plan. We look forward to receiving confirmation of receipt of these representations and request to be kept informed on progress of the next stages of the plan process.

Should you require further information at this stage please do not hesitate to contact me on the number below.