

Strictly Private & Confidential
London Borough of Brent
Planning Policy Team
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

By email

Dear Sir/Madam,

London Borough of Brent – Local Plan - Regulation 19 Consultation Representations submitted on behalf of St George West London Limited

Quod is instructed by St George West London Limited (“St George”) to submit representations to the Local Plan: Proposed Submission Document Regulation 19 Consultation (“The Regulation 19 Plan”) prepared by the London Borough of Brent (‘the LBB’).

Representations are made principally in respect of the emerging development plan policies associated with the future development of Site Allocation BSWSA7: Northfields, a strategic regeneration site owned and currently being delivered by St George. Northfields is now known as “Grand Union”.

1 Summary of Representations

St George continue to support LBB in progressing its draft Local Plan, to which, we submit representations to ensure that the newly extended Alperton Growth Area will respond to the planning context of the Grand Union permission and extend its tall building zone accordingly. Planning permission ref. 18/0321 (as amended by application 19/2732) for Grand Union approves tall buildings to this location and Policy BP7 South West supports tall buildings in the Alperton Growth Area. It is expected that new high-density mixed-use development will be focused in the Alperton Growth Area and along the Grand Union Canal. The Regulation 19 Plan does promote tall building zones across all other Brent Growth Areas and therefore it may be that it is a typographical error to exclude Grand Union.

The determination of application 18/0321 (as amended) was considered against adopted Development Management Plan Policy DMP 14 owing to part of the site allocation falling within the Park Royal Strategic Industrial Location (SIL). DMP14 provides the policy framework under which the release of SIL and Local Employment Sites are assessed. This policy sets out that SIL should only be released in certain circumstances, including where it is low quality employment space suitable for release, and where the scheme has significant regeneration benefits to the wider area. This threshold was assessed and subsequently established in the grant of planning permission. The former SIL allocation across the Grand Union site should therefore be removed.

As Grand Union represents a major regeneration scheme for Brent that has the capacity to deliver within the Local Plan period a significant number of homes, jobs and wider benefits, the site should continue to form part of the development plan as a deliverable allocation.

2 Overview

Engagement by St George

St George continues to support LBB in progressing its draft Local Plan. St George has taken an active interest in the growth, development and success of Brent. Through the redevelopment of the Northfields (Grand Union), St George is committed to delivering long-term positive change for the community and wider borough. Grand Union will contribute towards the borough's housing and employment targets, and deliver significant benefits such as a community centre, nursery and extensive open space and public realm. It will also open up access to the canal, which the draft Local Plan encourages.

St George engaged in the draft Local Plan review in March 2018, and more recently on 7th January 2019 at Regulation 18 stage. These representations should be read alongside the submissions undertaken to date.

The Grand Union Site

Grand Union extends across 9.16 hectares comprising two parcels of land intersected by the River Brent. The northern part of the site represents much of the developable area. The site is bound by Beresford Avenue to the north, the Grand Union Canal to the west and the River Brent, industrial warehousing and the North Circular Road to the south.

Grand Union is defined within the Alperton Mayoral Housing Zone.

The site is well located within direct proximity (400m) to Stonebridge Park Station (Bakerloo and London Overground) with a number of bus stops along Beresford Avenue, however, the industrial character of the area has acted as a barrier for pedestrian movement and connection between the major residential areas of Alperton and Stonebridge whilst also restricting access to the Grand Union Canal. The redevelopment of Grand Union therefore represents a significant opportunity to unlock a key site within Brent, which will help to enable movement and improved connections.

Grand Union Development Context

St George has an established and long held interest in the land designated as Site Allocation BSWA7 - Northfields. St George secured a hybrid planning permission in September 2018 (ref. 18/0321) for the entirety of the Northfields site with Phase 1 approved in detail and the remainder of the site approved in outline. The hybrid planning permission was subsequently amended by application 19/0465 in March 2019 and 19/2732 in September 2019.

A number of reserved matters applications have been submitted in relation to parts of the site approved in outline with the Generator Phase (18/0321) approved in September 2018 and Phase 2a of the Grand Union development currently pending determination under application ref. 19/3674.

The Grand Union site and indicative development plots appears as **Figure 1** below.

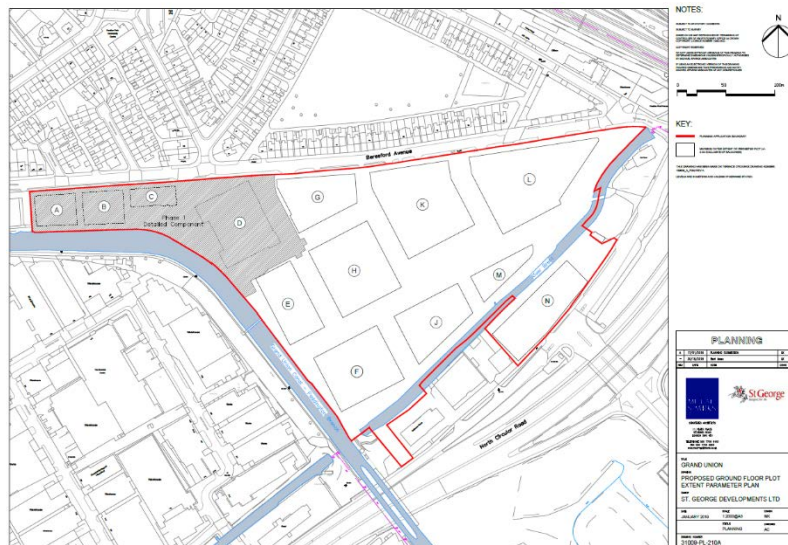


Figure 1 - Approved Parameter Plan (19/3674)

As approved, Grand Union has the capacity to deliver 3,030 new homes alongside approximately 24,580 sqm of non-residential floorspace within buildings ranging in height up to 81m (111AODm) (the equivalent of 25 residential storeys). As a strategic development site, these homes will be delivered over a 19-year period, and the planning permission and development plan will need to remain flexible to react to objectively assessed needs, and economic conditions.

Section 5.7 South West Brent

Section 5.7 of the Regulation 19 Plan contains policies which relate to the South West of Brent, including Alperton.

The Regulation 19 Plan describes the South West as having a significant variation of character¹. Whilst there is some low-rise 'Metroland' suburban streets within Wembley Central, Alperton and Sudbury, there are two Growth Areas delivering "ambitious regeneration in Wembley, centred on the town centre, and Alperton around the underground station and along the Grand Union Canal. The character of these areas is changing with contemporary developments, often of taller apartment blocks". The Plan refers directly to the opportunity of continued "planned comprehensive regeneration of Alperton".

St George strongly supports 'The Vision' for the Alperton Growth Areas which seeks that "New high-density mixed-use development will be focused in the Wembley Growth Area within and adjacent to the town centre and Alperton Growth Area around the underground station and along the Grand Union Canal."

¹ Reg 19 Local Plan paragraph 5.7.3

Alperton Growth Area

St George supports the Regulation 19 Plan's approach to allocate the whole of Alperton as a Growth Area defined within the Regulation 19 Draft Brent Local Plan Planning Policies Map 2019 – Development Areas, replicated in **Figure 2** below.



Figure 2 - Regulation 19 Draft Brent Local Plan Planning Policies Map 2019 – Development Areas

Growth Areas are expected to deliver 60% of the Council's homes and have delivered much of the Council's growth over the last decade. There are however still employment and residential areas that are not reaching their full potential in a manner consistent with the criteria that were used in identifying the current Growth Areas.

This points to new large-scale regeneration opportunities within, adjacent to, or through the creation of new Growth Areas². The Council seeks to encourage comprehensive planned regeneration of Brent's existing and new Growth Areas to provide high-quality mixed-use environments.

Chapter 4 of the Regulation 19 Plan confirms that 'making the best use of land' means prioritising development in new and more efficiently and intensively developed Growth Areas and continuing to deliver in those that have already been started, such as Alperton, Burnt Oak/Colindale, Church End, South Kilburn and Wembley to enhance environmental quality, and bring benefits to the community³.

Formerly, Grand Union was subject to a part allocation within the Alperton Masterplan 'Growth Area Boundary' with the remainder of the Site identified within the 'Additional Study Area'. The proposed consolidation within a single Alperton Growth Area is welcome.

Strategic Industrial land

Grand Union was determined under adopted Development Management Plan (Policy DMP 14) owing to part of the site allocation falling within the Park Royal Strategic Industrial Location (SIL). DMP14 provides the

² Reg 19 Local Plan paragraph 3.9.

³ Reg 19 Local Plan paragraph 4.37.

policy framework under which the release of SIL and Local Employment Sites are considered. This policy sets out that SIL should only be released in certain circumstances, including where it is low quality employment space suitable for release, and where the scheme has significant regeneration benefits to the wider area.

The determination of application 18/0321 concluded that 7.26ha of SIL to the north of the River Brent is a “low quality employment site”. The Council’s Employment Land Demand Study (2015) identified this part of the site as suitable for release to alternative uses, due to the site having “bad neighbourhood impacts” on the surrounding residential areas including HGV traffic, noise and congestion. The Study did however also identify that 20% of this part of the site should be retained for employment uses. This was critical in why DMP 14 allowed any release of employment land to incorporate employment uses providing an efficient use of land on approximately 20% of the site area⁴.

The Grand Union site has therefore been assessed and approved for release from the former SIL allocation.

Context to Representations

To assist with the consideration of our representations, we have benchmarked the Regulation 19 polices against the requirements of National Planning Policy Framework 2019 (“The Framework”).

Paragraph 11 is most relevant, namely the presumption in favour of sustainable development. It requires that “plans and decisions should apply a presumption in favour of sustainable development”.

For plan making this means the following: -

plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change

We have also considered the Regulation 19 policies against paragraph 35 of the NPPF, and whether they can be considered sound. The NPPF considers plans to be sound if they meet the following tests.

a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

⁴ Application 18/0321 Officers Report to Committee

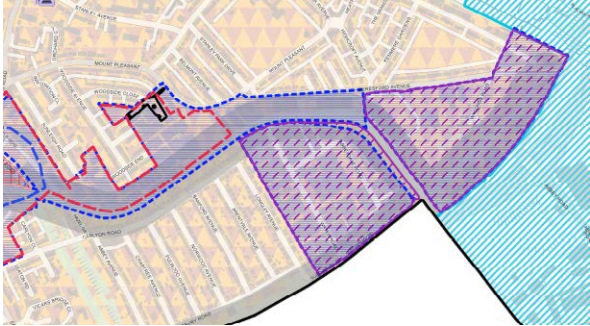
d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

We trust that the representations provide a constructive commentary and request that this submission is considered as part of the consultation exercise. We would welcome the opportunity to meet with the Council to discuss our submission.

3 Representations to the Regulation 19 Brent Plan

We set out our formal representations to the Regulation 19 Plan.

Policy Reference	BP7 South West
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness tests as it is not effective, as the policy wording is ambiguous.
Proposed Modification	<i>CHARACTER, HERITAGE AND DESIGN (b) Respecting the low-rise character of the Sudbury and Wembley suburban residential areas, through focussing tall buildings (as defined in Policy BD2) in the Growth Areas of Wembley and Alperton. and Elsewhere in the intensification corridors of A404 Harrow Road and A4005 Bridgewater Road/ Ealing Road, A4089 Ealing Road, A404 Watford Road tall buildings where around 15 metres (5-storeys) could be appropriate and. In–Sudbury and Ealing Road town centres where buildings around 15-18 metres (5-6 storeys) could be appropriate.</i>
Reason for Modification	The policy drafting is ambiguous at present and could be read to suggest that only buildings of 5 storeys would be acceptable in the Alperton Growth Area. The Council has approved a range of tall buildings (well in excess of 5 storeys) at Grand Union (up to 25 storeys), supported by existing adopted development plan policies and the Council’s own evidence base.
Evidence Base	The Brent Tall Building Strategy 2019 acknowledges that “The majority of Brent is low rise, with taller buildings in key locations including Wembley, Alperton and South Kilburn.” Alperton is part of the top five “largest cluster of existing and permitted tall buildings over 30m.” Policy BP7 South West proposes tall buildings in the Alperton Growth Area.

Policy Reference	Local Plan Policies Map (Environmental Protection, Heritage, Employment and Article 4)
	
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not effective.
Proposed Modification	<p>The extension of the Alperton Growth Area Tall Building Zone and Core into the Grand Union site to include Site Allocation BSWA7- Northfields</p>
Reason for Modification	<p>Policy BP7 seeks to focus tall buildings (as defined in Policy BD2) in the Growth Areas of Wembley and Alperton. Site Allocation BSWA7 - Northfields (“Grand Union”) comprises a fundamental part of the Growth Area.</p> <p>Grand Union is subject to planning permission ref. 18/0321 (as amended by application 19/2732) which permits a range of tall buildings up to 25 storeys, supported by existing adopted development plan policy and the Council’s own evidence base.</p> <p>To be effective, the Local Plan Proposals Map should be revised to include Site Allocation Policies - BSWA7- Northfields within the Tall Building Zone.</p>
Evidence Base	<p>The Brent Tall Building Strategy 2019 acknowledges that “The majority of Brent is low rise, with taller buildings in key locations including Wembley, Alperton and South Kilburn.” Alperton is part of the top five “largest cluster of existing and permitted tall buildings over 30m.” Policy BP7 focus tall buildings in this Growth Area.</p> <p>It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union site should be flexible enough to allow for changes over the plan period, which responding to the scale of development already granted planning permission and acknowledged within the Tall Building Strategy.</p>

Policy Reference	BSWGA1 – Alperton Growth Area
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not effective.
Proposed Modification	<p><i>Alperton Growth Area’s transformation as an extensive area of mixed use residential led regeneration principally focussed along the Grand Union canal will continue between Alperton and Stonebridge Park stations including the former Northfields Industrial Estate. The area will be a location for taller buildings at its Ealing Road and Northfields ends, with principally mid-rise in between.</i></p>
Reason for Modification	<p>Policy BP7 seeks to focus “tall buildings” (as defined in Policy BD2) in the Growth Areas of Wembley and Alperton. Site Allocation BSWSA7- Northfields (“Grand Union”) comprises a fundamental part of the Growth Area.</p> <p>Grand Union is subject to planning permission ref. 18/0321, as amended by application 19/2732, which permits a range of tall buildings up to 25 storeys, supported by existing adopted development plan policy and the Council’s own evidence base.</p> <p>To be effective, Policy BSWGA1 should be revised to specifically refer to Northfields and make reference to tall, not taller buildings.</p>
Evidence Base	<p>The Brent Tall Building Strategy 2019 acknowledges that “The majority of Brent is low rise, with taller buildings in key locations including Wembley, Alperton and South Kilburn.” Alperton is part of the top five “largest cluster of existing and permitted tall buildings over 30m.” Policy BP7 focus tall buildings in this Growth Area.</p> <p>It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union site should be flexible enough to allow for changes over the plan period, which responding to the scale of development already granted planning permission and acknowledged within the Tall Building Strategy.</p>

Policy Reference	Site Allocation Policies - BSWA7- Northfields
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility. The development will be completed over a 19 year period and therefore the policy should meet the requirements of NPPF paragraph 11.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not effective, justified or consistent with national policy.
Proposed Modification	<p>EXISTING USE: Industrial Mixed Use</p> <p>INDICATIVE CAPACITY: A minimum of 2,900 3,030 new homes</p> <p>DESCRIPTION OF EXISTING SITE: <i>The majority of the site (with the exception of a small area at the north-west) was part of the Park Royal Strategic Industrial Location (SIL) as designated by the London Plan. The north-west part was formerly that is not SIL land is a non-designated Local Employment Site.</i></p> <p>PLANNING HISTORY: <i>Approved application 18/0321 as amended by application 19/2732 varied the hybrid planning application permission for the comprehensive mixed-use redevelopment of the former Northfields Industrial Estate.</i> The scheme proposes demolition of all existing buildings on site and the delivery of a development including 2,900 homes, around 2,300sqm commercial floorspace, a minimum of 17,581sqm and around 19,000sqm employment floorspace and 1,610sqm community and assembly and leisure floorspace (use classes B1a, B1c and B8), around 2,900sqm community and assembly and leisure floorspace (uses classes D1 and D2), an energy centre, public and private open space, new routes and public access along the River Brent and Grand Union Canal, parking and cycle provision and new site access and ancillary infrastructure.</p> <p>DESIGN PRINCIPLES: <i>The scale and massing should be sympathetic to existing heights in the surrounding context with lower building heights closer to Beresford Avenue, whilst having regard to the height of buildings established by planning permission 18/0321 (as amended by application 19/2732) for the former Northfields Industrial Estate. Given the scale of the site, it will not create a new building height character. Tall buildings will be appropriate on this site, taking its cue from the scale of buildings approved under planning permission 18/0321 as amended by application 19/2732.</i></p> <p>JUSTIFICATION: <i>It will provide a minimum of 2,900 3,030 new homes, employment floorspace, community, retail and leisure facilities and includes both a health centre and an energy centre.</i></p>
Reason for Modification	The site allocation should be updated to reflect the existing use of the site, and the development principles approved and being delivered at Grand Union by planning permission ref. 18/0321 (as amended) supported by existing adopted development plan policy and the Council’s own evidence base.

Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union site should be flexible enough to allow for changes over the plan period, which responding to the scale of development already granted planning permission and acknowledged within the Tall Building Strategy.
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Policy Reference	BD2 – Tall Buildings in Brent
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not effective.
Proposed Modification	In Tall Buildings Zones heights should be consistent with the general building heights shown on the policies map, stepping down towards the Zone’s edge. Elsewhere tall buildings not identified in site allocations will only be permitted where they are:
Reason for Modification	The proposals map does not show general building heights.
Evidence Base	The proposals map.

Policy Reference	BH2 – Priority Areas for Additional Housing Provision within Brent
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness tests as it is not positively prepared; justified; effective or consistent with national policy.
Proposed Modification	Within town centres edge of town centre sites and intensification corridors where existing non-residential floorspace forms part of a site proposed for residential development, the council will require re-provision of the same amount and use class of non-residential floorspace. Exceptions to this will be where it can be shown that: a) the site is allocated for an alternative use(s) or has planning permission for an alternative use(s); b) there is no need for it or reasonable prospect of its use if provided; or c) in exceptional cases that its loss is outweighed by the benefits that its replacement with residential floorspace will bring.
Reason for Modification	The second part of the policy does not appear to reflect the policy intent “BH2 – Priority Areas for Additional Housing Provision within Brent”. Its purpose is therefore questionable.


	<p>The current policy would conflict with site allocations for previously developed sites, where the allocation is for an alternative use, and where planning permission has been granted in whole or part for alternative uses.</p> <p>The policy sets out exceptions, it is duplication to include exceptional cases to the exceptions.</p>
Evidence Base	<p>It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union (Northfields) site, should reflect the scale of development already granted planning permission and should be flexible enough to allow for future changes over the plan period.</p>

Policy Reference	BH3 – Built to Rent
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness test as it is not positively prepared; justified; or consistent with national policy.
Proposed Modification	<p><i>To encourage increased housing delivery, within each Growth Areas (excluding South Kilburn), or development sites of 500 dwellings or more, the provision of Build to Rent properties will be expected will be supported where unless this would not:</i></p> <p><i>a) undermine the overall site’s timely development; or</i></p> <p><i>b) undermine viability to such an extent that it significantly undermines affordable housing delivery.</i></p>
Reason for Modification	<p>The current policy is onerous and places unreasonable pressure on developers (who may not have a Build to Rent business model) to deliver this alternative residential product. The current policy wording has the potential to result in a poor-quality product being delivered and may in turn restrict the delivery of housing.</p> <p>It is not the role of the Local Plan to dictate the delivery of Build to Rent products and should instead incentives developers to deliver this type of residential product.</p>
Evidence Base	<p>The Local Plan provides no evidence base to substantiate its position that Build to Rent developments would increase the delivery of new home within Brent, which as per traditional for sale housing is dictated by the market. There is no evidence base to indicate a high demand for rental properties.</p>

Policy Reference	BH5 – Affordable Housing
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness test as it is not effective and consistent with national policy.
Proposed Modification	<p><i>In Brent the strategic affordable housing target that will apply is 50% of new homes in the period to 2041. Brent Council will adopt the Threshold approach to Planning Applications.</i></p> <p><i>The affordable housing tenure split required to comply with London Plan Policy H6 Threshold Approach to Applications is as follows (unless an alternative mix is robustly justified through viability evidence):</i></p> <p><i>Non-Build to Rent developments of 10 dwellings or more is:</i></p> <p><i>a) 70 per cent Social Rent/ London Affordable Rent and; b) 30 per cent intermediate products which meet the definition of genuinely affordable housing, including London Living Rent, affordable rent within Local Housing Allowance limits and London Shared ownership. These must be for households within the most up to date income caps identified in the London Housing Strategy or London Plan Annual Monitoring Report.</i></p> <p><i>Where viability evidence demonstrates major developments are an unable to achieve the target affordable housing mix, a monetary planning obligation may be secured or an alternative tenure mix.</i></p> <p><i>For Build to Rent developments the affordable housing provision should be agreed on a case by case basis.</i></p> <p><i>Affordable Build to Rent homes will be counted as making a comparable contribution to Brent’s affordable housing target.</i></p>
Reason for Modification	<p>The ambiguity within the policy should be rectified by an explicit acknowledgement that Brent Council is adopting the Threshold approach to Planning Applications. The Threshold approach can be explained within the policy or within the justifying text.</p> <p>The supporting text acknowledges that the proposed affordable housing target and mix is extremely challenging to achieve, and should therefore greater flexibility should be applied within the policy.</p> <p>The policy should directly support the Built to Rent principles of Policy BH3 by making it clear that Built to Rent will be treated comparably to traditional market for sale products in relation to affordable housing.</p>
Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population.


Policy Reference	BH6 – Housing Size Mix
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not Consistent with national policy.
Proposed Modification	<i>The council will seek to deliver a borough target of up to 25% of new homes as family sized (3 bedrooms or more) dwellings. For every four dwellings included within developments at least one must be 3 bedrooms or more. Exceptions to the provision of family sized dwellings will only be allowed where the applicant can show that: [...]</i>
Reason for Modification	The draft Policy does not provide sufficient flexibility and cannot therefore respond to changes in market conditions and demand.
Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population.

Policy Reference	BH13 – RESIDENTIAL AMENITY SPACE
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not Consistent with national policy.
Proposed Modification	<i>All new dwellings will be required to have external private amenity space of a sufficient size and try to satisfy its proposed residents’ needs. This is normally expected to be 20sqm per flat and 50sqm for family housing (including ground floor flats) unless its inclusion would fundamentally undermine the development’s delivery of other Local Plan policies.</i>
Reason for Modification	The policy requires a significant quantum of amenity space which, based upon the Council’s general approach is well in excess of being realistically achieved on high density developments within Growth Areas. The deliverability of the policy is questionable for high density development within Growth Areas and therefore flexibility within the Policy is required.

Policy Reference	BE2 – Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) – The Northfields Site (Grand Union)
	
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness tests as it is not justified; effective or consistent with national policy.
Proposed Modification – Proposals Map	<p><i>Delete SIL annotation east of the Grand Union Canal (e.g. from the Grand Union site and Site Allocation BSWA7- Northfields)</i></p> <p><i>Annotate the proposal map SILs to reflect the BE2 schedule</i></p>
Proposed Modification BE2	<p><i>Northfields (east of Grand Union Canal)</i></p> <p><i>SIL</i></p> <p><i>Deallocation of SIL within Co-location within site boundary of extant planning permission 18/0321 (as amended by application 19/2732) subject to as a minimum providing the amount, typology, and affordability of employment floorspace consistent with planning permission 18/0321. Intensification on the remainder of the SIL.</i></p>
Reason for Modification	<p>Grand Union was determined under adopted Development Management Plan Policy (DMP) 14 owing to part of the site allocation falling within the Park Royal Strategic Industrial Location (SIL). DMP14 provides the policy framework under which the release of SIL and Local Employment Sites are considered. This policy sets out that SIL should only be released in certain circumstances, including where it is low quality employment space suitable for release, and where the scheme has significant regeneration benefits to the wider area.</p> <p>The determination of application 18/0321 concluded that 7.26ha of SIL to the north of the River Brent is a “low quality employment site”. The Council’s Employment Land Demand Study (2015) identified this part of the site as suitable for release to alternative uses, due to the site having “bad neighbourhood impacts” on the surrounding residential areas including HGV traffic, noise and congestion. The Study did however also identify that 20% of this part of the site should be retained for employment uses. This was critical in why DMP 14 allowed</p>

	<p>any release of employment land to incorporate employment uses providing an efficient use of land on approximately 20% of the site area⁵.</p> <p>Despite the implementation of this planning application the Council’s Local Plan Policies Map (Environmental Protection, Heritage, Employment and Article 4) incorrectly retains the SIL allocation across the Grand Union site.</p> <p>As the site has already been tested for SIL release under the adopted Development Plan, and granted planning permission under Policy DM4, it is ineffective and unsound to re-allocate the site as SIL and impose a SIL policy constraint which does not reflect 18/0321.</p> <p>The determination of application 18/0321 to deliver an intensification of industrial and related uses in the consolidated SIL concluded that a minimum industrial floorspace quantum should form part of the Regulation 19 Site Allocation BSWSA7.</p> <p>Site allocation BSWSA7: NORTHFIELDS now correctly includes that floorspace figure. It states that “Consistent with planning permission 18/0321 due to the site’s historic SIL designation a minimum of 17,581 sq.m. of employment floorspace must be re-provided as part of the development”. This site allocation is sufficient to control the floorspace requirement at the site. The SIL allocation is not necessary and therefore Policy BE2 is inconsistent with the site allocation.</p>
Evidence Base	<p>London Plan Policy E5 and E7 confirms that there may be scope for selected parts of SILs to be consolidated. This should be done through a carefully co-ordinated plan-led approach. This process has already taken place through the existing adopted Brent Local Plan. The determination of application 18/0321 to deliver an intensification of industrial and related uses in the consolidated SIL concluded a minimum industrial floorspace figure which forms part of the Regulation 19 Site Allocation BSWSA7. Therefore, there is effective requirement to retain the SIL allocation to achieve industrial floorspace intensification and delivery.</p> <p>It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union site, should reflect the scale of development already granted planning permission and should be flexible enough to allow for changes over the plan period.</p> <p>National Policy Guidance note (Supporting more effective use of land - 22nd July 2019) confirms that when considering a land use allocation, it is relevant to take into account the planning history of the site including planning applications.</p>

⁵ Application 18/0321 Officers Report to Committee

Policy Reference	BE2 – Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) - Trading Post site.
	
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness tests as it is not justified; effective or consistent with national policy.
Proposed Modification – Proposals Map	<i>Delete SIL annotation east of the Grand Union Canal including the Trading Post Site, Heather Park Drive.</i>
Proposed Modification BE2	<p><i>Northfields (east of Grand Union Canal)</i></p> <p>SIL</p> <p><i>Deallocation of SIL within Co-location within site boundary of extant planning permission 18/0321 (as amended by application 19/2732) subject to as a minimum providing the amount, typology, and affordability of employment floorspace consistent with planning permission 18/0321. Intensification on the remainder of the SIL.</i></p> <p><i>Co-location within the remainder of the SIL.</i></p>
Reason for Modification	<p>Grand Union has been removed from the SIL allocation by virtue of planning application 18/0321, having met the tests of Adopted Policy DM4. There is an opportunity</p> <p>There is an opportunity for the Council consider the wider regeneration of the area through the co-location of uses within the remainder of the SIL. The Trading Post site, for example, is an excellent example where industrial capacity can be retained with residential uses above, without any impact on the SIL or land use, as this is an island site.</p>

Evidence Base	London Plan Policy E5 and E7 confirms that there may be scope for selected parts of SILs to be consolidated. This should be done through a carefully co-ordinated plan-led approach.
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Policy Reference	BSUI1 – Creating a Resilient and Efficient Brent
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not Justified; Effective; or Consistent with national policy.
Proposed Modification	<i>Within Growth Areas</i> , all major developments shall connect to or contribute towards a decentralised energy system unless it can be demonstrated that such provision is not feasible, or the proposed heating system is 100% renewable.
Reason for Modification	The current policy wording is ambiguous and implies all major development, including those outside the Growth Areas, will be required to connect and contribute to a decentralised energy system.
Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population.

Policy Reference	BT2 – Parking and Car Free Development
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not Consistent with national policy.
Proposed Modification	<i>Developments should provide parking consistent with parking standards in Appendix 4. Car parking standards are the maximum and car free development will be encouraged where an existing Controlled Parking Zone (CPZ) is in place. or can be achieved.</i>
Reason for Modification	The current policy wording is ambiguous and should be clear in the locations or criteria where CPZ can be achieved.

Summary

We trust the case set out above is clear and our representations will be considered as part of the Brent Local Plan Regulation 19 Consultation.

We would welcome the opportunity to meet with the Council to discuss our submission and agree a statement of common ground with you, prior to any examination in public.

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Policy: Paragraph: Table: Map:

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Sound? Yes: No:

3. If you believe the Plan to be unsound, is this because it is not:

Positively prepared

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Policy Reference	BP7 South West
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness tests as it is not effective, as the policy wording is ambiguous.
Proposed Modification	<p><i>CHARACTER, HERITAGE AND DESIGN</i></p> <p><i>(b) Respecting the low-rise character of the Sudbury and Wembley suburban residential areas, through focussing tall buildings (as defined in Policy BD2) in the Growth Areas of Wembley and Alperton. and Elsewhere in the intensification corridors of A404 Harrow Road and A4005 Bridgewater Road/ Ealing Road, A4089 Ealing Road, A404 Watford Road tall buildings where around 15 metres (5-storeys) could be appropriate and In-Sudbury and Ealing Road town centres where buildings around 15-18 metres (5-6 storeys) could be appropriate.</i></p>
Reason for Modification	The policy drafting is ambiguous at present and could be read to suggest that only buildings of 5 storeys would be acceptable in the Alperton Growth Area. The Council has approved a range of tall buildings (well in excess of 5 storeys) at Grand Union (up to 25 storeys), supported by existing adopted development plan policies and the Council’s own evidence base.
Evidence Base	<p>The Brent Tall Building Strategy 2019 acknowledges that “The majority of Brent is low rise, with taller buildings in key locations including Wembley, Alperton and South Kilburn.” Alperton is part of the top five “largest cluster of existing and permitted tall buildings over 30m.”</p> <p>Policy BP7 South West proposes tall buildings in the Alperton Growth Area.</p>

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2. Do you consider the Plan is:

Legally compliant?	Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
Sound?	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>

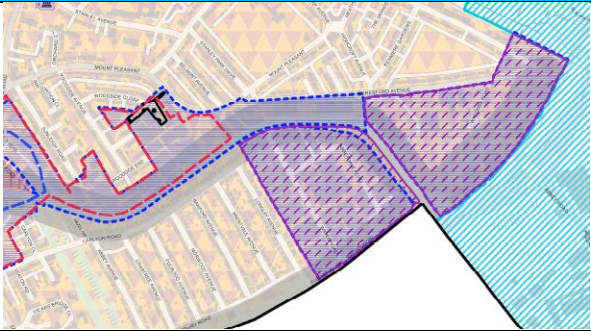
3. If you believe the Plan to be unsound, is this because it is not:

Positively prepared	<input checked="" type="checkbox"/>
Justified	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>
Consistent with national policy	<input checked="" type="checkbox"/>

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Policy Reference	Local Plan Policies Map (Environmental Protection, Heritage, Employment and Article 4)
	
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not effective.
Proposed Modification	<p>The extension of the Alperton Growth Area Tall Building Zone and Core into the Grand Union site to include Site Allocation BSWSA7- Northfields</p>
Reason for Modification	<p>Policy BP7 seeks to focus tall buildings (as defined in Policy BD2) in the Growth Areas of Wembley and Alperton. Site Allocation BSWSA7 - Northfields (“Grand Union”) comprises a fundamental part of the Growth Area.</p> <p>Grand Union is subject to planning permission ref. 18/0321 (as amended by application 19/2732) which permits a range of tall buildings up to 25 storeys, supported by existing adopted development plan policy and the Council’s own evidence base.</p> <p>To be effective, the Local Plan Proposals Map should be revised to include Site Allocation Policies - BSWSA7- Northfields within the Tall Building Zone.</p>
Evidence Base	<p>The Brent Tall Building Strategy 2019 acknowledges that “The majority of Brent is low rise, with taller buildings in key locations including Wembley, Alperton and South Kilburn.” Alperton is part of the top five “largest cluster of existing and permitted tall buildings over 30m.” Policy BP7 focus tall buildings in this Growth Area.</p> <p>It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union site should be flexible enough to allow for changes over the plan period, which responding to the scale of development already granted planning permission and acknowledged within the Tall Building Strategy.</p>

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Policy:
A1

Paragraph:

Table:

Map:

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Policy Reference	BSWGA1 – Alperton Growth Area
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not effective.
Proposed Modification	<i>Alperton Growth Area’s transformation as an extensive area of mixed use residential led regeneration principally focussed along the Grand Union canal will continue between Alperton and Stonebridge Park stations including the former Northfields Industrial Estate. The area will be a location for taller buildings at its Ealing Road and Northfields ends, with principally mid-rise in between.</i>
Reason for Modification	<p>Policy BP7 seeks to focus “tall buildings” (as defined in Policy BD2) in the Growth Areas of Wembley and Alperton. Site Allocation BSWSA7-Northfields (“Grand Union”) comprises a fundamental part of the Growth Area.</p> <p>Grand Union is subject to planning permission ref. 18/0321, as amended by application 19/2732, which permits a range of tall buildings up to 25 storeys, supported by existing adopted development plan policy and the Council’s own evidence base.</p> <p>To be effective, Policy BSWGA1 should be revised to specifically refer to Northfields and make reference to tall, not taller buildings.</p>
Evidence Base	<p>The Brent Tall Building Strategy 2019 acknowledges that “The majority of Brent is low rise, with taller buildings in key locations including Wembley, Alperton and South Kilburn.” Alperton is part of the top five “largest cluster of existing and permitted tall buildings over 30m.” Policy BP7 focus tall buildings in this Growth Area.</p> <p>It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union site should be flexible enough to allow for changes over the plan period, which responding to the scale of development already granted planning permission and acknowledged within the Tall Building Strategy.</p>

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Positively prepared	<input checked="" type="checkbox"/>
Justified	<input checked="" type="checkbox"/>
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Policy Reference	Site Allocation Policies - BSWA7- Northfields
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility. The development will be completed over a 19 year period and therefore the policy should meet the requirements of NPPF paragraph 11.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not effective, justified or consistent with national policy.
Proposed Modification	<p>EXISTING USE: Industrial Mixed Use</p> <p>INDICATIVE CAPACITY: A minimum of 2,900 3,030 new homes</p> <p>DESCRIPTION OF EXISTING SITE: <i>The majority of the site (with the exception of a small area at the north-west) was part of the Park Royal Strategic Industrial Location (SIL) as designated by the London Plan. The north-west part was formerly that is not SIL land is a non-designated Local Employment Site.</i></p> <p>PLANNING HISTORY: <i>Approved application 18/0321 as amended by application 19/2732 varied the hybrid planning application permission for the comprehensive mixed-use redevelopment of the former Northfields Industrial Estate.</i></p> <p>The scheme proposes demolition of all existing buildings on site and the delivery of a development including 2,900 homes, around 2,300sqm commercial floorspace, a minimum of 17,581sqm and around 19,000sqm employment floorspace and 1,610sqm community and assembly and leisure floorspace (use classes B1a, B1c and B8), around 2,900sqm community and assembly and leisure floorspace (uses classes D1 and D2), an energy centre, public and private open space, new routes and public access along the River Brent and Grand Union Canal, parking and cycle provision and new site access and ancillary infrastructure.</p> <p>DESIGN PRINCIPLES: <i>The scale and massing should be sympathetic to existing heights in the surrounding context with lower building heights closer to Beresford Avenue, whilst having regard to the height of buildings established by planning permission 18/0321 (as amended by application 19/2732) for the former Northfields Industrial Estate. Given the scale of the site, it will can create a new building height character. Tall buildings will be appropriate on this site, taking its cue from the scale of buildings approved under planning permission 18/0321 as amended by application 19/2732.</i></p> <p>JUSTIFICATION: <i>It will provide a minimum of 3,030 new homes 2,900 homes, employment floorspace, community, retail and leisure facilities and includes both a health centre and an energy centre.</i></p>
Reason for Modification	The site allocation should be updated to reflect the existing use of the site, and the development principles approved and being delivered at Grand Union by planning permission ref. 18/0321 (as amended) supported by existing adopted development plan policy and the Council's own evidence base.

Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union site should be flexible enough to allow for changes over the plan period, which responding to the scale of development already granted planning permission and acknowledged within the Tall Building Strategy.
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Policy Reference	BD2 – Tall Buildings in Brent
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not effective.
Proposed Modification	In Tall Buildings Zones heights should be consistent with the general building heights shown on the policies map, stepping down towards the Zone's edge. Elsewhere tall buildings not identified in site allocations will only be permitted where they are:
Reason for Modification	The proposals map does not show general building heights.
Evidence Base	The proposals map.

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Policy Reference	BH2 – Priority Areas for Additional Housing Provision within Brent
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness tests as it is not positively prepared; justified; effective or consistent with national policy.
Proposed Modification	<p><i>Within town centres edge-of-town-centre sites and intensification corridors where existing non-residential floorspace forms part of a site proposed for residential development, the council will require re-provision of the same amount and use class of non-residential floorspace.</i></p> <p><i>Exceptions to this will be where it can be shown that:</i></p> <p><i>a) the site is allocated for an alternative use(s) or has planning permission for an alternative use(s);</i></p> <p><i>b) a) there is no need for it or reasonable prospect of its use if provided; or</i></p> <p><i>c) b) in exceptional cases that its loss is outweighed by the benefits that its replacement with residential floorspace will bring.</i></p>
Reason for Modification	<p>The second part of the policy does not appear to reflect the policy intent “BH2 – Priority Areas for Additional Housing Provision within Brent”. Its purpose is therefore questionable.</p> <p>The current policy would conflict with site allocations for previously developed sites, where the allocation is for an alternative use, and where planning permission has been granted in whole or part for alternative uses.</p> <p>The policy sets out exceptions, it is duplication to include exceptional cases to the exceptions.</p>
Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union (Northfields) site, should reflect the scale of development already granted planning permission and should be flexible enough to allow for future changes over the plan period.

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Policy Reference	BH3 – Built to Rent
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness test as it is not positively prepared; justified; or consistent with national policy.
Proposed Modification	<p><i>To encourage increased housing delivery, within each Growth Areas (excluding South Kilburn), or development sites of 500 dwellings or more, the provision of Build to Rent properties will be expected will be supported where unless this would not:</i></p> <p><i>a) undermine the overall site’s timely development; or</i></p> <p><i>b) undermine viability to such an extent that it significantly undermines affordable housing delivery.</i></p>
Reason for Modification	<p>The current policy is onerous and places unreasonable pressure on developers (who may not have a Build to Rent business model) to deliver this alternative residential product. The current policy wording has the potential to result in a poor-quality product being delivered and may in turn restrict the delivery of housing.</p> <p>It is not the role of the Local Plan to dictate the delivery of Build to Rent products and should instead incentives developers to deliver this type of residential product.</p>
Evidence Base	The Local Plan provides no evidence base to substantiate its position that Build to Rent developments would increase the delivery of new home within Brent, which as per traditional for sale housing is dictated by the market. There is no evidence base to indicate a high demand for rental properties.

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Policy Reference	BH5 – Affordable Housing
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness test as it is not effective and consistent with national policy.
Proposed Modification	<p><i>In Brent the strategic affordable housing target that will apply is 50% of new homes in the period to 2041. Brent Council will adopt the Threshold approach to Planning Applications.</i></p> <p><i>The affordable housing tenure split required to comply with London Plan Policy H6 Threshold Approach to Applications is as follows (unless an alternative mix is robustly justified through viability evidence):</i></p> <p><i>Non-Build to Rent developments of 10 dwellings or more is:</i></p> <p><i>a) 70 per cent Social Rent/ London Affordable Rent and; b) 30 per cent intermediate products which meet the definition of genuinely affordable housing, including London Living Rent, affordable rent within Local Housing Allowance limits and London Shared ownership. These must be for households within the most up to date income caps identified in the London Housing Strategy or London Plan Annual Monitoring Report.</i></p> <p><i>Where viability evidence demonstrates major developments are an unable to achieve the target affordable housing mix, a monetary planning obligation may be secured or an alternative tenure mix.</i></p> <p><i>For Build to Rent developments the affordable housing provision should be agreed on a case by case basis.</i></p> <p><i>Affordable Build to Rent homes will be counted as making a comparable contribution to Brent’s affordable housing target.</i></p>
Reason for Modification	<p>The ambiguity within the policy should be rectified by an explicit acknowledgement that Brent Council is adopting the Threshold approach to Planning Applications. The Threshold approach can be explained within the policy or within the justifying text.</p> <p>The supporting text acknowledges that the proposed affordable housing target and mix is extremely challenging to achieve, and should therefore greater flexibility should be applied within the policy.</p> <p>The policy should directly support the Built to Rent principles of Policy BH3 by making it clear that Built to Rent will be treated comparably to traditional market for sale products in relation to affordable housing.</p>
Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population.

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Policy Reference	BH6 – Housing Size Mix
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not Consistent with national policy.
Proposed Modification	<i>The council will seek to deliver a borough target of up to 25% of new homes as family sized (3 bedrooms or more) dwellings. For every four dwellings included within developments at least one must be 3 bedrooms or more. Exceptions to the provision of family sized dwellings will only be allowed where the applicant can show that: [...]</i>
Reason for Modification	The draft Policy does not provide sufficient flexibility and cannot therefore respond to changes in market conditions and demand.
Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population.

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Effective

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Policy Reference	BH13 – RESIDENTIAL AMENITY SPACE
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not Consistent with national policy.
Proposed Modification	<i>All new dwellings will be required to have external private amenity space of a sufficient size and try to satisfy its proposed residents’ needs. This is normally expected to be 20sqm per flat and 50sqm for family housing (including ground floor flats) unless its inclusion would fundamentally undermine the development’s delivery of other Local Plan policies.</i>
Reason for Modification	The policy requires a significant quantum of amenity space which, based upon the Council’s general approach is well in excess of being realistically achieved on high density developments within Growth Areas. The deliverability of the policy is questionable for high density development within Growth Areas and therefore flexibility within the Policy is required.

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Policy Reference	BE2 – Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) – The Northfields Site (Grand Union)
	
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness tests as it is not justified; effective or consistent with national policy.
Proposed Modification – Proposals Map	<p><i>Delete SIL annotation east of the Grand Union Canal (e.g. from the Grand Union site and Site Allocation BSWSA7- Northfields)</i></p> <p><i>Annotate the proposal map SILs to reflect the BE2 schedule</i></p>
Proposed Modification BE2	<p><i>Northfields (east of Grand Union Canal)</i></p> <p><i>SIL</i></p> <p><i>Deallocation of SIL within Co-location within site boundary of extant planning permission 18/0321 (as amended by application 19/2732) subject to as a minimum providing the amount, typology, and affordability of employment floorspace consistent with planning permission 18/0321.</i></p> <p><i>Intensification on the remainder of the SIL.</i></p>
Reason for Modification	<p>Grand Union was determined under adopted Development Management Plan Policy (DMP) 14 owing to part of the site allocation falling within the Park Royal Strategic Industrial Location (SIL). DMP14 provides the policy framework under which the release of SIL and Local Employment Sites are considered. This policy sets out that SIL should only be released in certain circumstances, including where it is low quality employment space suitable for release, and where the scheme has significant regeneration benefits to the wider area.</p> <p>The determination of application 18/0321 concluded that 7.26ha of SIL to the north of the River Brent is a “low quality employment site”. The Council’s Employment Land Demand Study (2015) identified this part of the site as suitable for release to alternative uses, due to the site having “bad neighbourhood impacts” on the surrounding residential areas including HGV traffic, noise and congestion. The Study did however also identify that 20% of this part of the site should be retained for employment uses. This was critical in why DMP 14 allowed any release of employment land to incorporate employment uses providing an efficient use of land on approximately 20% of the site area¹.</p> <p>Despite the implementation of this planning application the Council’s Local Plan Policies Map (Environmental Protection, Heritage, Employment and Article 4) incorrectly retains the SIL allocation across the Grand Union site.</p>

¹ Application 18/0321 Officers Report to Committee

	<p>As the site has already been tested for SIL release under the adopted Development Plan, and granted planning permission under Policy DM4, it is ineffective and unsound to re-allocate the site as SIL and impose a SIL policy constraint which does not reflect 18/0321.</p> <p>The determination of application 18/0321 to deliver an intensification of industrial and related uses in the consolidated SIL concluded that a minimum industrial floorspace quantum should form part of the Regulation 19 Site Allocation BSWSA7.</p> <p>Site allocation BSWSA7: NORTHFIELDS now correctly includes that floorspace figure. It states that “Consistent with planning permission 18/0321 due to the site’s historic SIL designation a minimum of 17,581 sq.m. of employment floorspace must be re-provided as part of the development”. This site allocation is sufficient to control the floorspace requirement at the site. The SIL allocation is not necessary and therefore Policy BE2 is inconsistent with the site allocation.</p>
Evidence Base	<p>London Plan Policy E5 and E7 confirms that there may be scope for selected parts of SILs to be consolidated. This should be done through a carefully co-ordinated plan-led approach. This process has already taken place through the existing adopted Brent Local Plan. The determination of application 18/0321 to deliver an intensification of industrial and related uses in the consolidated SIL concluded a minimum industrial floorspace figure which forms part of the Regulation 19 Site Allocation BSWSA7. Therefore, there is effective requirement to retain the SIL allocation to achieve industrial floorspace intensification and delivery.</p> <p>It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population. The policies which affect the Grand Union site, should reflect the scale of development already granted planning permission and should be flexible enough to allow for changes over the plan period.</p> <p>National Policy Guidance note (Supporting more effective use of land - 22nd July 2019) confirms that when considering a land use allocation, it is relevant to take into account the planning history of the site including planning applications.</p>

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Policy Reference	BE2 – Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) - Trading Post site.
	
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the soundness tests as it is not justified; effective or consistent with national policy.
Proposed Modification – Proposals Map	<i>Delete SIL annotation east of the Grand Union Canal including the Trading Post Site, Heather Park Drive.</i>
Proposed Modification BE2	<p><i>Northfields (east of Grand Union Canal)</i></p> <p>SIL</p> <p><i>Deallocation of SIL within Co-location within site boundary of extant planning permission 18/0321 (as amended by application 19/2732) subject to as a minimum providing the amount, typology, and affordability of employment floorspace consistent with planning permission 18/0321.</i></p> <p>Intensification on the remainder of the SIL.</p> <p><i>Co-location within the remainder of the SIL.</i></p>
Reason for Modification	<p>Grand Union has been removed from the SIL allocation by virtue of planning application 18/0321, having met the tests of Adopted Policy DM4. There is an opportunity</p> <p>There is an opportunity for the Council consider the wider regeneration of the area through the co-location of uses within the remainder of the SIL. The Trading Post site, for example, is an excellent example where industrial capacity can be retained with residential uses above, without any impact on the SIL or land use, as this is an island site.</p>
Evidence Base	London Plan Policy E5 and E7 confirms that there may be scope for selected parts of SILs to be consolidated. This should be done through a carefully co-ordinated plan-led approach.

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Policy Reference	BSUI1 – Creating a Resilient and Efficient Brent
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not Justified; Effective; or Consistent with national policy.
Proposed Modification	<i>Within Growth Areas</i> , all major developments shall connect to or contribute towards a decentralised energy system unless it can be demonstrated that such provision is not feasible, or the proposed heating system is 100% renewable.
Reason for Modification	The current policy wording is ambiguous and implies all major development, including those outside the Growth Areas, will be required to connect and contribute to a decentralised energy system.
Evidence Base	It is important that the approach of the Regulation 19 Local Plan allows enough flexibility to respond to the objectively assessed needs of Brent, and its population.

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Policy Reference	BT2 – Parking and Car Free Development
NPPF Paragraph 11 – Flexibility Test	The policy does not afford sufficient flexibility.
NPPF Paragraph 35 – Soundness Test	The policy does not meet the test as it is not Consistent with national policy.
Proposed Modification	<i>Developments should provide parking consistent with parking standards in Appendix 4. Car parking standards are the maximum and car free development will be encouraged where an existing Controlled Parking Zone (CPZ) is in place. or can be achieved.</i>
Reason for Modification	The current policy wording is ambiguous and should be clear in the locations or criteria where CPZ can be achieved.

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