

**From:** Brent Parks Forum  
**To:**  
**Subject:** Response 1 North Place - Local Plan.  
**Date:** 04 December 2019 18:42:13

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Dear Planning Strategy,

**Local Plan - Comments. Re: North West Place specific Area in North West Place.**

**Further comment on the Local Plans - to be sent by separate email.**

These comments are made by me in relation to the part of the plan dealing with the North West Place which is the area where I live. They are made in support of the draft Local Plan and of the underlying evidence documents in the importance they attach to the retention of parks, green spaces and sports playing fields and the need to increase the provision of these over the period of the plan. The projected growth in population over this period and the emphasis given to health means that the existing parks, green spaces and sports playing fields need to be retained and upgraded where necessary but, on any basis, maintained.

In this context I believe that the plan should be explicit in recognising the need to retain both Tenterden Sports Ground and the John Billam Playing Fields as sports facilities and open green space and that any investment necessary should be provided. Tenterden and John Billam are used by the Forest United Football Club and provide access to football for those who attend. Forest applied to Brent for a Community Asset Transfer of Tenterden and John Billam and Brent in time initiated a process which led to WECT being the preferred bidder but with a mechanism to ensure that Forest had the possibility of being able to continue to use these grounds. However, the CAT was limited to Tenterden. This process is still under way but I believe it is vital that this open green space be retained as sports playing fields.

There is some recognition of this need in the North West section of the plan at page 137 BP 4 where it says "COMMUNITY AND CULTURAL FACILITIES h) Protecting and enhancing playing pitch provision at Northwick Park, JFS School, Claremont High School and Tenterden Sports Ground". However, there is no mention of the John Billam Playing Fields which are used by Forest and form an integral part of the open space/playing fields complex. Also a cricket pitch has been renewed and is used by a Local (at present non registered) cricket club with 90 Members and more are joining. They have made contact with Parks on a few occasions to ask for the grass to be kept cut in the summer.

The plan recognises the importance of John Billam at page 134 paragraph 5.3.7 where it says "***The most significant open space within this place is the designated Metropolitan Open Land (MOL) of Northwick Park. The adjoining site referred to as Ducker Pool, is designated as a Grade I SINC of borough importance. Smaller open spaces, and other SINC sites are scattered throughout this place including John Billam Playing Fields...***". The character of the area means that both areas need to be identified as open green space which should be retained as such and should not be used for any building or similar development and should preferably continue to be used for sport,

especially football. Local Schools do not have extensive enough grass playing pitches, JFS is not able to be open for use by all the local schools during school operating hours. The JFS astro turf can be hired out of hours and is sufficient for this purpose of astro-turf provision for the area, out of hours but JFS does not have sufficient grass pitches for in school hours usage by local schools.

The needs in terms of both Tenterden and John Billam being retained as football pitches are addressed in the Strategic Approach To Playing Pitch Provision In Brent 2016 particularly at paragraph 3.2.8 and pages 45 and 46 of the Table 14 – Site by site analysis for football and this general approach is supported by the [Open Space, Sports and Recreation Study 2019](#) particularly paragraph 1.17 where it is stated ***“Existing natural greenspace should be protected and there will be a need to seek the provision of new natural greenspace of nature conservation value. Providing new natural greenspace at the current levels of population growth and development requirements will be difficult to achieve.”*** and paragraph 4.8 which says “The National Planning Policy Framework (NPPF) Paragraph 97 suggests that planning policies and decisions should protect and enhance public rights of way and access. It also seeks to protect existing open space, sports and recreational buildings (including playing fields) from development, unless [certain conditions are fulfilled]”.

As well as being used for sporting activities both of these areas provide green space and amenity for members of the public and are valued and used by them as such.

**What change(s) do you consider necessary to make the Plan legally compliant or sound?**

See above. Both Tenterden Sports Ground and the John Billam Playing Fields should be specifically designated as green space and should be retained as such and should continue to be used as sports playing fields being maintained and upgraded as necessary in the light of the identified need for such spaces and facilities.

## **Brent Parks Forum**

**Supported by Mayoral backed Parks for London; The Parks Charter;  
The Charter for Trees.  
Members of the London and National Friends of Green Spaces Networks;  
The Open Space Society.**

