Draft South Kilburn Supplementary Planning Document

Consultation Statement

February 2017

This Consultation Statement has been prepared in accordance with Regulation 12(a) and (b) of the Town & Country Planning (Local Planning) (England) Regulations 2012 which states:

“Before a local planning authority adopt a supplementary planning document it must –
(a) Prepare a statement setting out –
(i) the persons the local authority consulted when preparing the supplementary planning document;
(ii) a summary of the main issues raised by those persons; and
(iii) how those issues have been addressed in the supplementary planning document; and

(b) for the purpose of seeking representations under regulation 13, make copies of that statement and the supplementary planning document available in accordance with regulation 35 together with details of –
(i) the date by which representations must be made (being not less than 4 weeks from the date the local planning authority complies with this paragraph), and
(ii) the address to which they must be sent.”

This statement sets out details of the consultation that has taken place to date which has informed and refined the Supplementary Planning Document (SPD). It sets out the details of how, when and with whom the initial consultation with interested parties and organisations took place and how this had informed the draft SPD.

Background

The South Kilburn estate owned by the London Borough of Brent was identified as a potential regeneration area by the Council and central government in the late 1990s. Plans for the regeneration of the area were taken forward with the community. These were initially set out through the New Deal for Communities Vision in 2001.

Subsequently, the Council in association with the community and other partners produced a Masterplan for the development of South Kilburn in 2005. This, together with other regeneration opportunities identified in the wider South Kilburn area resulted in the production of formal planning documents in the form of the 2005 South Kilburn SPD.

Since the adoption of the 2005 SPD, local circumstances, national, regional and local planning policies have all substantially changed. These changes have warranted a more significant and strategic review of the South Kilburn Masterplan.

The amended SPD seeks to build on the positive transformation of South Kilburn that has taken place so far. It seeks to provide greater detail on how Development Plan policies will
be interpreted in the South Kilburn Growth Area boundary, and supplements Core Strategy policy CP9 South Kilburn Growth Area.

Drafting the SPD

The SPD has been informed by a review led by Masterplanners and Urban Designers Fielden, Clegg and Bradley Studios, together with a range of specialist consultants. The review was subject to extensive community engagement and consultation throughout its development, as summarised in the table below.

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<tr>
<th>Consultee &amp; method of engagement</th>
<th>Key outcomes</th>
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<td>Population of South Kilburn Promotional flyers/ masterplan review newsletter 1 and feedback forms given to 2600 residents in growth area/attendees of exhibitions/pop-up events.</td>
<td>Phase 1: Essentially a series of awareness raising exercises of the master plan review, what had been achieved to date and the priorities of the current masterplan. Feedback sought on what people liked and disliked about the area and the priorities that should be addressed in the masterplan review.</td>
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<td>6th July 2016 First Public Exhibition. Pop-up events 9th, 11th &amp; 12th July 2016 at a variety of locations in and around the South Kilburn estate, Creative Drop In 19th July 2016 at the Marian Community Centre and South Kilburn Festival 23rd July 2016 at the South Kilburn Open Space.</td>
<td>The regeneration up until now: Generally views were more positive than negative. The positives focused on the quieter and safer living environments and nicer landscape. The negatives were concern over splitting up of residents and sizes and layouts of new properties. The timescales for the regeneration were also a concern. In terms of moving forward with the masterplan review, A number of priorities were identified; the top ones were: Housing, amenities and facilities, landscape and public spaces and local character.</td>
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<td>657 total comments received</td>
<td>More specifically the following were identified as priorities: including a diverse quality housing offer with low overheads, meeting affordable (including intermediate) and family size needs; a good presence of healthcare and community facilities; local jobs and education/training opportunities; community events and public/residents’ open/social spaces to bring people together; community involvement in the regeneration; stronger community networks/cohesion; an efficient, comprehensive and fair regeneration programme; buildings should be beautiful, harmonious and of a human scale with associated quality spaces; outdoor leisure facilities especially for children/youths; a comprehensive mix of retail and food/drinks facilities; leisure/recreational centres; good cycling infrastructure; improved management of road space and the need for more/better green spaces.</td>
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These key issues have informed the content of the reviewed masterplan as it moved forward. Many points raised are for the most part broadly consistent with what
### Consultee & method of engagement

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<td>would be considered good regeneration practice and components of a sustainable neighbourhood.</td>
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| Masterplan review newsletter 2 & 3 and feedback forms given to 2600 residents in growth area. Information boards located in 7 points across South Kilburn giving updates of the masterplan review. Carlton and Granville Centres Site Consultation 1st September 2016 Carlton and Granville Centre. 2nd Masterplan Public Exhibition 13th September 2016 South Kilburn Studios. | Phase 2: Consider options and test a framework masterplan. Summarised feedback so far and sought clarification/comment on this as well as information on the existing facilities used, those not used and facilities travelled to that could usefully be located in South Kilburn. Feedback sought on draft Masterplan Strategic Principles (Spatial Design and Character Areas) Masterplan Area Layout (Enhanced Masterplan and two alternatives) and Landscape Principles (8 principles, Street Typologies and Tree Strategy), Open Spaces (Diversity of Spaces and Designs for South Kilburn Open Space), the Use Mixes and New School and Nursery locations proposals. |

The future of the Carlton and Granville Centres (Spatial Principles and Uses) was addressed at a separate exhibition. Feedback responses on the Carlton and Granville, concerns focussed on the loss of historic features, whether the proposed housing would be affordable and how existing community assets/uses were to be accommodated, consultation and communication with current occupiers in preparing the proposals.

There was a desire to keep the South Kilburn studios, provide an enterprise hub and keep community facilities and there was a recognised benefit in having a comprehensive community hub, combined with other uses such as arts, live/work housing, educational facilities a café, small shops and flexible community spaces. Key suggestions were about retaining (partially) the existing buildings and community uses (especially the nursery, community kitchen), incorporating alternative forms of housing, providing workspace and community facilities that are flexible, accessible and high quality and improving accessibility across the site.

On the preferred enhanced masterplan the feedback was generally supportive of the fact that there would be better and more outdoor spaces including the extension and improvement of the South Kilburn Open Space, more greenery overall, a better and clearer infrastructure for pedestrians including on Carlton Vale ‘boulevard’. There were concerns raised about the combined school concept and location and associated traffic management issues on Malvern Road, Chippenham Gardens and Carlton Vale. There were also suggestions about creating a more diverse offer in arts, open spaces, sports facilities and housing, including more or different uses for South Kilburn Open Space. Overall the masterplan principles were supported however there was some
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<td>concern about the future of directly impacted occupants and users such as school staff and users, the Carlton site’s occupants, Malvern and Princess Roads’ residents, and retailers on Peel.</td>
<td>The masterplan was reviewed in relation to the Carlton/Granville Centres. The Council has fundamentally altered the approach previously approved by Cabinet and this was been reflected in the final draft masterplan document. It seeks to provide greater clarity on the future of existing occupants, reducing the intensity of development on site and seeking wherever possible to retain existing buildings as much as possible.</td>
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<td>The school plans have been subject to a multiplicity of options testing previously, as shown at the exhibition and in the draft masterplan taking account of land availability, phasing, accessibility and impacts on the transportation network. The final option is considered the best way of dealing with the needs of the schools, impact on local residents’ amenity, the transportation network and in creating a long lasting legacy in the regeneration of the area.</td>
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<td>Masterplan Review 4 Newsletter and feedback forms given to 2600 residents in growth area. Final draft Masterplan Exhibition, 5th December 2016 South Kilburn Studios.</td>
<td>Stage 3 and Next Steps – Presenting the final draft masterplan. This provided an overview of the spatial principles, illustrative masterplan, proposed site plan, phasing/decant programme, transport/movement strategy, new school buildings for primary provision, Carlton &amp; Granville Centres, townscape – character areas and architecture, typologies and materials, energy and sustainability and uses mix, open spaces and public realm, landscape strategy and the South Kilburn Urban Park. The feedback generally mirrored that which had been received to date, overall positive about the proposed regeneration with some concerns about impacts on existing residents, existing uses and provision of sufficient infrastructure to address the growing population. No significant amendments to the masterplan were proposed following on from this round of consultation.</td>
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<td>Brent Planners &amp; Other Technical Disciplines 30th August 2016 and 30th September 2016</td>
<td>Presentation of work to date, broad principles and emerging development sites, uses, movement network, massing, blocks, landscape strategy. Feedback generally positive, seeking points of clarification rather than suggested significant amendment.</td>
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<td>Carlton Vale Infants and South Kilburn Junior School Headmasters. 7th September 2016</td>
<td>Discussion on the school’s needs, site options and how the schools could be accommodated in a revised location in South Kilburn. The plans were amended to take account of comments received, particularly in relation to operational requirements.</td>
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<td>GLA Major Cases Team 16th November 2016</td>
<td>Presentation of work to date, broad principles and emerging development sites, uses, movement network,</td>
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Consultation

The Draft SPD will undergo public consultation (Reg 13 stage) between 16 February and 30 March 2017. In accordance with the council’s Statement of Community Involvement, during the consultation period:

- the SPD, this consultation statement, and details of how to comment (known as SPD matters) will be available on a dedicated website www.brent.gov.uk/SPD, at Brent Civic Centre and in Brent Libraries
- interested groups on the Local Plan consultation database will be emailed and invited to comment
- a press notice will be placed in the Brent & Kilburn Times
- a press release will be issued
- the consultation will be publicised via social media
- where relevant affected groups will be engaged through meetings

Any person may make representations about the guidance. Representations should be made by e-mail: planningstrategy@brent.gov.uk or by post: Planning Policy & Projects Team, Brent Civic Centre, Engineer’s Way, Wembley, HA9 0FJ. The deadline for comment is 30 March 2017.

Next Steps

Following the close of the consultation this consultation statement will be updated to include a summary of comments received and how this informed the finalised SPD. These comments together with any recommended changes to the draft South Kilburn SPD will be presented to Cabinet for its consideration. The document will become adopted when approved by Cabinet.