

London Borough of Brent's Local Development Framework Development Policies and Site Specific Allocations Development Plan Documents Preferred Options Sustainability Appraisal Report Appendices to Part C: Appraisal of the Site Specific Allocations Preferred Options

Incorporating an Environmental Report under the Environmental Assessment of Plans and



June 2007

Prepared for London Borough of Brent
by
Collingwood Environmental Planning

Collingwood Environmental Planning
1E, The Chandlery
50 Westminster Bridge Road
London, SE1 7QY, UK
tel: 020 7407 8700
email: 40Hr.eales@cep.co.uk
web: 41Hwww.cep.co.uk



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ABBREVIATIONS

AMR	Annual Monitoring Report	LDF	Local Development Framework
AQMA	Air Quality Management Area	LDS	Local Development Scheme
BAP	Biodiversity Action Plan	LEA	Local Education Authority
BEA	Borough Employment Area	LES	Local Employment Site
BIW	Businesses, Industry and Warehouses	LGA	Local Government Association
BREEAM	BRE (Building Research Establishment) Environmental Assessment Method	LNR	Local Nature Reserve
CEP	Collingwood Environmental Planning	LPA	Local Planning Authority
CF	Community Facilities	LIP	Local Implementation Plan
CMS	Convention on Migratory Species	MOL	Metropolitan Open Land
CO	Carbon Monoxide	NDC	New Deal for Communities
CO ₂	Carbon Dioxide	NO	Nitric Oxide
CP	Core Policy	NO ₂	Nitrogen dioxide
CST	Culture Sport and Tourism	NVQ	National Vocational Qualifications
db	Decibels	ODPM	Office of the Deputy Prime Minister
DC	Development Control	OS	Open Space
DCLG	Department for Communities and Local Government	ONS	Office of National Statistics
DCMS	Department for Culture Media and Sport	PCT	Primary Care Trust
Defra	Department for Environment Food and Rural Affairs	PM ₁₀	Particles measuring less than 10 microns
DETR	Department for Transport, Local Government and the Regions	PPG	Planning Policy Guidance
DfT	Department for Transport	PPS	Planning Policy Statement
DP	Development Policy	PTAL	Public Transport Accessibility Level
DPD	Development Plan Document	RSL	Registered Social Landlords
DTI	Department of Trade and Industry	SA	Sustainability Appraisal
EA	Environment Agency	SAP	Standard Assessment Procedure
EEA	Energy Action Area	SCI	Statement of Community Involvement
EEC	European Economic Community	SD	Sustainable development
EC	European Commission	SD	Sustainable design
EIA	Environmental Impact Assessment	SEA	Strategic Employment Area
ENV	Environment	SEA	Strategic Environmental Assessment
EU	European Union	SFRA	Strategic Flood Risk Assessment
GPD	Gross Domestic Product	SINC	Sites of Importance for Nature Conservation
GIS	Geographical Information System	SOA	Super Output Areas
GLA	Greater London Authority	SO ₂	Sulphur dioxide
GOL	Government Office for London	SPD	Supplementary Planning Document
GP	General Practitioner	SPG	Supplementary Planning Guidance
GQA	General Quality Assessment	SRDF	Sub Regional Development Framework
H	Housing	SSSI	Site of Special Scientific Interest
HA	Housing Association	SUDS	Sustainable Urban Drainage
Ha	Hectare	TC	Town Centre
IEA	Industrial Employment Area	TPO	Tree Preservation Order
IMD	Index of Multiple Deprivation	TRN	Transport
I & O	Issues and Options	UD	Urban Design
LA 21	Local Agenda 21	UDP	Unitary Development Plan
LBB	London Borough of Brent	UNFCCC	United Nations Framework Convention on Climate Change
LB Brent	London Borough of Brent	VAT	Value Added Tax
LBPB	London Bus Priority Network	WFD	Water Framework Directive
LCN+	London Cycle Network Plus	WLWDA	West London Waste Disposal Authority (known as WestWaste)
LDD	Local Development Document	ZED	Zero Energy Development

APPENDIX 9

**SITE SPECIFIC ALLOCATIONS INCLUDED IN THE ISSUES AND
OPTIONS PAPERS**

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Site No.	Area	Site Location	Site Size (ha)	Site Context / Opportunities & Constraints	Current Use	Use option 1	Use option 2	Use option 3	Included/comments
1	Alperton	Atlip Site/ Dadoos/ Alpine Horn, Atlip Road/ Ealing Road	1.9	Part Borough employment area & part Major Opportunity Site	Vacant	B1 Work - Live Affordable Housing to support work-live	Housing & Industrial	Housing	Removed: planning application received by LBB
2	Alperton	Abbey Manufacturing Estate, Mount Pleasant	2.6	Part Borough Employment Area	Storage/ warehousing & car repair garages	Housing & Industrial	Housing		Removed see new allocations 43 & 44
3	Park Royal	Twyford Tip	5.3	Major Opportunity Site - Part Business Zone Area. Gateway site	Part waste management station, part vacant	General industrial uses	Mixed employment/ housing uses	Waste management	Included
4	Park Royal	Guinness Brewery	12	Strategic employment area/ Major opportunity site	Industrial	Mix of hospital and education uses with related employment uses	Mix of distribution/ storage and general industrial uses	Hospital and medical-related employment uses / Education & creative industry/ media uses	Included
5	Park Royal	Carey's site	1.4	Site adjacent to Central Middlesex Hospital. Strategic Employment Area - Major opportunity site.	Vacant	Employment uses	Employment uses & key worker housing	Mixed - commercial & general housing	Included
6	Park Royal	Former Heinz Sidings	4.1	Wildlife corridor - Portion of the site identified as site of Metropolitan Nature Conservation Importance and Site of Borough (Grade 1) Nature Conservation Importance	Vacant	Employment Use	Waste Management	Retain as open land	Removed: no discernable change of use anticipated or desired
7	Stonebridge	Unisys/ Bridge Park	2.85	Historically significant buildings	Vacant office buildings & Leisure Centre	Mixed use - Leisure Centre, Housing & Associated office & retail	Housing & Leisure Centre	Education & Leisure Centre	Included
8	Wembley	T Choithram & Sons, Lancelot Road	1.11		Industrial	Housing	Mixed - incl. industrial & housing	Industrial	Removed: permission granted for residential development.

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Site No.	Area	Site Location	Site Size (ha)	Site Context / Opportunities & Constraints	Current Use	Use option 1	Use option 2	Use option 3	Included/comments
9	Wembley	Vale Farm Sports Centre	2.8	Area of open character	Public open space	Improvement of existing sports facilities	Education use on part of land		Included
10	Northwick Park	Northwick Park Hospital/ Ducker Pond	21	Part Metropolitan open land	Hospital/ Vacant	Hospital	Hospital/ Higher education facilities	Hospital/ Housing	Included
11	Wembley	London Transport Sports Ground	4.3	Area of open character	Private playing fields	Education use, maintaining sports pitches as open space with public access	Maintain as private playing fields	Development of site frontage for mixed use (residential & commercial uses) & maintain remainder as open space	Included
12	Wembley	Brent Town Hall	2.1	Listed building	Administration	Continued administration/ office	Mixed use - office / residential / community	Housing	Included
13	Neasden	Swaminarayan School & Gwyneth Rickus Building, Brentfield Road	3.6		School/ Teachers' Centre	Affordable housing & community facilities	Education use	Affordable Housing	Removed – NOT AVAILABLE FOR DEVELOPMENT
14	Queens Park Station, Salisbury Road	Cullen House	0.2	Major Estate Regeneration Area . Planning Brief for site	Residential	Bus interchange & housing	Bus interchange & mixed uses - incl. housing & retail	Housing	Included
		Station car park	0.12	Major Estate Regeneration Area. Car parking facilities need to be retained	Car park	Residential with car park below	Mixed residential & retail with car park below		Included
		Times House	0.2	Major Estate Regeneration Area	Printing press	Residential with car parking below	Mixed residential & retail	Residential and community facilities	Included
		British Legion	0.17	Major Estate Regeneration Area	Community facility	Residential	Community Facility	Mixed - incl. housing & community uses	Included
		Albert Road Day Centre	0.4	Major Estate Regeneration Area	Community facility	Housing with re-provision of community facility	Housing	Community uses	Included
15	South Kilburn	117 - 119 Malvern Road	0.16	Locally listed building	Car sales	Employment use	Education use	Housing	Removed: demolished. Applicants appealing refused

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Site No.	Area	Site Location	Site Size (ha)	Site Context / Opportunities & Constraints	Current Use	Use option 1	Use option 2	Use option 3	Included/comments
									decision
16	Kilburn	Kilburn Square	0.6	Major Town Centre	Retail	Town Centre/ Mixed Uses incl. housing, education, health & other community uses	Housing	Office/ retail	Included
17	Kilburn	Mecca Bingo and adjoining land	1.4	Listed building	Bingo hall	Community/ retail & arts/ culture/ entertainment & employment uses	Place of worship		Included
18	Cricklewood	243 - 289 Cricklewood Broadway	0.6	Special employment policy area	Business & residential	Housing	Mixed - housing & retail		Included
19	Dollis Hill	Dollis Hill Estate	1.5		Industrial/ Business uses/ School & vacant buildings	School expansion & other community uses	Maintain as employment land	Housing	Included
20	Chalkhill	Chalkhill Community Centre & Chalkhill Public Open Space	4.7	Part of land liable to flooding. Metropolitan open land & site of Metropolitan Nature Conservation Importance & site of Borough (Grade 1) Nature Conservation Importance.	POS & community centre	New school/ POS	Retain as community use & POS		Removed – RETAIN IN EXISTING USE. NOT PREFERRED SCHOOL SITE
21	Alperton	Alperton House	0.5	Borough Employment Area	Vacant office building	Employment use	Education	Housing	Removed – NOT AVAILABLE FOR DEVELOPMENT
22	Kingsbury	1-3 The Mall	1	Hostels	Residential	Education	Housing	Commercial e.g. hotel	Included
23	Queensbury	Morrisons, Westmoreland Road	2.3	Retail & transport corridor	Retail	Mixed - incl housing & retail	Retail	Housing	Included
24	Edgware Road	Capitol House, Capitol Industrial Park, Capitol Way	1.7	Retail & transport corridor	Retail	Retail	Housing	Mixed - incl retail, housing & employment uses	Removed see new allocations 45 & 47
25	Edgware Road	Oriental City	2.7	Retail & transport corridor	Retail & car park	Retail	Mixed use - incl. housing, retail & community		Included

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Site No.	Area	Site Location	Site Size (ha)	Site Context / Opportunities & Constraints	Current Use	Use option 1	Use option 2	Use option 3	Included/comments
							uses		
26	Edgware Road	Mercedes Garage	1.5	Retail & transport corridor	Car sales/ repair	Car sales/ repair	Mixed uses - including housing & retail	Housing	Removed see new allocation 47
27A	Church End	Asiatic Carpets Warehouse Site	2.3	Borough Employment Area	Industrial	Housing	Employment uses	Mixed - incl. housing & employment uses/ work-live	Included
27B	Church End	Eboney Court, Neasden Lane	0.5	Archeological priority area. Local town centre	Vacant residential	Housing	Housing & community uses	Housing & employment/ retail uses	Included
27C	Church End	White Hart Public Hotel	0.42	Archeological priority area. Local centre. Market site	Vacant	Mixed uses - incl. housing, community uses & market	Housing	Housing & retail uses	Included
27D	Church End	Church End Local Centre	1.3	Archeological priority area. Local town centre	Retail/ residential	Mixed town centre uses - incl. housing, retail, community uses	Employment/ retail uses		Included
28	Wembley	Wembley Town Centre West End	0.8	Town Centre	Retail	Mixed - residential, retail, leisure, car parking	Commercial uses	Community uses	Included
29	Neasden	Neasden Car Park	0.1	Gateway site to town centre, opportunity for link to Birse Crescent	Car Park	Retail/ employment use	Mixed-use including residential		Included
30	Alperton	Marvelfairs House/ Carlyon Print, Ealing Road/ Carlyon Road	0.8	Local Employment Site	Employment	Employment	Retail	Mixed-use including residential	Removed see new allocation 46
31	Kensal Green	Adjacent to 864 Harrow Road	0.1	Proposed open space	Vacant	Public Open space	Residential	Mixed open space/ residential	Included
32	Alperton	Northfields Industrial Estate	8.5	Strategic Employment Area	Employment Use/Vacant	Employment	Employment/ Zero Energy Housing	Employment/ Affordable Housing	Included

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APPENDIX 10
**SUMMARY OF INFORMATION INCLUDED IN PROFORMAS FILLED
IN BY LB BRENT**

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Table A: Economic Criteria/ Constraints/Opportunities

Site no.	Site Name	Brent Area Team	Preferred Use	Is the site in or within easy access of the most deprived wards? ¹	Is the site in an area that is a priority for regeneration or within a Strategic Employment Location (SEL)/ Industrial Employment Area (IEA)? ²	If the site includes retail: is the site located in a town centre or edge-of-centre location? If yes, which? ³	Guidance
1	Atlip Site, Ealing Road, Alperton	W	Mixed (Employment, Housing)	Alperton SOAs range from 40 – 50% most deprived to 20 – 30% most deprived.	Alperton is a growth area		
3	Twyford Tip, Abbey Road, Park Royal	W	Employment and Waste	Much of Stonebridge SOAs are 10% most deprived.	Within Park Royal SEL and is an Opportunity Area (Planning framework under preparation)		
4	Former Guinness Brewery, Park Royal	W	Mixed (Employment, Community)	Much of Stonebridge SOAs are 10% most deprived.	Within Park Royal SEL and is an Opportunity Area (Planning framework under preparation)		There is an existing SPD for the site which establishes the policy context, uses that the council will consider. The council is contributing to the Park Royal Opportunity Area Planning Framework
5	Careys Site, Acton Lane, Park Royal	W	Mixed (Community, Employment, Housing)	Much of Stonebridge SOAs are 10% most deprived.	Within Park Royal SEL and is an Opportunity Area (Planning framework under preparation)		The council is contributing to the Park Royal Opportunity Area Planning Framework. OAPF is a non statutory planning document that “hangs off” the London Plan. It discusses uses, transport improvements, areas of change and s106.
7	Former Unisys Site, North Circular Road	W	Mixed (Community, Employment, Housing)	Much of Stonebridge SOAs are 10% most deprived.	Within Park Royal SEL and is an Opportunity Area (Planning framework under preparation). Major estate regeneration at Brentfield		The council is preparing an informal planning brief for this site establishing the mix of uses, tenure, building heights, scale and massing, amenity space, changes to local public transport and s106.
9	Vale Farm Leisure Centre	W	Community	Sudbury has SOA that are in 20 – 30% most deprived	No		
10	Northwick Park Hospital	W	Mixed (Community,	In one of the least deprived wards in the borough	No		

¹ For employment, community or mixed sites² All sites, if housing only first part is relevant (area a priority for regeneration)³ Employment or mixed sites that include retail

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Site no.	Site Name	Brent Area Team	Preferred Use	Is the site in or within easy access of the most deprived wards? ¹	Is the site in an area that is a priority for regeneration or within a Strategic Employment Location (SEL)/ Industrial Employment Area (IEA)? ²	If the site includes retail: is the site located in a town centre or edge-of-centre location? If yes, which? ³	Guidance
			Employment, Housing)				
11	London Transport Recreation Ground, Forty Avenue	N	Community	Within 10 – 20% most deprived SOA, within Barn Hill ward	Within Wembley (adjacent to Wembley Regeneration Area)		
12	Brent Town Hall, Forty Lane	N	Mixed (Housing, Employment, Community)	Within 10 – 20% most deprived SOA	Just north of Wembley Regeneration Area and Chalkhill Major Estate Regeneration Area (almost completed)		
16	Kilburn Square, Kilburn High Road	S	Mixed (Community, Employment, Housing)	Within 10% most deprived SOA	Yes	Preferred use includes retail and market space	Adopted SPD: Establishes the development options, mix of uses, tenure, building heights, scale and massing, amenity space, changes to local public transport and s106.
17	Former State Cinema/ Mecca Bingo, Kilburn High Road	S	Mixed (Community, Employment)	Within 10% most deprived SOA	Yes	Yes	
19	Dollis Hill Estate, Brook Road	N	Mixed (Employment, Community)	In proximity to 20 – 30% most deprived SOA, within Dollis Hill	No		
22	Metro House, 1-3 The Mall	N	Housing		No		
23	Morrison's, West Moreland Road	N	Housing/ Mixed (Housing, Employment)		No	Preferred option includes some retail	
25	Oriental City, Edware Road	N	Mixed (Community, Employment, Housing)	Located within least deprived area of the borough. SOS in Fryent ward to the south is however within the 20 – 30% most deprived	Yes, Burnet Oak/Colindale is a growth area	Preferred option includes retail	
27a	Asiatic Carpets, High Road, Church End	S	Mixed (Employment, Housing)	With SOA of Dudden Hill with 10 – 20% most deprived	Yes		The council is preparing an informal planning brief. The council has prepared informal guidance and the area has been subject to plans for transport improvements. Currently, this is contained within a committee report.
27b	Ebony Court, High Road, Church End	S	Housing		Yes		See above

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Site no.	Site Name	Brent Area Team	Preferred Use	Is the site in or within easy access of the most deprived wards? ¹	Is the site in an area that is a priority for regeneration or within a Strategic Employment Location (SEL)/ Industrial Employment Area (IEA)? ²	If the site includes retail: is the site located in a town centre or edge-of-centre location? If yes, which? ³	Guidance
27c	White Hart PH, High Road, Church End	S	Mixed (Community, Employment, Housing)	With SOA of Dudden Hill with 10 – 20% most deprived.	Yes	Preferred use includes indoor market	See above
27d	Church End local centre, High Road, Church End	S	Mixed (Employment, Housing)	With SOA of Dudden Hill with 10 – 20% most deprived.	Yes	Preferred use includes retail and market space	See above
28	Wembley West End, Wembley High Road	W	Mixed (Employment, Housing)	Wembley Central Ward's SOAs range from 10 – 20% most deprived to 30 – 40%	The site in within Wembley Regeneration Area	Preferred use includes retail	Adopted SPD 12 – Wembley West End Establishes the mix of uses, tenure, building heights, scale and massing, amenity space, changes to local public transport and s106.
32	Northfields Industrial Estate	W	Mixed (Employment, Housing)	Alperton SOAs range from 40 – 50% most deprived to 20 – 30% most deprived	Strategic Employment Area		The council is contributing to the Park Royal Opportunity Area Planning Framework. OAPF is a non statutory planning document that “hangs off” the London Plan. It discusses uses, transport improvements, areas of change and s106
33	Mayo Road and St Mary's Open Space, Church End	S	Mixed (Community, Housing)	With SOA of Dudden Hill with 10 – 20% most deprived.	Yes		See above
34	Queens Parade, Walm Lane, Willesden	S	Mixed (Housing, Employment)	In 20 – 30% most deprived SOA of Dudden Hill	No	Preferred use includes retail	
35	Church End car park, Neasden Lane, Church End	S	Housing		Yes		The council is preparing an informal planning brief. The council has prepared informal guidance and the area has been subject to plans for transport improvements. Currently, this is contained within a committee report.
36	Abbey Estate, Beresford Avenue	W	Mixed (Employment, Housing)	Alperton SOAs range from 40 – 50% most deprived to 20 – 30% most deprived	UDP Borough Employment Area		The council is preparing an informal planning brief e for this site, establishing the number of residential units, the quantum of employment

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Site no.	Site Name	Brent Area Team	Preferred Use	Is the site in or within easy access of the most deprived wards? ¹	Is the site in an area that is a priority for regeneration or within a Strategic Employment Location (SEL)/ Industrial Employment Area (IEA)? ²	If the site includes retail: is the site located in a town centre or edge-of-centre location? If yes, which? ³	Guidance
							floorspace, scale and massing and the specification of technologies to achieve the zero energy/low carbon development.
37	North End Road, Wembley	W	Mixed (Employment, Housing)	Tokyngton's SOAs range from 30-40% most deprived – 40 – 50% most deprived	Wembley Regeneration Area		The council may prepare informal planning guidance for this site, establishing the mix of uses, tenure, building heights, scale and massing, amenity space, changes to local public transport and s106.
38	Tokyngton Librar, Monks Park, Tokyngton	W	Mixed (Community, Employment, Housing)	Adjacent to Stonebridge ward with 10 – 20% most deprived soa.	Major estate regeneration area to the east		
39	Alpine House, Honey Pot Lane	N	Mixed (Housing, Employment)	Not in the most deprived SOA (40 – 50% of most deprived)	No		The council is preparing an informal planning brief for this site establishing the number of residential units, the quantum of employment floorspace, scale and massing and the specification of technologies to achieve the zero energy/low carbon development.
42	Kingsbury Library and Community Centre, Stag Lane	N	Mixed (Community, Housing)	In and adjacent to 20 – 30% most deprived SOAs. Otherwise surrounded by some of the least deprived areas of the borough			The council is preparing an informal planning brief for this site to establish that the reconfiguration of the school campus will not adversely impact upon the Roe Green open space, and to consider the re-provision of other community service and to consider any options for new Kingsbury Pool
43	Abbey Manufacturing Estate, Woodside Close, Alperton	W	Mixed (Employment, Housing)	Alperton SOAs range from 40 – 50% most deprived to 20 – 30% most deprived.	Alperton is a growth area, part Borough Employment Area, part Local Employment area		The council is preparing informal planning guidance for this site, establishing the mix of uses, tenure, building

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Site no.	Site Name	Brent Area Team	Preferred Use	Is the site in or within easy access of the most deprived wards? ¹	Is the site in an area that is a priority for regeneration or within a Strategic Employment Location (SEL)/ Industrial Employment Area (IEA)? ²	If the site includes retail: is the site located in a town centre or edge-of-centre location? If yes, which? ³	Guidance
							heights, scale and massing, amenity space, changes to local public transport and s106.
44	Sunleigh Road, Alperton	W	Mixed (Employment, Housing)	Alperton SOAs range from 40 – 50% most deprived to 20 – 30% most deprived	Alperton is a growth area, Local Employment Area		The council is preparing informal planning guidance for this site establishing the mix of uses, tenure, building heights, scale and massing, amenity space, changes to local public transport and s106.
46	Carlyon Road, Ealing Road, Alperton	W	Mixed (Employment, Housing)	Alperton SOAs range from 40 – 50% most deprived to 20 – 30% most deprived	Alperton is a growth area, Local Employment Area		The council is preparing informal planning guidance for this site establishing the mix of uses, tenure, building heights, scale and massing, amenity space, changes to local public transport and s106.
49	Garages at Barn Hill, Barn Hill Road	N	Housing + open space	No			
51	Dollis Hill House, Gladstone Park	N	Mixed (Community, Employment)	Dollis Hill ward has SOA ranging from 20% most deprived to least deprived.	No	Not relevant	The council has prepared a planning brief to market the site. The council is seeking a use that can viably restore the derelict listed building.
53	Gavin/Station House, Neasden Lane	N	Mixed (Housing, Employment)	Within 10 – 20% and 20 – 30% most deprived SOA in Dudden Hill	No	Preferred option includes retail	There is a planning brief "Gavin House Site redevelopment Planning Brief 2004, to address the constrained site and the impact of the rail operators site to the rear and required access.
56	The Lancer PH, Kenton Road	N	Mixed (Housing, Employment)	No		Preferred option includes retail	
57	Sainsbury's Car Park, Draycott Avenue	N	Housing		No	Preferred option includes some retail	
58	Prince of Wales PH, Kingsbury Circle	N	Mixed (Housing,	No		Preferred option includes some retail	

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Site no.	Site Name	Brent Area Team	Preferred Use	Is the site in or within easy access of the most deprived wards? ¹	Is the site in an area that is a priority for regeneration or within a Strategic Employment Location (SEL)/ Industrial Employment Area (IEA)? ²	If the site includes retail: is the site located in a town centre or edge-of-centre location? If yes, which? ³	Guidance
			Employment)				
59	Theoco Garage, Edgware Road	N	Mixed (Housing, Employment)	Provides employment, but in one of the least deprived parts of the borough.	Burnt Oak is considered a growth area	Preferred option includes retail	
61	Queens Park Station, Salusbury Road	S	Mixed (Community, Employment, Housing)	Yes. This is in SOA with 10% most deprived	Yes	Preferred use includes retail	The council is preparing a Supplementary Planning Document for this site establishing the mix of uses, tenure, building heights, scale and massing, amenity space, changes to local public transport and s106.
62	655 North Circular Road	N	Employment	Dollis Hill ward: southern section is within 20 – 30 most deprived SOAs	Strategic Employment Land (GLA)		
63	Old St Andrew's Church, Old Church Lane	N	Community	In proximity to areas in Welsh Harp ward that are 20 – 30% most deprived	No		
71	Manor Park Road, Acton Lane	S	Housing		No		
72	92a Villiers Road, Willesden	S	Housing		No		
73	103 Mount Pleasant Road, Brondesbury Park	S	Housing		No		
75	Hawthorn Road, Willesden	S	Housing		No		
80	Former Willesden Court House, St Mary's Road	S	Mixed (Community, Employment, Housing)	Harlesden SOAs range from the 10% most deprived to 20 – 30% most deprived	No		
83	Land Adjoining St Johns Church, 614 High Road	W	Housing		No		
84	Lonsdale Road, Kilburn	S	Mixed (Employment, Housing)	In 20 – 30% most deprived SOA in Kilburn. Adjacent to SOA that is 10% most deprived	Yes	Preferred use may include retail	
85	Capitol Way	N	Mixed (Housing, Employment)	Is in one of the least deprived wards of the borough. Fryent ward to the south however, contains a SOA within the 20 – 30% most deprived.	Growth area and adjacent to designated employment land		
87	Kingsbury High School, Princes Avenue and Bacon Lane	N	Community	In and adjacent to 20 – 30% most deprived SOAs. Otherwise surrounded by some of the least deprived	No		The council is preparing an informal planning brief for this site to establish that the reconfiguration of the school

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Site no.	Site Name	Brent Area Team	Preferred Use	Is the site in or within easy access of the most deprived wards? ¹	Is the site in an area that is a priority for regeneration or within a Strategic Employment Location (SEL)/ Industrial Employment Area (IEA)? ²	If the site includes retail: is the site located in a town centre or edge-of-centre location? If yes, which? ³	Guidance
				areas of the borough			campus will not adversely impact upon the Roe Green open space, and to consider the re-provision of other community service and to consider any options for new Kingsbury Pool.
88	12-24 Carlisle Road	N	Transport	In one of the least deprived parts of the borough	Will improve access into a designated Industrial Employment Area		
90	Barningham Way	N	Transport	Within 30-40% most deprived	Within Borough Employment Area (to be IEA)		
91	Oxgate Lane	N	Transport	Within area of 30 – 40 % most deprived	IS within Staples Corner SEL		
92	Humber Road	N	Transport	Within area of 30 – 40 % most deprived	IS within Staples Corner SEL		
93	Site Adjoining the Link, Staples Corner	N	Transport	Within area of 30 – 40 % most deprived	IS within Staples Corner SEL		
97	Footbridge at Waxlow Road	W	Transport	Stonebridge is in 10% most deprived	Park Royal SEL		
98	South Way	W	Transport	Tokyngham is between 30 and 50% most deprived but Stonebridge adjacent is top10% most deprived.	Wembley Regeneration area and SEL		
99	Junction of Sidmouth Road and Willesden Lane	S	Transport	Within 30 to 40 % most deprived	No		
100	Canterbury House	S	Mixed (Housing, Offices)	Within 10% most deprived super output area.	South Kilburn NDC area.		
101	Shubette House/Karma House/Apex House	W	Mixed (Housing, Community, Employment)	Adjacent Stonebridge and Barn Hill wards have super output areas within top 10 to 20% most deprived.	Within Wembley Regeneration Area and Opportunity Area.		Informal planning brief
102	Kelaty House/ Cannon Trading Estate	W	Housing + Hotel	Adjacent Stonebridge ward has super output areas within 10% most deprived.	Within Wembley Regeneration Area, Opportunity Area		The council is preparing informal planning guidance for this site establishing the mix of uses, tenure, building heights, scale and massing, amenity space, changes to local public transport and s106.
103	Bridge Road	S	Housing		Is between two Major Estate		

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Site no.	Site Name	Brent Area Team	Preferred Use	Is the site in or within easy access of the most deprived wards? ¹	Is the site in an area that is a priority for regeneration or within a Strategic Employment Location (SEL)/ Industrial Employment Area (IEA)? ²	If the site includes retail: is the site located in a town centre or edge-of-centre location? If yes, which? ³	Guidance
					Regeneration areas in Harlesden.		
105	Brook Avenue	W	Housing		Within Wembley regeneration area. Wembley is the primary focus for growth.		
106	Minavil House	W	Mixed (Employment, R)	Within ward with 20 - 30% most deprived SOA	Alperton is a growth area and is on the margins of Park Royal		The council will prepare a planning brief for this site
107	1-15 Holmstall Parade	N	Transport	Is located within one of the least deprived wards of the borough	In proximity to Colindale growth area		
108	Land rear of 1 – 23 Vivian Avenue	W	Housing and open space	Within area of 30 – 40% most deprived SOA. Much more deprived SOAs in proximity			
109	Dudden Hill Lane/Grange Court	S	Mixed (retail and housing)	Within and adjacent to 10% most deprived SOA	Not a designated growth area or SEA but a town centre in decline and a deprived area		
110	Dudden Hill Lane/Birse Crescent	S	Mixed (retail and housing)	Within and adjacent to 10% most deprived SOA	Not a designated growth area or SEA but a town centre in decline and a deprived area		
111	Harlesden Plaza	W	Mixed (including town centre and retail uses, housing and open spaces)	Most deprived 10% SOA	Not a designated growth area or SEA but a town centre in decline and a deprived area		

Table B: Social Criteria/ Constraints/Opportunities

Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
1	Atlip Site, Ealing Road, Alperton	W	Mixed (Employment, Housing)	No	Within 400m of open space of more than 2ha, but more than 1200m of open	50 meters to Alperton Station. 25 meters to bus stop.	4	500 m	Yes	Yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
					space that is more than 20ha					
3	Twyford Tip, Abbey Road, Park Royal	W	Employment and Waste	No		50 meters of bus stop, 750 meters to station	2			
4	Former Guinness Brewery, Park Royal	W	Mixed (Employment, Community)	No	Yes to open spaces of at least 2ha and at least 20ha	Currently 2km to Station (new local interchange planned) and 340 meters to bus stops	2			
5	Careys Site, Acton Lane, Park Royal	W	Mixed (Community, Employment, Housing)	No	Yes, to public opens space of 2ha and 20ha in size	Bus stops within 50 meters and 900 meters to station	2	Kms, but central Middlesex hospital is next door	Yes	Yes
7	Former Unisys Site, North Circular Road	W	Mixed (Community, Employment, Housing)	No	Within 400 meters of open space of at least 2ha, but more than 1200 meters to open space of 20ha	140 meters to station, bus stop 10 meters	5 and 4	900 m	Yes	Yes
9	Vale Farm Leisure Centre	W	Community (Indoor and outdoor sports and rec. facilities)	Possibly, but will be mitigated with improvements to existing	No, within 400 meters of public open space of at least 2ha and within 1200 meters of public open space of at least 20ha.	Bus tops within 50 meters, rail station is 490 meters.	1			
10	Northwick Park Hospital	W	Mixed (Community, Employment, Housing)	No	Within 400 meters of public open space of 2ha, within 1200 meters of open space of 20ha or more	Northwick Park station is 330 meters. 4 stops within the campus	Between 4 and 5		Yes	Yes
11	London Transport	N	Community	Yes	No	Yes to both	4 and 5			

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
	Recreation Ground, Forty Avenue									
12	Brent Town Hall, Forty Lane	N	Mixed (Housing, Employment, Community)	No	No	Local bus routes; 430 meters to Wembley Park station	4			
16	Kilburn Square, Kilburn High Road	S	Mixed (Community, Employment, Housing)	No			5	500 m	Yes	Yes
17	Former State Cinema/ Mecca Bingo, Kilburn High Road	S	Mixed (Community, Employment)	No	Within 400 meters of open space of 2ha, more than 1200 m of open space of 20ha	Within 100 meters to train station, many immediate local bus services	4-5			
19	Dollis Hill Estate, Brook Road	N	Mixed (Employment, Community)	NO	No	Site is roughly 300 meters from a bus stop. No station is in proximity	Between level 1b and 2		Yes	Yes
22	Metro House, 1-3 The Mall	N	Housing	No	The site is more than 400m away from public space of more than 2ha.	Yes, within 200m of a bus stop and yes, within 400m of train station.	2	100 m	Yes	Yes
23	Morrison's, West Moreland Road	N	Housing/ Mixed (Housing, Employment)	No	Within area more than 400 meters to public open space of more than 2ha, but within 1200 meters of public open space of more than 20ha	400 meters to Queensbury Station, 2 bus stops within 200 meters	2	Located along Queensbury Station Parade, 400 meters away.	Yes	Yes
25	Oriental City, Edware Road	N	Mixed (Community, Employment, Housing)	No	Less than 400 meters to public open space of more than 2ha. Is at least 1200 meters from	Burnt Oak Station is 600 meters away, 2 bus stops within 100 meters walk.	2		Yes	Yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
					public open space of more than 20 ha					
27a	Asiatic Carpets, High Road, Church End	S	Mixed (Employment, Housing)	No	Yes, more than 400 meters from open space of 2ha and more than 1200 meters from open space of 20ha	Less than 50 meters to a number of bus stops. 600 meters to station	3	700 m	Yes	Yes
27b	Ebony Court, High Road, Church End	S	Housing	No	Yes, more than 400 meters from open space of 2ha and more than 1200 meters from open space of 20ha.	Less than 50 meters to a number of bus stops. 600 meters to station	3	700 m	Yes	Yes
27c	White Hart PH, High Road, Church End	S	Mixed (Community, Employment, Housing)	No	Yes, more than 400 meters from open space of 2ha and more than 1200 meters from open space of 20ha.	Less than 50 meters to a number of bus stops. 600 meters to station	3	700 m	Yes	Yes
27d	Church End local centre, High Road, Church End	S	Mixed (Employment, Housing)	No	Yes, more than 400 meters from open space of 2ha and more than 1200 meters from open space of 20ha.	Less than 50 meters to a number of bus stops. 600 meters to station	3	700 m	Yes	Yes
28	Wembley West End, Wembley High Road	W	Mixed (Employment, Housing)	No	More than 400m from open space of 2ha, within 1200m of open space of 20ha	Yes to both	4	530 m	Yes	yes
32	Northfields Industrial	W	Mixed (Employment,	No	More than	Yes within 200m of bus	2	800 m	Yes	Yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
	Estate		Housing)		400m from open space of 2ha and more than 1200m from open of 20ha	stop, 600m to train station				
33	Mayo Road and St Mary's Open Space, Church End	S	Mixed (Community, Housing)	No	Yes, more than 400 meters from open space of 2ha and more than 1200 meters from open space of 20ha	Less than 50 meters to a number of bus stops. 600 meters to station	1-3	Adjacent	Yes	Yes
34	Queens Parade, Walm Lane, Willesden	S	Mixed (Housing, Employment)	No	More than 400 meters to open space of 2ha and more than 1200 meters 20ha	225 meters to station. Within 50 meters of 2 bus stops	4	100 m	Yes	Yes
35	Church End car park, Neasden Lane, Church End	S	Housing	No	Yes	Less than 50 meters to a number of bus stops. 500 meters from station	3	100 m	Yes	Yes
36	Abbey Estate, Beresford Avenue	W	Mixed (Employment, Housing)	No	More than 400m from open space of 2ha and more than 1200m from open of 20ha	Yes within 200m of bus stop, 600m to train station	1	800 m	Yes	Yes
37	North End Road, Wembley	W	Mixed (Employment, Housing)	No	Within 400m of open space of 2ha, more than 1200m from open space of 20ha	Nearest bus stop 210m, nearest train 270m	4	920 m	Yes	Yes
38	Tokyngton Librar, Monks Park, Tokyngton	W	Mixed (Community, Employment)	No	More than 1200m to public open space of 20ha or more	200 meters to bus stop, 530 meters to station	4	Next door	Yes	Yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
39	Alpine House, Honey Pot Lane	N	Mixed (Housing,Employment)	No	Within area more than 400 meters to public open space of more than 2ha, but within 1200 meters of public open space of more than 20ha	400 meters to Queensbury Station, 2 bus stops within 200 meters	2	Located along Queensbury Station Parade, 400 meters away.	Yes	Yes
42	Kingsbury Library and Community Centre, Stag Lane	N	Mixed (Community, Housing)	No	No	60 meters to bus stop, but almost 1300m to rail station	2	465 m	Yes	Yes
43	Abbey Manufacturing Estate, Woodside Close, Alperton	W	Mixed (Employment, Housing)	No	Within 400m of open space of more than 2ha, but more than 1200m of open space that is more than 20ha	250m to bus stop, 500m to train station	2	600 m	Yes	Yes
44	Sunleigh Road, Alperton	W	Mixed (Employment, Housing)	No	Within 400m of open space of more than 2ha, but more than 1200m of open space that is more than 20ha	450m to nearest bus and train station	2	350 m	Yes	Yes
46	Carlyon Road, Ealing Road, Alperton	W	Mixed (Employment, Housing)	No	Within 400m of open space of more than 2ha, but more than 1200m of open space that is more than 20ha	Yes to both	3	150 m	Yes	Yes
49	Garages at Barn Hill, Barn Hill Road	N	Housing + open space	No	No	300 meters to local bus stops and 1360 meters to Wembley Park tube	2	1000 m	Yes	Yes
50	Turpins Yard, Rockhall	N	Housing	No	Yes	Bus stops yes,	4	100 m	Yes	Yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
	Road					Cricklewood Station is about 700m away				
51	Dollis Hill House, Gladstone Park	N	Mixed (Community, Employment)	No	No		1			
53	Gavin/Station House, Neasden Lane	N	Mixed (Housing, Employment)	No	More than 400 meters to public open space of 2ha or more but within 1200 meters of 20 ha or more	Bus stops and underground station are immediately adjacent t the site	3	400 m	Yes	Yes
56	The Lancer PH, Kenton Road	N	Mixed (Housing, Employment)	No	No	Yes, both	4	550 m	Yes	Yes
57	Sainsbury's Car Park, Draycott Avenue	N	Housing	No	Within 400 m of public open space of 2ha or more and within 1200 m of public open space of more than 20ha	345 meters to rail station and bus stops	4	550 m	Yes	Yes
58	Prince of Wales PH, Kingsbury Circle	N	Mixed (Housing, Employment)	No	Yes, the site is more than 400m from public space of over 2ha	Yes, both	3		Yes	Yes
59	Theoco Garage, Edgware Road	N	Mixed (Housing, Employment)	No	Less than 400 meters to public open space of more than 2ha. Is at least 1200 meters from public open space of more than 20 ha	Burnt Oak Station is 530 meters away, 2 bus stops within 100 meters walk.		GP within 400 meters, and Edgware Community Hospital is about 600 meters away	Yes	Yes
61	Queens Park Station, Salisbury Road	S	Mixed (Community, Employment, Housing)	No	Less than 400 meters to public open space of 2ha, more than	Bus and train services within 50 meters	5	600 m	Yes	Yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
					1200 meters from public open space of 20ha					
62	655 North Circular Road	N	Employment	No		No	1			
63	Old St Andrew's Church, Old Church Lane	N	Community	No	No		2			
71	Manor Park Road, Acton Lane	S	Housing	No	More than 400 meters from open space of 2ha, more than 1200 meters from open space of 20ha	Bus stops are within 50 meters, 700 meters to station	4-5	300 m	Yes	Yes
72	92a Villiers Road, Willesden	S	Housing	No	More than 400 meters from open space of 2ha and more than 1200 meters from open space of 20ha	560 meters to station, 250 meters to bus stop	3-4	250 m	Yes	Yes
73	103 Mount Pleasant Road, Brondesbury Park	S	Housing	No	Within 400 meters of open space of 2ha, more than 1200 meters from open space of 20ha	900 meters from station, a number of bus stops within 50 meters	2	400 m	Yes	Yes
75	Hawthorn Road, Willesden	S	Housing	No	More than 400 meters to open space of 2ha, more than 1200 meters to open space of 20ha	860 meters to station, 160 meters to bus stop	4	200 m	Yes	Yes
80	Former Willesden Court House, St Mary's Road	S	Mixed (Community, Employment, Housing)	No	More than 400 meters to open space of 2ha, more than	Less than 100 meters to bus stops and 570 meters to station	4	160 m	Yes	yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
					1200 meters to open space of 20ha					
82	387-395 Chapter Road	S	?							
83	Land Adjoining St Johns Church, 614 High Road	W	Housing	No	Within 400 m of public open space of 2ha or more and within 1200 meters of public open space of 20ha or more	150 meters to bus stop and 400 meters to station	3	280 m	Yes	Yes
84	Lonsdale Road, Kilburn	S	Mixed (Employment, Housing)	No			Between 3 and 4	Within street	Yes	Yes
85	Capitol Way	N	Mixed (Housing, Employment)	No	More than 1200 meters from public open space for more than 20 ha	Less than 400 meters to public open space of more than 2ha. Is at least 1200 meters from public open space of more than 20 ha	Burnt Oak Station is around 600 meters away, many bus stops along the Edgware Road	600 m	Yes	Yes
87	Kingsbury High School, Princes Avenue and Bacon Lane	N	Community	No	No		2			
88	12-24 Carlisle Road	N	Transport	No	Yes					
90	Barningham Way	N	Transport	No	No					
91	Oxgate Lane	N	Transport	No	Yes					
92	Humber Road	N	Transport	No	No					
93	Site Adjoining the Link, Staples Corner	N	Transport	No	Yes					
97	Footbridge at Waxlow Road	W	Transport	No	No					
98	South Way	W	Transport	No	No					
99	Junction of Sidmouth Road and Willesden Lane	S	Transport	No	Yes					
100	Canterbury House	S	Mixed (Housing,	No	Yes	400 meters from both	5	215 m	yes	yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space?	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
			Offices)			Queens Park Station and Kilburn Bridge Station and 300 meters from Kilburn Park Station.				
101	Shubette House/Karma House/Apex House	W	Mixed (Housing, Community, Employment)	No	Yes	200 meters from Wembley Park Station and 60 meters from nearest bus stop	4	500 m	Yes	Yes
102	Kelaty House/ Cannon Trading Estate	W	Housing + Hotel	No	Yes	Bus stops adjacent but stations are 900 meters away.	¼	1000 m	Yes	Yes
103	Bridge Road	S	Housing	No	No	300 meters from bus stop and 1000 meters to station	2		Yes	Yes
105	Brooks Avenue	W	Housing	No	Yes. Is more than 400 meters to open space of 2ha and more than 1200 meters to open space of 20ha	Both within 100 m	5		Yes	Yes
106	Minavil House	W	Mixed (Housing, Employment)	No	Is within 400 meters of a public open space of more than 2ha but more than 1200m for public open space of more than 20ha	Yes to both	5	300m	Yes	Yes
107	1-15 Holmstall Parade	N	Transport	No	No					
108	Land rear of 1 – 23 Vivian Avenue	W	Housing and open space	Will result in the loss of section of inaccessible, unmanaged open space to deliver improved	No	420 meters to Wembley Stadium Station, adjacent to bus stops	3		Yes	Yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site result in the loss of open space? facilities and access	Is the site within an area of open space deficiency?	Is the site within 200m of a bus stop or 400m from a train station?	PTAL Score of site	Distance to a GP	Is the site within the catchment of a primary school?	Is the site within the catchment of a secondary school?
109	Dudden Hill Lane/Grange Court	S	Mixed (retail and housing)	No	More than 400 meters from POS of more than 2ha, but within 1200 meters of POS of more than 20ha.	Within 20 meters of bus stops and Neasden tube is about 650 meters walk.	3	200 m	Yes	Yes
110	Dudden Hill Lane/Birse Crescent	S	Mixed (retail and housing)	No	More than 400 meters from POS of more than 2ha, but within 1200 meters of POS of more than 20ha.	Within 20 meters of bus stops and Neasden tube is about 650 meters walk.	3	200 m	Yes	Yes
111	Harlesden Plaza	W	Mixed (including town centre and retail uses, housing and open spaces)	No	More than 400 meters from POS of more than 2ha, but within 1200 meters of POS of more than 20ha.	Adjacent bus stops and 430 meters to Willesden Junction station	4	280 m	Yes	Yes

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Table C: Environmental Criteria/ Constraints/Opportunities

Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels ⁴ in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
1	Atlip Site, Ealing Road, Alperton	W	Mixed (Employment, Housing)	No	No	No	No	Yes	50-55 db	40-45 db	Brownfield	Unlikely
3	Twyford Tip, Abbey Road, Park Royal	W	Employment and Waste	Canal is designated as green chain	Yes	No	No				Brownfield and contaminated	Contamination will require remediation appropriate to the use
4	Former Guinness Brewery, Park Royal	W	Mixed (Employment, Community)	No	No	No	No	Yes			Brownfield	Contamination likely
5	Careys Site, Acton Lane, Park Royal	W	Mixed (Community, Employment, Housing)	No	No	No	No	Yes	45-50 db	40-45 db	Brownfield	Possible
7	Former Unisys Site, North Circular Road	W	Mixed (Community, Employment, Housing)	No	Yes	No	No	Yes	Between 55 – 60 db and 60 – 65 db	Between 45 – 50 db and 55 – 60 db	Brownfield	Contamination is likely at scrap yard
9	Vale Farm Leisure Centre	W	Community	No	No	No	No	No	45-50 db		Both	Unlikely
10	Northwick Park Hospital	W	Mixed (Community, Employment, Housing)	Land to south and east is of Grade 1 borough nature conservation importance.	No	No	Adjacent	No	40-45 and 45-50 db		Brownfield	Possible contamination
11	London Transport	N	Community	North eastern	No	No	No	Yes	50-65 db		Greenfield	Unlikely

⁴ See noise maps at <http://www.noisemapping.org/> .

WHO guidelines on community noise in specific environments (cited in the Mayor's Ambient Noise Strategy, 2004) Daytime outdoor living areas max. 55 dB, night time outside bedrooms max. 45 dB

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels ⁴ in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
	Recreation Ground, Forty Avenue			corner is land of borough nature conservation importance							, but with some existing structures Greenfield , but with some existing structures	
12	Brent Town Hall, Forty Lane	N	Mixed (Housing, Employment , Community)	No	No	Town Hall is grade 2	No	Yes	45-70 db		Brownfield	Unlikely
16	Kilburn Square, Kilburn High Road	S	Mixed (Community, Employment , Housing)	No	No	Listed building adjacent	No	Yes	Ranging from 55-60, 65-70 db	Ranging from 50 – 55 and 55 – 60 db	Brownfield	Unlikely
17	Former State Cinema/ Mecca Bingo, Kilburn High Road	S	Mixed (Community, Employment)	No	No	This is grade 2 listed	No	Yes	Ranging from 45-50, 50-55, 55-60, 60-65, 65-70 db		Brownfield	Unlikely
19	Dollis Hill Estate, Brook Road	N	Mixed (Employment, Community)	No	No	No	No	Yes	50-55 db	45-50 db	brownfield	May be some contamination
22	Metro House, 1-3 The Mall	N	Housing	No	No	No	No	Yes	45-50 db	40-45 db	Brownfield	No
23	Morrison's, West Moreland Road	N	Housing/ Mixed (Housing, Employment)	Railway line is wildlife corridor	No	No	Yes?	Yes	Between 55 and 70 db	Between 35 to 55 db	Brownfield	Unlikely
25	Oriental City, Edware Road	N	Mixed (Community, Employment	No	No	No	No	Yes	Between 50 – 55 and 65	Between 40 – 45 and 50	Brownfield	Possibly

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels ⁴ in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
			, Housing)						and 70db	and 55 db		
27a	Asiatic Carpets, High Road, Church End	S	Mixed (Employment, Housing)	No	No	No	No	Yes	55-60 db	45-50 db	Prev. dev. industrial buildings	Contamination possible
27b	Ebony Court, High Road, Church End	S	Housing	No	No	No	No	Yes	55-60 db	45-50 db	Brownfield	Unlikely
27c	White Hart PH, High Road, Church End	S	Mixed (Community, Employment, Housing)	No	No	No	No	Yes	55-60 db	45-50 db	Brownfield	Contamination is possible
27d	Church End local centre, High Road, Church End	S	Mixed (Employment, Housing)	No	No	No	No	Yes	55-60 db	55- 60 db	Brownfield	Unlikely
28	Wembley West End, Wembley High Road	W	Mixed (Employment, Housing)	No	No	No	No	Yes	50-55 db	40-45 db	Brownfield	no
32	Northfields Industrial Estate	W	Mixed (Employment, Housing)	The site is adjacent to Grand Union Canal & River Brent – site of Metropolitan Nature Conservation Importance & site of Local Nature Conservation Importance respectively	No	No	No	Yes	50-55 db	40-45 db	Brownfield	Contamination is a possibility
33	Mayo Road and St Mary's Open Space, Church End	S	Mixed (Community, Housing)	The railway line is a wildlife corridor	No	No	No	Yes	50-55 db	40-45 db	Mix of both	No
34	Queens Parade, Walm Lane, Willesden	S	Mixed (Housing, Employment)	No	No	within conservation area	No	Yes	55-60, 60-65 db	45-50, 50-55 db	Brownfield	Unlikely
35	Church End car park, Neasden Lane, Church End	S	Housing	No	No	No	No	Yes	60 – 65 db and 65 – 70 db	50 – 55 db and 55 – 60 db	Brownfield	Unlikely

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
36	Abbey Estate, Beresford Avenue	W	Mixed (Employment, Housing)	The site is adjacent to Grand Union Canal - a site of Metropolitan Nature Conservation Importance and subject to Grand Union Canal Policy	No	No	No	No	55-60 db	45-50 db	Brownfield	Contamination likely
37	North End Road, Wembley	W	Mixed (Employment, Housing)	Adjacent to Borough Nature Conservation Importance & Site of Local Nature Conservation	Yes, zone 2 and 3	No	No	No	45- 50 db	35- 40 db	Brownfield	Contamination likely
38	Tokyngton Librar, Monks Park, Tokyngton	W	Mixed (Community, Employment)	Adjacent to site of grade 2 borough nature conservation importance	Yes	No	No	No	50-55 db	45-50 db	Brownfield	No
39	Alpine House, Honey Pot Lane	N	Mixed (Housing, Employment)	The railway line to the east is a wildlife corridor	No	No	No	Yes	Between 55 and 70 db	Between 35 to 55 db	Brownfield	The existing building may contain asbestos and there may be some ground contamination.
42	Kingsbury Library and Community Centre, Stag Lane	N	Mixed (Community, Housing)	No	No	Located south of Kingsbury conservati	No	No	Between 50 – 55 db and 55 to 60 db	Between 45 – 50 and 50 – 55 db	Brownfield	Unlikely

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels ⁴ in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
43	Abbey Manufacturing Estate, Woodside Close, Alperton	W	Mixed (Employment, Housing)	No	No	No	No	Yes	45- 50 db	40-45 db	Brownfield	There may be some ground contamination from existing industry
44	Sunleigh Road, Alperton	W	Mixed (Employment, Housing)	No	No	No	No	Yes	45- 50 db	40-45 db	Brownfield	There may be some ground c
46	Carlyon Road, Ealing Road, Alperton	W	Mixed (Employment, Housing)	The North edge of the site borders the Grand Union Canal which is part of a Green Chain and subject to Grand Union Canal Policy	No	No	No	No	55-60 db	50-55 db	Brownfield	Likely to be some ground contamination from industrial operations. There is impetus for change on further canal side parcels in Alperton.
49	Garages at Barn Hill, Barn Hill Road	N	Housing + open space	Green chain	No	No	No	Yes	50 db	40 db	Greenfield	Possible from fly tipping and discarded cars
50	Turpins Yard, Rockhall Road	N	Housing	No	No	No	No	Yes	45-50 db	40-45 db	Previously industrial developed site	Yes

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
51	Dollis Hill House, Gladstone Park	N	Mixed (Community, Employment)	Grade 2 borough nature conservation importance	No	Yes, Dollis Hill	Yes	Previously developed, but surrounded by greenfield			Unlikely but requires comprehensive rebuild and restoration	
53	Gavin/Station House, Neasden Lane	N	Mixed (Housing, Employment)	No	No	No	No	Yes	60-65 db	50-55 db	Brownfield	possible
56	The Lancer PH, Kenton Road	N	Mixed (Housing, Employment)	No	No	No	No	Yes	50-55 db	35-40 db	Brownfield	
57	Sainsbury's Car Park, Draycott Avenue	N	Housing	Railway line is wildlife corridor	No	No	No	No	45-50 db	35-40 db	Brownfield	Unlikely
58	Prince of Wales PH, Kingsbury Circle	N	Mixed (Housing, Employment)	No	No	No	No	Yes	60- 65 db	50-55 db	Brownfield	
59	Theoco Garage, Edgware Road	N	Mixed (Housing, Employment)	No	No	No	No	Yes	55-70 db	40-60 db	Brownfield	May be some contamination from motor operations
61	Queens Park Station, Salisbury Road	S	Mixed (Community, Employment, Housing)	No	No	No	No	Yes	60-65, 65-70, 70-75 db	50-55, 55-60, 60-65 db	Brownfield	Possible from industrial buildings
62	655 North Circular Road	N	Employment	Welsh Harp (north of site) is SSSI, local nature reserve and Grade 1 nature	Not within but adjacent	No	No, but adjacent				Brownfield	Likely to be contaminated

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
				conservation								
63	Old St Andrew's Church, Old Church Lane	N	Community	Grade 1 Borough Nature conservation importance	Yes	Yes, Old St Andrews is Grade 1	No			Both	No	
71	Manor Park Road, Acton Lane	S	Housing	No	No	No	No	Yes	50 – 55, 55-60 db	40- 45, 45-50 db	Brownfield	Likely
72	92a Villiers Road, Willesden	S	Housing	No	No	No	No	Yes	45-50 db	35-40 db	Brownfield	Likely
73	103 Mount Pleasant Road, Brondesbury Park	S	Housing	No	No	No	No	Yes	45-50 db	35-40 db	Brownfield	unlikely
75	Hawthorn Road, Willesden	S	Housing	No	No	No	No	Yes	50 – 55, 55-60 db	40- 45, 45-50 db	Brownfield	Contamination possible
80	Former Willesden Court House, St Mary's Road	S	Mixed (Community, Employment, Housing)	No	No	No	No	Yes	Ranging from 55-60, 60-65, 65-70 db	Ranging from 45-50, 50-55, 55-60 db	Brownfield	unlikely
82	387-395 Chapter Road	S	?									
83	Land Adjoining St Johns Church, 614 High Road	W	Housing	No	No	St John's Church is Grade 1 listed	No		55-60 db	50-55 db	Brownfield	Unlikely
84	Lonsdale Road, Kilburn	S	Mixed (Employment, Housing)	No	No	Is adjacent to conservation area	No	Yes	45-50 db	35-40 db	Brownfield	Possible
85	Capitol Way	N	Mixed (Housing, Employment)	No	No	No	No	Yes	Between 50 – 55 db and 55 to 60 db	Between 45 and 50 and 50 to 55 db	Brownfield	Contamination possible
87	Kingsbury High School, Princes Avenue and Bacon Lane	N	Community	No	No	Some locally listed buildings within	No	No	Between 45 – 50 and 50 and 55 db		Brownfield	unlikely

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
						Roe Green Park. Conservation area adjacent.						
88	12-24 Carlisle Road	N	Transport	No	No	No	No	Yes	55 db		Brownfield	Possible
90	Barningham Way	N	Transport	No	No	No	No	No			Brownfield	Possible
91	Oxgate Lane	N	Transport	No	No	No	No	Yes	65 db		Brownfield	Likely
92	Humber Road	N	Transport	No	No	No	No	Yes	65 db		Brownfield	Likely
93	Site Adjoining the Link, Staples Corner	N	Transport	No	No	No	No	Yes	70 db		Brownfield	Possible
97	Footbridge at Waxlow Road	W	Transport	Canal is wildlife corridor	No	No	No	Yes	50 db		Brownfield	Contamination is possible
98	South Way	W	Transport	No		No	No	Yes			Brownfield	Contamination is possible
99	Junction of Sidmouth Road and Willesden Lane	S	Transport	No	No	No	No	Yes	60 db		?	Unlikely
100	Canterbury House	S	Mixed (Housing, offices)	Railway line is wildlife corridor	No	South Kilburn Conservation Area is over Canterbury Road and consists of many listed buildings	No	Yes	45-50 db	40-45 db	Brownfield	Contamination is likely from the motor vehicle operations on site
101	Shubette House/Karma	W	Mixed	No	Adjacent	No	No	No	45-50 db	35-40 db	Brownfield	Contamin

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
	House/Apex House		(Housing, Community, Employment)								d	ation is possible from age and materials of buildings but also from historical operation s.
102	Kelaty House/ Cannon Trading Estate	W	Housing + Hotel	No	No	No	No	No	55-60 db	40-45 db	Brownfield	Likely
103	Bridge Road	S	Housing	No	No	No	No	Yes	45-50 db	40-45 db	Brownfield	Possible contamination from vacant work, possible asbestos
105	Brook Avenue	W	Housing	No	Very close to boundary	No	No	The northern section of the site is within	45-50 db	35-40 db	Brownfield	Unlikely
106	Minavil House	W	Mixed (Employment, Housing)	No	No	No	No	Yes	65 – 70db	60-65 db	Brownfield	Contamination is possible
107	1-15 Holmstall Parade	N	Transport	No	No	No	No	Yes	65 db		Brownfield	No
108	Land rear of 1 – 23 Vivian Avenue	W	Housing and open space	No	No	No	No	Yes	45 – 50db	40-45 db	Previously developed but for recreational purposes	No
109	Dudden Hill	S	Mixed (retail)	No	No	No	No	Yes	65-70 db	55-60 db	Brownfield	Unlikely

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Site no.	Site Name	Brent Area Team	Preferred Use	Will the site affect an SSSIs or other site of nature conservation importance (e.g. metropolitan/borough importance)?	Is the site within Zone 2 or Zone 3 of the floodplain? If yes, which?	Does the site affect a listed building, conservation area etc?	Is the site located within an existing MOL boundary?	Is the site within an Air Quality Management Area?	Estimated day time maximum noise levels ⁴ in the vicinity of the site	Estimated night time maximum noise levels in the vicinity of the site	Is the site on previously developed land or greenfield land?	Is the site contaminated/ does it require remediation?
	Lane/Grange Court		and housing)								d	
110	Dudden Hill Lane/Birse Crescent	S	Mixed (retail and housing)	No	No	No	No	Yes	65-70 db	55-60 db	Brownfield	Unlikely
111	Harlesden Plaza	W	Mixed (including town centre and retail uses, housing and open spaces)	No	No	Part within conservation area	No	Yes	60-65 db	55-60 db	Brownfield	Unlikely

APPENDIX 11

KEY ISSUES IDENTIFIED FOR INDIVIDUAL SITES AND SA COMMENT INCLUDING MITIGATION AND ENHANCEMENT

June 2007

Sites Included Post 14 February 2007 SA Commentary

Site no.	Site Name	Preferred Use	Issues	Comments
109	Dudden Hill Lane/ Grange Court ⁵	Mixed (retail and housing)	<ol style="list-style-type: none"> 1. This site is in an area of open space deficiency 2. This site is within an AQMA 3. There are high noise levels in the vicinity of this site both daytime (65-70 db) and night time (55-60 db) 	<ol style="list-style-type: none"> 1. Development of this site should include the provision of amenity/ open space 2. See general comments/ mitigation on air quality in Table 37 in Part C 3. See general comments/ mitigation on noise levels in Table 37 in Part C
110	Dudden Hill Lane/ Birse Crescent ⁶	Mixed (retail and housing)	<ol style="list-style-type: none"> 1. This site is in an area of open space deficiency 2. This site is within an AQMA 3. There are high noise levels in the vicinity of this site both daytime (65-70 db) and night time (55-60 db) 	<ol style="list-style-type: none"> 1. Development of this site should include the provision of amenity/ open space 2. See general comments/ mitigation on air quality in Table 37 in Part C 3. See general comments/ mitigation on noise levels in Table 37 in Part C
108	Land rear of 1-23 Vivian Avenue ⁷	Improvements to facilities and access for open space and sports use plus some housing in order to enable this	<ol style="list-style-type: none"> 1. This site is within an AQMA 2. This site is situated in an area that is not a priority for regeneration 3. This site has a low PTAL score of 2 but it is adjacent to a bus stop 	<ol style="list-style-type: none"> 1. See general comments/ mitigation on air quality in Table 37 in Part C 2. See general comments/ mitigation in Table 37 in Part C 3. See general comments/ mitigation in Table 37 in Part C
111	Harlesden Plaza ⁸	Mixed (including town centre and retail uses, housing and open space)	<ol style="list-style-type: none"> 1. This site is in an area of open space deficiency 2. This site is within an AQMA 3. There are high noise levels in the vicinity of this site both daytime (60-65 db) and night time (55-60 db) 4. Part of this site is in a conservation area 	<ol style="list-style-type: none"> 1. Development of this site should include the provision of amenity/ open space 2. See general comments/ mitigation on air quality in Table 37 in Part C 3. See general comments/ mitigation on noise levels in Table 37 in Part C 4. See general comments/ mitigation in Table 37 in Part C

⁵ Brent South Planning team⁶ As above⁷ Brent West Planning team⁸ As above

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Sites Included In February 2007 SA Commentary

The following table was produced for the 14 February 2007 SA Commentary and it includes references to evolving Development Policies and Core Strategy policies. The numbering/ name of some of the policies has changed since then.

Table A: SA comments on the preferred sites - North

Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to draft DPD February 2007
11	London Transport Recreation Ground, Forty Avenue	Community (School)	<ol style="list-style-type: none"> The development of this site would result in some loss of open space. However, the majority of the open space would be maintained and the site would provide sports and recreation facilities open to the public. The north eastern corner is land of borough nature conservation importance. The day time level of noise in the vicinity of this site, 50-65 db, which can be higher than the recommended WHO guideline value of 55 db for school playgrounds. 	<ol style="list-style-type: none"> No change required, this is sufficiently reflected in preferred use description, see also general comment on Table 37 in part C The description of the preferred use should also include that development of this site 'must conserve and enhance the spatial interest features' of the nature conservation importance area in accordance with DC policy OS4 See general comment on noise in Table 15 (Part C)
12	Brent Town Hall, Forty Lane	Mixed (offices, housing, community)	<ol style="list-style-type: none"> The town hall is a grade 2 listed building so any development should have regards to this. There are existing traffic and parking issues in the residential areas to the north, west and east. There are high maximum noise levels in the vicinity of the site 	<ol style="list-style-type: none"> No change required, issue reflected in preferred use description No change, the description of the preferred use mentions this issue and asks for any development to seek to improve this. See general comment on noise
19	Dollis Hill Estate, Brook Road	Mixed (school, employment)	<ol style="list-style-type: none"> This site has a low PTAL score of between 1 and 2 and the closest bus stop is 300 m away with no stations in the vicinity, and is therefore not very accessible by public transport. The site may be contaminated. 	<ol style="list-style-type: none"> The description of the preferred use of the site should include a reference to the need to improve public transport as part of any proposal to develop the site. See general comment on contaminated land
22	Metro House, 1-3 The Mall	Housing	<ol style="list-style-type: none"> This site is located in an area of open space deficiency and therefore, opportunities to improve public and private outside space should be sought. The site is not in an area that is a priority for regeneration and has a low PTAL score of 2, and therefore the site is not very accessible by public transport. 	<ol style="list-style-type: none"> No changes, the description of the preferred use of this site states that 'proposals must include the provision of new amenity space' High density housing development is unlikely to be appropriate see also general comment on growth areas. The preferred use of the site includes family housing which would contribute to providing a balanced housing stock, as required by Core Policy H3.
23	Morrison's, West Moreland Road	Housing/ mixed (housing and retail)	<ol style="list-style-type: none"> This site is not in an area that is a priority for regeneration 	<ol style="list-style-type: none"> See general comment in Table 15 (Part C)

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Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to draft DPD February 2007
			<ol style="list-style-type: none"> 2. This site is located in an area of open space deficiency and the railway line is a wildlife corridor. 3. The noise levels in the vicinity of the area are higher than WHO guidelines. 4. Part of this site is located in Zone 3 of the floodplain (high risk, 1 in 100 risk of fluvial flooding). 	<ol style="list-style-type: none"> 2. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. The description of the preferred use should also include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Wildlife Corridor in accordance with DC policy OS4 3. See general comments on noise (Table 15, Part C) 4. The description of the preferred use should state that any proposal should be accompanied by a Flood Risk Assessment, see also general comment on Flood Risk in Table
25	Oriental City, Edware Road	Mixed (housing, retail, food & drink, community and leisure)	<ol style="list-style-type: none"> 1. Site located in an area of open space deficiency. 2. The nearest station is 600 m away and the site has a low PTAL score of 2, but there are two bus stops within 100 m 3. The site has high noise levels 4. Site is possibly contaminated. 	<ol style="list-style-type: none"> 1. The preferred use should include that proposals for housing development include provision of amenity/ open space development in accordance with DC Policy OS7. 2. The description of the preferred use of the site should include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score. 3. and 4. See general comments on noise and contamination
39	Alpine House, Honey Pot Lane	Mixed (housing and affordable workspace)	<ol style="list-style-type: none"> 1. The majority of this site is located in an area of open space deficiency and is adjacent to a railway which is a wildlife corridor. 2. The site has a low PTAL score of 2. 3. Part of this site is located in Zone 3 of the floodplain (high risk, 1 in 100 risk of fluvial flooding). 4. The main building may contain asbestos and there may be some ground contamination. 5. There are high noise levels in the vicinity of the site 	<ol style="list-style-type: none"> 1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. The description of the preferred use should also include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Wildlife Corridor in accordance with DC policy OS4 2. The description of the preferred use of the site mentions family housing which would be more suitable than high density given the low PTAL score. 3. The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA 4. and 5. see general comments on noise and contamination.

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Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to draft DPD February 2007
				Note: The above requirements could be incorporated in the planning brief that the Council is preparing for this site.
42	Kingsbury Library and Community Centre, Stag Lane	Mixed (library and community centre and housing)	<ol style="list-style-type: none"> The site has a low PTAL score of 2 and although there is a bus stop within 60 m, the nearest station is over 1 km away. The site is adjacent to a conservation area and there are some locally listed buildings. 	<ol style="list-style-type: none"> No changes. The description of the preferred use of the site includes provision of a cycling route and a school travel plan for the site. A sentence should be included for proposals to have regards to this.
49	Garages at Barn Hill, Barn Hill Road	Housing	<ol style="list-style-type: none"> This site is not located in an area that is a priority for regeneration. The site has a low PTAL score of two and is 300 m to bus stops and over 100 m to the nearest station. A small part of this site is located in Zone 3 of the floodplain (high risk, 1 in 100 risk of fluvial flooding) and the rest of it is adjacent. The site is in the green chain and development would result in the loss of some trees. 	<ol style="list-style-type: none"> Proposals for this site should include improvements to public transport and appropriate density of development given the low PTAL score should be included in the description of the preferred use. The preferred use should include that any proposal for the development of this site should be accompanied by a FRA No change, the description of the preferred use of the site and the justification for this show that social and environmental improvements to this site, which is currently not being used and attracts fly tipping, etc, should be enough to justify the loss of some trees. The description also requires that any proposal is subject to a full tree and ecological survey.
51	Dollis Hill House, Gladstone Park	Mixed (food & drink, community, conference and hospital plus car parking)	<ol style="list-style-type: none"> The site has a very low PTAL score of 1 and is not well served by public transport. 	<ol style="list-style-type: none"> A sentence requiring improvements to accessibility of the site and appropriate density of development given the low PTAL score should be included in the description of the preferred option. Alternatively, this could be incorporated into the planning brief that the Council is preparing for this site.
53	Gavin/Station House, Neasden Lane	Mixed (residential, retail, food and drink)	<ol style="list-style-type: none"> This site is located in an area of open space deficiency The site has high noise levels 	<ol style="list-style-type: none"> The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on noise <p>Note: Alternatively, these requirements could be incorporated into the planning brief that the Council is preparing for this site.</p>
56	The Lancer PH, Kenton Road	Mixed (residential and retail and/or food and drink)	<ol style="list-style-type: none"> This site is not in an area that is a priority for regeneration 	<ol style="list-style-type: none"> See general comment on locating housing development on areas that are a priority for regeneration/ growth but no change. This site is well served by public transport and has a high PTAL score.
57	Sainsbury's Car Park, Draycott Avenue	Residential with some retail car parking	<ol style="list-style-type: none"> This site is not in an area that is a priority for regeneration The railway line adjacent to this site is a wildlife corridor. 	<ol style="list-style-type: none"> As 1 above No change, this is already mentioned in the description of

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Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to draft DPD February 2007
				preferred use
58	Prince of Wales PH, Kingsbury Circle	Mixed (housing, retail and/or food and drink)	<ol style="list-style-type: none"> This site is located in an area that is not a priority for regeneration This site is in an area of open space deficiency There are very high noise levels in the vicinity of the site 	<ol style="list-style-type: none"> See 1 above The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on noise
59	Theoco Garage, 3-5 Burnt Oak Broadway, Edgware	Mixed (housing and retail)	<ol style="list-style-type: none"> Burnt Oak Station is 530 meters away and the PTAL score is 3, however, there are 2 bus stops within 100 meters walk. There may be some contamination The noise levels are high. 	<ol style="list-style-type: none"> No change, the preferred use already refers to a contribution towards transport improvement. and 3. see general comments on noise level and ground contamination
62	655 North Circular Road	Regeneration of industrial estate	<ol style="list-style-type: none"> This site is situated within a SEL but has a very low PTAL score of 1 and poor access that causes congestion along the North Circular. The site is also adjacent to the floodplain Welsh Harp (north of site) is SSSI, local nature reserve and Grade 1 nature conservation. 	<ol style="list-style-type: none"> The description of the site already includes 'accessibility improvements', no changes. See general comment on flood risk. Although not in the floodplain, this site is 5 hectares and adjacent to the floodplain, so any proposal should be accompanied by a FRA, this should be incorporated to the description of the preferred use. This site is adjacent to an SSSI, DC policy OS3 states that 'development on or adjacent to SSSIs will only be permitted where it is clearly demonstrated that there will be nil or negligible adverse effects on biodiversity and nature conservation. The Council will consult with English Nature (Natural England) in the determination of any application' the description of the preferred use should require proposals to have regards to this and that development of this site 'must conserve and enhance the spatial interest features' of the areas of Nature Conservation Importance in accordance with DC policy OS4.
63	Old St Andrew's Church, Old Church Lane	Community facility including place of worship	<ol style="list-style-type: none"> The PTAL score is 2. The church is a Grade 1 listed building and the site is within a Grade 1 Nature Conservation Area 	<ol style="list-style-type: none"> Although the preferred use of the site refers to having regard for the implications of trip generation and car parking, it should also include improvements to public transport, e.g. new bus stop The description of the preferred use of the site should include that any proposals have regards for these.
85	Capitol Way	Mixed (retail/ car showroom with	<ol style="list-style-type: none"> The site has a low PTAL score of 2 	<ol style="list-style-type: none"> No changes, the description of the preferred use for this site includes references to improving/ maintaining cycle

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Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to draft DPD February 2007
		residential above)	<ol style="list-style-type: none"> 2. Contamination is possible 3. The noise levels can be higher than those recommended by WHO guidelines. 	<p>routes and pedestrian access.</p> <ol style="list-style-type: none"> 2. and 3. see general comments on noise and contamination.
87	Kingsbury High School, Princes Avenue and Bacon Lane	Consolidation of High School campuses and recreation/sports	<ol style="list-style-type: none"> 1. The site has a low PTAL score of 2 and although there is a bus stop within 60 m, the nearest station is over 1 km away. 2. The site is adjacent to a conservation area and there are some locally listed buildings. 	<ol style="list-style-type: none"> 1. The description of the preferred use should include that proposals include improvements to access to the site and a reference to the appropriate density of development given the low PTAL score of the site 2. A sentence should be included for proposals to have regards to this.
88	12-24 Carlisle Road	Highway widening	<ol style="list-style-type: none"> 1. The site may be contaminated 	<ol style="list-style-type: none"> 1. See general comment on contamination
90	Barningham Way	Highway widening	<ol style="list-style-type: none"> 1. The site may be contaminated 	As above
91	Oxgate Lane	Link road	<ol style="list-style-type: none"> 1. Contamination of the site is likely 	As above
92	Humber Road	Service road	<ol style="list-style-type: none"> 1. Contamination of the site is likely 	As above
93	Site Adjoining the Link, Staples Corner	Link road	<ol style="list-style-type: none"> 1. Contamination of the site is possible 	As above
104	Sarena House	Mixed (housing and affordable workspace)	<ol style="list-style-type: none"> 1. This site is within a growth area but has a low PTAL score of 2 (note: no information in proforma on distance to public transport) 2. The site is in an area of open space deficiency 3. Contamination of the site is possible 4. Day and night time maximum noise levels are high in the vicinity of the site 	<ol style="list-style-type: none"> 1. The description of the preferred use should include that access by public transport to the site should be improved as part of any development; alternatively any housing development taking place should have a density of dwellings appropriate to the PTAL score of the site. 2. The description of the preferred use should include that proposals for the development of this site include provision of open space and or amenity space 3. and 4. See general comments on noise and contamination.
107	1-15 Holmstall Parade	Parking bays and landscaping	<ol style="list-style-type: none"> 1. None 	

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Table B: SA comments on the preferred sites - South

Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to DPD
15	117-119 Malvern Road	Housing	<ol style="list-style-type: none"> This site is located in an area of open space deficiency Contamination of the site is likely 	<ol style="list-style-type: none"> The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on contamination
16	Kilburn Square, Kilburn High Road	Mixed (housing, residential, community and market space)	<ol style="list-style-type: none"> This site in an area of open space deficiency The site has very high noise levels. There is a listed building adjacent to the site. 	<ol style="list-style-type: none"> The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on noise The description of the preferred use of the site could include a reference to this <p>Note: it is possible that the adopted SPD for this site already covers some of these issues</p>
17	Former State Cinema/ Mecca Bingo, Kilburn High Road	Mixed (community, arts and culture, retail, employment)	<ol style="list-style-type: none"> The building is grade 2 listed. The site has very high noise levels. 	<ol style="list-style-type: none"> The description of the preferred use of the site makes reference to securing the long-term use of the listed building. See general comment on noise
27a	Asiatic Carpets, High Road, Church End	Mixed (residential, employment)	<ol style="list-style-type: none"> The site is in an area of open space deficiency. The maximum level of day time and night time noise is higher than WHO guidelines. Contamination of the site is possible. 	<ol style="list-style-type: none"> The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on noise See general comment on contamination <p>Note: some of these requirements could be incorporated into the informal planning brief that the Council is preparing for this site</p>
27b	Ebony Court, High Road, Church End	Residential	<ol style="list-style-type: none"> The site is in an area of open space deficiency. The maximum level of day time and night time noise is higher than WHO guidelines. Contamination of the site is possible. 	<ol style="list-style-type: none"> The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on noise See general comment on contamination <p>Note: some of these requirements could be incorporated into the informal planning brief that the Council is preparing for this site</p>
27c	White Hart PH, High	Mixed (residential and	<ol style="list-style-type: none"> The site is in an area of open space deficiency. 	<ol style="list-style-type: none"> The description of the preferred use should include

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Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to DPD
	Road, Church End	indoor market)	<ol style="list-style-type: none"> The maximum level of day time and night time noise is higher than WHO guidelines. Contamination of the site is possible. 	<p>provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.</p> <ol style="list-style-type: none"> See general comment on noise See general comment on contamination <p>Note: some of these requirements could be incorporated into the informal planning brief that the Council is preparing for this site</p>
27d	Church End local centre, High Road, Church End	Mixed (residential, retail and market space)	<ol style="list-style-type: none"> The site is in an area of open space deficiency. The maximum level of day time and night time noise is higher than WHO guidelines. 	<ol style="list-style-type: none"> The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on noise <p>Note: some of these requirements could be incorporated into the informal planning brief that the Council is preparing for this site</p>
33	Mayo Road and St Mary's Open Space, Church End	Mainly housing subject to public open space	<ol style="list-style-type: none"> Part of the site is greenfield land and grade 2 area of Nature Conservation importance. The site is also adjacent to a grade 1 Nature Conservation area. 	<ol style="list-style-type: none"> The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the areas of Nature Conservation Importance in accordance with DC policy OS4. <p>Note: this requirement could be incorporated into the informal planning brief that the Council is preparing for this site</p>
34	Queens Parade, Walm Lane, Willesden	Mixed (retail and/or food and drink with residential above)	<ol style="list-style-type: none"> The site is in an area of open space deficiency. The maximum level of day time and night time noise is higher than WHO guidelines The site is within a conservation area. 	<ol style="list-style-type: none"> No changes, the description of the preferred use includes provision of open space See general comment on noise The description of the preferred use of the site should make reference to this. <p>Note: some of these requirements may have been incorporated in the SPD that the Council has prepared for this site.</p>
61	Queens Park Station Area, Salusbury Road	Mixed (residential, community, retail, open space and bus interchange)	<ol style="list-style-type: none"> The site is in an area of open space deficiency The maximum level of day time and night time noise is higher than WHO guidelines. 	<ol style="list-style-type: none"> The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on noise

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Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to DPD
			3. Contamination of the site is possible.	3. See general comment on contamination Note: some of these requirements could be incorporated into the informal planning brief that the Council is preparing for this site
71	Manor Park Road, Acton Lane	Housing	1. The site is in an area of open space deficiency. 2. The maximum level of day time and night time noise is higher than WHO guidelines. 3. Contamination of the site is possible. 4. There is also poor access to the site.	1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. 2. See general comment on noise 3. See general comment on contamination 4. The description of the preferred use of the site should include a reference to the need to improve access to the site.
72	92a Villiers Road, Willesden	Housing	1. The site is in an area of open space deficiency. 2. Contamination of this site is likely.	1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. 2. See general comment on contaminated land
73	103 Mount Pleasant Road, Brondesbury Park	Housing	1. The site is well served by buses but the nearest station is 900 m away and the PTAL score 2. 2. The site is in an area of open space deficiency	1. The description of the preferred use of the site should include a reference to the appropriate density of any housing development given the low PTAL score. 2. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.
75	Hawthorn Road, Willesden	Housing	1. The site has a PTAL score of 3. 2. The site is in an area of open space deficiency. 3. The maximum level of day time and night time noise is higher than WHO guidelines. 4. Contamination of the site is possible.	1. The description of the preferred use of the site should include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score. 2. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. 3. See general comment on noise 4. See general comment on contamination
80	Former Willesden Court House, St	Mixed (community facility with residential)	1. The site is in an area of open space deficiency.	1. The description of the preferred use should include provision of amenity/ open space as part of any housing

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Site no.	Site Name	Preferred Use	Issues	Comments/ Suggested amendments to DPD
	Mary's Road	above)	2. The maximum level of day time and night time noise is higher than WHO guidelines.	development in accordance with DC Policy OS7. 2. See general comment on noise
82	387-395 Chapter Road	Housing	1. This site is not within an area that is a priority for regeneration 2. The site is in an area of open space deficiency. 3. Contamination of the site is possible.	1. See general comment in Table 37 in part C, but no changes, the site has very good access to a local underground station, the description of the preferred use requires proposals to provide foot and cycle routes and improvements to the access to the station. 2. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. 3. See general comment on contaminated land
84	Lonsdale Road, Kilburn	Mixed (retail/ food and drink, residential, affordable/creative workspace and education)	1. The site is in an area of open space deficiency. 2. Contamination of the site is possible	1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. 2. See general comment on contaminated land
99	Junction of Sidmouth Road and Willesden Lane	Junction widening	None	
100	Canterbury House, Canterbury Road	Mixed (office, community, residential)	1. The site is in an area of open space deficiency and adjacent to a railway line that is a wildlife corridor. 2. It is also adjacent to a conservation area and Canterbury House is a listed building.	1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. The description of the preferred use should also include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Wildlife Corridor in accordance with DC policy OS4. 2. The description of the preferred use of the site should make reference to these
103	Land Rear of 12-14 Bridge Road	Housing	1. The site has a low PTAL score of 2 and the nearest bus stop and station are located respectively 300 and 1000 m away. 2. There is a possibility that the site may be contaminated including with asbestos.	1. The preferred use of the site includes 'access improvement', however, a reference to improving accessibility by public transport and appropriate density of development given the low PTAL score should also be included. 2. See general comment on contaminated land

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Table C: SA comments on the preferred sites - West

Site no.	Site Name	Preferred Use	Comments/ Issues	Suggested amendments to DPD
1	Atlip Site, Ealing Road, Alperton	Mixed (housing, amenity, employment)	<ol style="list-style-type: none"> 1. Part of this site is in an area of open space deficiency 2. This site is adjacent to a green chain 	<ol style="list-style-type: none"> 1. No change, the description of the preferred use includes the provision of amenity space# 2. The description of the preferred use should include that the green chain is '<i>protected and enhanced</i>' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2.
3	Twyford Tip, Abbey Road, Park Royal	Mixed (waste facility, energy generation and employment)	<ol style="list-style-type: none"> 1. This site is currently mostly vacant and contaminated. 2. It is also adjacent to the Great Union Canal which is a Grade 1 Site of Nature Importance and Green Chain. 3. Part of this site is located in Zone 3 of the floodplain (high risk, 1 in 100 risk of fluvial flooding). 	<ol style="list-style-type: none"> 1. The description of the preferred use of this site makes reference to remediation of the site 2. The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Grade 1 Site of Nature Importance in accordance with DC policy OS4. See also comment about Green Chain in number 2 above. 3. The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA
4	Former Guinness Brewery, Park Royal	Mainly employment but health/ and or education and some residential acceptable	<ol style="list-style-type: none"> 1. The site has a low PTAL score of 2, with the closest bus stop more than 300 m away and no stations in its proximity. 2. This site is adjacent to a green chain 3. Contamination is likely. <p>Note: no information about noise levels</p>	<ol style="list-style-type: none"> 1. The description of the preferred use of the site includes references to various improvements to accessibility to the site 2. The description of the preferred use should include that the green chain is '<i>protected and enhanced</i>' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2. 3. See general comment on land contamination <p>Note: it is possible that some of these issues have already been addressed in the existing SPD for this site</p>
5	Careys Site, Acton Lane, Park Royal	Mainly employment and hospital expansion, with key worker housing for hospital workers	<ol style="list-style-type: none"> 1. This site has a low PTAL score of 2 2. Contamination is possible 	<ol style="list-style-type: none"> 1. The description of the preferred use for this site includes bus lane improvements. 2. See general comment on contaminated land
7	Former Unisys Site, North Circular Road	Mixed (employment, sport and recreation, community, housing)	<ol style="list-style-type: none"> 1. The site is within Zone 3 of the floodplain (high risk, 1 in 100 risk of fluvial flooding). 2. Part of the site is likely to be contaminated. 3. Levels of noise are high due to proximity to North Circular. 	<ol style="list-style-type: none"> 1. The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA 2. See general comments on contamination 3. The description of the preferred use of the site states that no residential development will be permitted within 30 m of the central section of the North Circular and any residential development will

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Site no.	Site Name	Preferred Use	Comments/ Issues	Suggested amendments to DPD
				<p>require mitigation for noise pollution</p> <p>Note: The Council is preparing an informal planning brief for this site which could include some of this issues/ requirements.</p>
9	Vale Farm Leisure Centre	Indoor and outdoor sports and recreation	<ol style="list-style-type: none"> 1. Part of the site is greenfield and development would possibly result in loss of open space. 2. The site has a low PTAL score of 1 	<ol style="list-style-type: none"> 1. No change, loss of open space would result in improved sports and recreational facilities and this is in accordance with DC Policy OS6 2. The description of the preferred use of the site should include a reference to improving access by public transport to the site as part of any development
10	Northwick Park Hospital	Hospital with ancillary retail and leisure and key worker housing for hospital workers	<ol style="list-style-type: none"> 1. This site is adjacent to a Grade 1 Borough Nature Conservation site and MOL. 2. Noise levels are higher than recommended by the WHO for hospitals 3. Contamination is possible. 	<ol style="list-style-type: none"> 1. The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Grade 1 Borough Nature Conservation site in accordance with DC policy OS4. 2. and 3. see general comments on noise and contamination
28	Wembley West End, Wembley High Road	Mixed (retail, residential and car park)	<ol style="list-style-type: none"> 1. The majority of this site is an area of open space deficiency. 	<ol style="list-style-type: none"> 1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. <p>Note: there is an adopted SPD for this site which may include reference to this issue</p>
32	Northfields Industrial Estate	Mixed (employment and residential)	<ol style="list-style-type: none"> 1. The site has a low PTAL score of 2 2. This site is in an area of open space deficiency 3. The site is adjacent to Grand Union Canal and the River Brent- site of Metropolitan Nature Conservation Importance and site of Local Nature Conservation Importance Respectively 4. Part of this site is located in Zone 3 of the floodplain (high risk, 1 in 100 risk of fluvial flooding). 5. Contamination is possible 	<ol style="list-style-type: none"> 1. The description of the preferred use of the site includes improvement to road and pedestrian access but it should also include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score. 2. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. 3. The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent sites of nature conservation importance in accordance with DC policy OS4. 4. The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA 5. See general comment on contaminated land

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Site no.	Site Name	Preferred Use	Comments/ Issues	Suggested amendments to DPD
				Note: The Council is contributing to the Park Royal Opportunity Area Planning Framework (OAPF) which may cover some of this requirements, in particular those relevant to transport improvements
36	Abbey Estate, Beresford Avenue	Mixed (work/live, affordable workspace and residential)	<ol style="list-style-type: none"> The site is in an area of open space deficiency The site is adjacent to a green chain It has a very low PTAL score of 1, with the nearest bus stop 200 m away and the nearest station 600 m. Contamination of the site is likely. Noise levels are high in the vicinity of the site 	<ol style="list-style-type: none"> The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. The description of the preferred use should include that the green chain is '<i>protected and enhanced</i>' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2. The description of the preferred use of the site should include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score. See general comments on contamination and noise <p>Note: The above requirements could be incorporated in the planning brief that the Council is preparing for this site.</p>
37	Dirkan Site, North End Road, Wembley	Mixed (residential and workspace)	<ol style="list-style-type: none"> This site is located within Zone 3 of the flood plain The site is adjacent to Borough Nature Conservation Importance & Site of Local Nature Conservation. Contamination of the site is likely. 	<ol style="list-style-type: none"> The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent sites of nature conservation importance in accordance with DC policy OS4. See general comment on contaminated land <p>Note: The above requirements could be incorporated in the planning brief that the Council may prepare for this site.</p>
43	Abbey Manufacturing Estate, Woodside Close, Alperton	Mixed (residential, amenity and workspace)	<ol style="list-style-type: none"> The site has a low PTAL score, 2, and the nearest bus stop is 250 m away. This site is in an area of open space deficiency Contamination is possible. The site is adjacent to Grand Union Canal a site of Metropolitan Nature Conservation Importance 	<ol style="list-style-type: none"> The description of the preferred use of the site includes a reference to improving road access to the site, however, it should also include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. See general comment on contaminated land

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Site no.	Site Name	Preferred Use	Comments/ Issues	Suggested amendments to DPD
			and subject to Grand Union Canal Policy.	<p>4. The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Grand Union Canal in accordance with DC policy OS4.</p> <p>Note: The above requirements could be incorporated in the planning brief that the Council is preparing for this site.</p>
44	Sunleigh Road, Alperton	Mainly housing	<p>1. This site is in an area of open space deficiency.</p> <p>2. The site is adjacent to a green chain</p> <p>3. The site has a low PTAL score of 2 and the nearest bus and train station are 450 m away.</p> <p>4. The site is potentially contaminated.</p>	<p>1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.</p> <p>2. The description of the preferred use should include that the green chain is '<i>protected and enhanced</i>' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2.</p> <p>3. The description of the preferred use of the site should include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score.</p> <p>4. See general comment on contamination</p> <p>Note: The above requirements could be incorporated in the planning brief that the Council is preparing for this site.</p>
46	Carlyon Road, Ealing Road, Alperton	Mixed (residential, amenity, employment)	<p>1. The site has a low PTAL score of 2 and the nearest bus stop and station are 450 m away</p> <p>2. The North edge of the site borders the Grand Union Canal which is part of a Green Chain and subject to Grand Union Canal Policy.</p> <p>3. The site has high noise levels particularly at night time.</p>	<p>1. The description of the preferred use includes improving access for pedestrians and canal user but it should also include that access by public transport to the site should be improved as part of any development; alternatively any housing development taking place should have a density of dwellings appropriate to the PTAL score of the site.</p> <p>2. The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Grand Union Canal in accordance with DC policy OS4</p> <p>3. See general comment on noise</p> <p>Note: The above requirements could be incorporated in the planning brief that the Council is preparing for this site.</p>
83	Land Adjoining St Johns Church, 614 High Road	Mixed (residential and community facility)	<p>1. The site is not in an area that is a priority for regeneration.</p> <p>2. The site is in an area of open space deficiency.</p>	<p>1. See general comment on residential development in areas that are not a priority for regeneration.</p> <p>2. The description of the preferred use should include provision of</p>

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Site no.	Site Name	Preferred Use	Comments/ Issues	Suggested amendments to DPD
			<ul style="list-style-type: none"> 3. St John's Church is a listed building. 4. The site has high noise levels particularly at night. 	<p>amenity/ open space as part of any housing development in accordance with DC Policy OS7.</p> <ul style="list-style-type: none"> 3. No change, the description of the preferred use makes sufficient reference to this 4. See general comment on noise
97	Footbridge at Waxlow Road	Footbridge	<ul style="list-style-type: none"> 1. Adjacent to the Canal which is a wildlife corridor 2. Contamination is possible 	<ul style="list-style-type: none"> 1. The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Wildlife Corridor in accordance with DC policy OS4. 2. See general comment on contamination
98	South Way	Continuation and completion of Stadium Access Corridor	<ul style="list-style-type: none"> 1. Contamination is possible 	See general comment on contamination
101	Shubette House/Karma House/Apex House/Olympic Way	Mixed (residential, hotel, office, workspace, leisure, food and drink)	<ul style="list-style-type: none"> 1. This site is in an area of open space deficiency 2. Part of this site is within Zone 3 of the floodplain 3. Contamination of the site is possible 	<ul style="list-style-type: none"> 1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. 2. The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA 3. See general comment on contamination <p>Note: The above requirements could be incorporated in the planning brief that the Council is preparing for this site.</p>
102	Kelaty House/Wembley Stadium Industrial Estate	Mixed (employment-led including leisure, offices and residential)	<ul style="list-style-type: none"> 1. This site is in an area of open space deficiency 2. Part of the site have a PTAL score of 1-2 and a small part has a score of 3 3. Contamination of this site is likely 	<ul style="list-style-type: none"> 1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. 2. The description of the preferred use of the site includes public transport accessibility improvements as required for any proposal for the site 3. See general comment on contamination <p>Note: The above requirements could be incorporated in the planning brief that the Council is preparing for this site.</p>
105	Brook Avenue	Housing	<ul style="list-style-type: none"> 1. The site is in an area of open space deficiency 	<ul style="list-style-type: none"> 1. The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.

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Site no.	Site Name	Preferred Use	Comments/ Issues	Suggested amendments to DPD
			<ul style="list-style-type: none"> 2. Part of this site is in Zone 3 of the floodplain 3. The northern corner of the site is within a conservation area. 	<ul style="list-style-type: none"> 2. The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA 3. The description of the preferred use of the site should include a reference to this
106	Minavil House and Unit 7 Rosemont Road	Mixed (affordable office and workspace and residential)	<ul style="list-style-type: none"> 1. The site is adjacent to a green chain 2. High noise levels in the vicinity of the site 3. Contamination is possible 	<ul style="list-style-type: none"> 1. The description of the preferred use should include that the green chain is '<i>protected and enhanced</i>' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2. 2. and 3. See general comments on noise and contamination

APPENDIX 12

**RECOMMENDED CHANGES FROM SA COMMENTARY AND LB
BRENT RESPONSES**

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Site allocation/number	SA Commentary 14 th February 2007- Recommended Changes	LB Brent Decision	LB Brent Comment
General comments			
General	Add specific objectives for the SSA at the start of the document to convey what it is aiming to achieve.	Agreed	Objectives added and consulted upon with CEP
General	Add a schedule and map of allocated sites.	Agreed	Map and list of allocations and page numbers inserted to document
General	It would be useful to indicate within the SSA Preferred Options document approximately how far the implementation of the preferred sites included could go in delivering the levels of growth that is being sought in the borough as set out in the Core Strategy Preferred Options.	Disagree	<p>Indicating levels of development could prejudice the Council's position with regard to proposals at identified sites, or those that are similar but not in the document.</p> <p>This approach could also disadvantage the Council in regard of s106 negotiations for particular needs, such as a school, that will depend on the viability of proposals.</p> <p>Levels of density are generally determined through a process of PTAL, the density matrix included within the London Plan and consideration of local factors, including public transport and services.</p> <p>Clusters of site allocations generally reflect the growth area designations and will have been considered in terms of capacity for meeting GLAs housing targets</p>
General	Planning briefs or other guidance are useful mechanisms to deliver the mitigation and enhancement proposed by the SA for particular sites. Consideration should be given to preparing additional planning briefs or other guidance where the SA has flagged up particular issues with a site – where this is relevant will be identified as part of the ongoing SA work prior to public consultation.	Agreed	
General	Add reference to the environment in section 3 on Brent's issues, with generic comments on how noise, air quality and contaminated land for example should be addressed by the allocated sites.	Agreed	This has been inserted.
North area allocations			
11. London Transport Recreation Ground, Forty Avenue	The description of the preferred use should also include that development of this site 'must conserve and enhance the spatial interest features' of the nature conservation importance area in accordance with DC policy OS4	Agreed	Reference added
19. Dollis Hill Estate, Brook Road	The description of the preferred use of the site should include a reference to the need to improve public transport as part of any proposal to develop the site	Agreed	Reference added
23. Morrison's, West Moreland Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. The description of the preferred use should also include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Wildlife Corridor in	Agreed	References added

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Site allocation/number	SA Commentary 14 th February 2007- Recommended Changes	LB Brent Decision	LB Brent Comment
	accordance with DC policy OS4		
25. Oriental City, Edgware Road	The preferred use should include that proposals for housing development include provision of amenity/ open space development in accordance with DC Policy OS7.		The permission (subject to 106 agreements) includes private amenity space for residents and pupils of the new primary school. The applicants have also agreed to contribute to improvements to Roe Green Park.
25. Oriental City, Edgware Road	The description of the preferred use of the site should include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score.		Applicants have agreed to make contributions to highways improvements and to TFL and London Buses.
39. Alpine House, Honey Pot Lane	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7. The description of the preferred use should also include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Wildlife Corridor in accordance with DC policy OS4	Agreed	Reference was not added, however the proposals for the site do include public and private amenity space in the form of gardens, balconies and a home zone.
39. Alpine House, Honey Pot Lane	The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA	Agreed	Reference added
87. Kingsbury High School	The site is adjacent to a conservation area and there are some locally listed buildings.		Reference added in respect of adjacent conservation area and locally listed buildings
87. Kingsbury High School	The description of the preferred use should include that proposals include improvements to access to the site and a reference to the appropriate density of development given the low PTAL score of the site	Agreed	Reference added
42. Kingsbury Library and Community Centre, Stag Lane	The site is adjacent to a conservation area and there are some locally listed buildings.	Agreed	Reference added
49. Garages at Barnhill Road	Proposals for this site should include improvements to public transport and appropriate density of development given the low PTAL score should be included in the description of the preferred use.	Agreed	Reference added to PT improvements
49. Garages at Barnhill Road	The preferred use should include that any proposal for the development of this site should be accompanied by a FRA	Agreed	Reference was not added. There is now a permission for this proposal and the allocation is likely to be removed before submission stage
51. Dollis Hill House, Gladstone Park	A sentence requiring improvements to accessibility of the site and appropriate density of development given the low PTAL score should be included in the description of the preferred option. Alternatively, this could be incorporated into the planning brief that the Council is preparing for this site.	Disagree	Reference added to PT improvements.
53. Gavin/Station House, Neasden Lane	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agree	Reference was not added, this shall be added in time for submission stage

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Site allocation/number	SA Commentary 14 th February 2007- Recommended Changes	LB Brent Decision	LB Brent Comment
56. The Lancer PH, Kenton Road	N/a	N/a	N/a
57. Sainsbury's Car Park, Draycott Avenue	N/a	N/a	N/a
58. Prince of Wales PH, Kingsbury Circle	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
59. Theoco Garage, 3-5 Burnt Oak Broadway, Edgware	N/a	N/a	N/a
62. 655 North Circular Road	See general comment on flood risk. Although not in the floodplain, this site is 5 hectares and adjacent to the floodplain, so any proposal should be accompanied by a FRA, this should be incorporated to the description of the preferred use.	Agreed	Reference added
62. 655 North Circular Road	This site is adjacent to an SSSI, DC policy OS3 states that 'development on or adjacent to SSSIs will only be permitted where it is clearly demonstrated that there will be nil or negligible adverse effects on biodiversity and nature conservation. The Council will consult with English Nature (Natural England) in the determination of any application' the description of the preferred use should require proposals to have regards to this and that development of this site 'must conserve and enhance the spatial interest features' of the areas of Nature Conservation Importance in accordance with DC policy OS4.	Agreed	Reference added
63. Old St Andrew's Church, Old Church Lane	Although the preferred use of the site refers to having regard for the implications of trip generation and car parking, it should also include improvements to public transport, e.g. new bus stop	Agreed	Reference added
63. Old St Andrew's Church, Old Church Lane	The church is a Grade 1 listed building and the site is within a Grade 1 Nature Conservation Area	Agreed	Reference added
85, Capitol Way`	N/a	N/a	N/a
88. 12-24 Carlisle Road	N/a	N/a	N/a
90. Barningham Way	N/a	N/a	N/a
91. Oxgate Lane	N/a	N/a	N/a
92. Humber Road	N/a	N/a	N/a
93. Site Adjoining the Link, Staples Corner	N/a	N/a	N/a

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104. Sarena House	The description of the preferred use should include that access by public transport to the site should be improved as part of any development; alternatively any housing development taking place should have a density of dwellings appropriate to the PTAL score of the site	Agreed	Reference added
104. Sarena House	The description of the preferred use should include that proposals for the development of this site include provision of open space and or amenity space	Agreed	Reference added
107. Holmstall Parade	N/a	N/a	N/a
South area			
15. 117-119 Malvern Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.		The Council lost an appeal for the development of this site. However the proposals do include amenity space. This allocation will be removed in time for the submission stage.
16. Kilburn Square	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
17. Former State Cinema/ Mecca Bingo, Kilburn High Road	N/a	N/a	N/a
27a. Asiatic Carpets, Church End	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
27b. Ebony Court, Church End	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
27c. White Hart PH and Church, Church End	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
27d. Church End Local Centre, Church End	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
33. Mayo Road and St Mary's Open Space	The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the areas of Nature Conservation Importance in accordance with DC policy OS4.	Agreed	Reference added
34. Queens Parade, Walm Lane, Willesden	The site is within a conservation area.	N/a	The description includes this reference
61. Queens Park Station	The description of the preferred use should include provision of amenity/ open space as part of any housing	Agreed	Was always thus

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area	development in accordance with DC Policy OS7.		
71. Manor Park Road, Acton Lane	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
71. Manor Park Road, Acton Lane	The description of the preferred use of the site should include a reference to the need to improve access to the site.	Agreed	This reference was not added
72. 92a Villiers Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
73. 103 Mount Pleasant Road	The description of the preferred use of the site should include a reference to the appropriate density of any housing development given the low PTAL score.	Disagree	See general point
73. 103 Mount Pleasant Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
75. Hawthorn Road, Willesden	The description of the preferred use of the site should include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score.	Agreed	Reference added
75. Hawthorn Road, Willesden	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
80. Former Willesden Court House, St Mary's Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
82. 387 – 395 Chapter Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
84. Lonsdale Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
99. Junction of Sidmouth Road and Willesden Lane	N/a	N/a	N/a
100. Canterbury House, Canterbury Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
103. Land Rear of 12-14 Bridge Road	The preferred use of the site includes 'access improvement', however; a reference to improving accessibility by public transport and appropriate density of development given the low PTAL score should also be	Agreed	Reference added

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	included.		
West area			
1. Atlip Road	The description of the preferred use should include that the green chain is 'protected and enhanced' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2.	Agreed	Reference added
3. Twyford Tip	The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Grade 1 Site of Nature Importance in accordance with DC policy OS4. See also comment about Green Chain in number 2 above	Agreed	Reference added
3. Twyford Tip	The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA	Agreed	Reference added
4. Former Guinness Brewery	The description of the preferred use should include that the green chain is 'protected and enhanced' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2.	Agreed	Reference added
5. Careys Site, Acton Lane, Park Royal	N/a	N/a	N/a
7. Former Unisys Site	The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA	Agreed	Reference added
9. Vale Farm Leisure Centre	The description of the preferred use of the site should include a reference to improving access by public transport to the site as part of any development	Agreed	Reference added
10. Northwick Park Hospital	The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Grade 1 Borough Nature Conservation site in accordance with DC policy OS4.	Agreed	Reference added
28. Wembley West End	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
32. Northfields Industrial Estate	The description of the preferred use of the site includes improvement to road and pedestrian access but it should also include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score.	Agreed	Reference added
32. Northfields Industrial Estate	The description of the preferred use should include provision of amenity/ open space as part of any housing	Agreed	Reference added

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	development in accordance with DC Policy OS7.		
32. Northfields Industrial Estate	The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent sites of nature conservation importance in accordance with DC policy OS4.	Agreed	Reference added
32. Northfields Industrial Estate	The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA	Agreed	Reference added
36. Abbey Estate, Beresford Avenue	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
36. Abbey Estate, Beresford Avenue	The description of the preferred use should include that the green chain is 'protected and enhanced' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2.	Agreed	Reference added
36. Abbey Estate, Beresford Avenue	The description of the preferred use of the site should include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score.	Agreed	Reference added
37. Dirkan Site, North End Road, Wembley	The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA	Agreed	Reference added
37. Dirkan Site, North End Road, Wembley	The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent sites of nature conservation importance in accordance with DC policy OS4.	Agreed	Reference added
43. Abbey Manufacturing Estate, Woodside Close, Alperton	The description of the preferred use of the site includes a reference to improving road access to the site, however, it should also include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score.	Agreed	Reference added
43. Abbey Manufacturing Estate, Woodside Close, Alperton	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
43. Abbey Manufacturing Estate, Woodside Close, Alperton	The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Grand Union Canal in accordance with DC policy OS4.	Disagree	The site is not adjacent to the grand union canal
44. Sunleigh Road, Alperton	The description of the preferred use should include provision of amenity/ open space as part of any housing	Agreed	Reference added

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	development in accordance with DC Policy OS7.		
44. Sunleigh Road, Alperton	The description of the preferred use should include that the green chain is 'protected and enhanced' and that any proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2.	Agreed	Reference added
44. Sunleigh Road, Alperton	The description of the preferred use of the site should include improvements to public transport accessibility and a reference to the appropriate density of any housing development given the low PTAL score.	Agreed	Reference added
46. Carlyon Road, Ealing Road, Alperton	The description of the preferred use includes improving access for pedestrians and canal user but it should also include that access by public transport to the site should be improved as part of any development; alternatively any housing development taking place should have a density of dwellings appropriate to the PTAL score of the site.	Disagree	PTAL level 4.
46. Carlyon Road, Ealing Road, Alperton	The description of the preferred use should include that development of this site 'must conserve and enhance the spatial interest features' of the adjacent Grand Union Canal in accordance with DC policy OS4	Agreed	Reference added
83. Land Adjoining St Johns Church, 614 High Road	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7	Agreed	Reference added
98. South Way			
101. Shubette House/Karma House/Apex House, Olympic Way	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
101. Shubette House/Karma House/Apex House, Olympic Way	The description of the preferred use should include that any proposal for the development of this site should be accompanied by a FRA	Agreed	Reference added
102. Kelaty House/Wembley Stadium Industrial Estate	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
102. Kelaty House/Wembley Stadium Industrial Estate	The description of the preferred use of the site includes public transport accessibility improvements as required for any proposal for the site	Agreed	Reference added
105. Brook Avenue, Wembley	The description of the preferred use should include provision of amenity/ open space as part of any housing development in accordance with DC Policy OS7.	Agreed	Reference added
106. Minavil House and Unit 7 Rosemont Road	The description of the preferred use should include that the green chain is 'protected and enhanced' and that any	Agreed	Reference added

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	proposal for development on or adjacent to it should meet the criteria listed in Policy DC OS2.		