

Wembley Area Action Plan

Change Proposed by Brent Council

Issue 12: Food store location

It is proposed that text be added to the first paragraph of policy W3, Chiltern Line Cutting North and supporting paragraph 12.15, as follows:

This area would support only a very limited amount of new housing development. The scale of any new development should relate to, and respect the adjacent existing neighbourhoods to the north of this area. The council will seek to maintain and enhance the nature conservation value of the site and mitigation and compensation measures will need to be provided to ensure that there is no overall net loss to biodiversity value and a continuous wildlife link is provided through the site. Public access through part of the site will be sought on development. The council will support limited development of the north cutting where it connects from the south (W40) and supports commercial development that benefits the town centre.

12.15 As the whole of the cutting on the north side is identified as an Area of Nature Conservation Importance as well as a Wildlife corridor, then more significant development would be appropriate only if there were substantial benefits in terms of the regeneration of the town centre as well as major compensatory provision for the loss of habitat. The existing residential areas to the north are predominantly two storey which limits also the scale of development that would be appropriate. Consequently, only a limited development can be accommodated.

It is proposed that text be added to the second paragraph of policy W4, High Road/Chiltern Line Cutting South, as follows:

The council's objective is to transform the Wembley Link area into a sustainable mixed use community. This would be best delivered through developing the concept for cafés, restaurants and bars and appropriate retail, including potentially a foodstore. along the frontage. , potentially with Office Residential should form part of any mixed use scheme. ~~above these, and residential above this, where appropriate.~~ Offices, student accommodation or hotel would also be appropriate within this site. Development proposals should include active frontages.

It is proposed that text be deleted from the second paragraph of policy W5, Copland School Brent House, as follows:

The ground floor on the High Road frontage should be commercial retail development, ~~potentially including a medium sized food store (approximately 6000m²)~~ with associated car parking. Residential development either above or adjacent to the retail should include a high proportion of family housing.