

Conditions 2.4 and 2.5 Submission

Re-Phasing Application

April 2017

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Brent Cross South

**Changes to Revised Development Specification Framework, Revised Design and
Access Statement and Revised Design Guidelines (Conditions 2.4 and 2.5)**

April 2017

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1. Introduction

- 1.1 This report is provided in support of a submission under conditions 2.4 and 2.5 which seeks revisions to the approved Revised Development Specification Framework, Revised Design and Access Statement and Revised Design Guidelines documents. These revisions are sought in conjunction with a separate application under condition 4.2 relating to proposed changes to the Indicative Phasing Plan which forms part of the extant planning permission for the redevelopment of Brent Cross Cricklewood (“BXC”), in relation to the early phases of the southern element of the site (“BXS”).

Planning History

- 1.2 The BXC site comprises an area of 151ha and is located within the London Borough of Barnet (‘LBB’).
- 1.3 The site includes Brent Cross Shopping Centre to the north, and is bounded by the A41 and Brent Cross London Underground Station to the east, Cricklewood Lane to the south and the A5 to the west. It represents a significantly underutilised area of brownfield land comprising industrial uses, former railway land and retailing premises surrounded by large areas of surface level car parking. In light of this it has been identified for over a decade within regional and local planning policy for comprehensive redevelopment.
- 1.4 Planning Permission Ref No. C/17559/08 (“2010 Permission”) for the comprehensive redevelopment of BXC was granted in October 2010. A Section 73 planning permission Ref No. F/04687/13 (“2014 Permission”) to develop land without complying with conditions attached to the 2010 Permission was granted by LBB on 23 July 2014. The 2014 Permission divides the site into a series of phases and sub-phases, with Phase 1 being split into five sub-phases, namely Phase 1A (North); Phase 1A (South); Phase 1B (North); Phase 1B (South); and Phase 1C.
- 1.5 For the purposes of delivery, the BXC development is divided into three ‘projects’:
- Brent Cross North (BXN) – land north of the A406, being developed by Hammerson & Standard Life Investments;
 - Brent Cross South (BXS) – land south of the A406, being developed by LBB and its deliver partner Argent Related (see below); and
 - Brent Cross Thameslink (BXT) – land to the west of the Midland Mainline, including a new Thameslink Railway Station, being developed by in partnership with Network Rail.
- 1.6 Since the 2014 Permission, significant progress has been made toward the delivery of the BXC development, with approval for the detailed design for Phase 1A (North) having been secured. In November 2016, an application (ref: 16/7489/CON) was made to re-phase six infrastructure items from Phase 1A (North) to Phase 1B (South). LBB resolved to grant permission for this application on 22 February 2017.

- 1.7 With regard to BXS, detailed approval (ref: 15/06518/RMA) has been secured for Phase 1A (South).

The Application

- 1.8 In March 2015, LBB appointed Argent Related as its delivery partner. Since the creation of the joint venture (BXS LP), design and project management work has been underway to interrogate the illustrative layout plan and indicative construction programme, as well as commencing detailed design on the first plots and surrounding streets and public realm. In addition, BXS LP has been working closely with the developers of Brent Cross North (“BXN”) and the new Thameslink Station to ensure a co-ordinated approach to delivery of BXC, including a detailed review of the indicative phasing of the development.
- 1.9 As a result of this work, it is proposed to re-phase a number of elements within the BXS site, as allowed and provided for by condition 4.2 of the 2014 permission. More detail regarding the mechanisms to facilitate the proposed changes to the phasing of the 2014 Permission is provided in the Explanatory Report that accompanies the re-phasing application, as well as details describing the proposed changes.
- 1.10 The 2014 Permission revised the approved Development Specification Framework, Design and Access and Design Guidelines documents. Minor consequential amendments are now required to the Revised Development Specification Framework (“RSDF”), Revised Design and Access Statement (“RDAS”), and Revised Design Guidelines (“RDG”) to reflect the proposals as a result of the re-phasing. The ability to make these changes is set out in conditions 2.4 and 2.5 of the 2014 Permission as detailed below.
- 1.11 Condition 2.4 states [emphasis added]:
- 2.4 *The DSF shall be revised by the Developer (subject to obtaining approval in accordance with this Condition) from time to time in order to incorporate approved revisions into the Reconciliation Mechanism reflecting any changes brought about through:*
- 2.4.1.1 *Reserved Matters Approvals, Other Matters Approvals or best practice guidance, or any other matters; and/or*
- 2.4.1.2 *any Further Section 73 Permission and/or Alternative Energy Permission and/or any Additional Planning Permission; and/or*
- 2.4.1.3 ***any consequential changes as a result of any approved variation of the Phases in accordance with condition 4.2.***
- 2.4.2 *Any application for a proposed revision pursuant to condition 2.4 will be determined in accordance with the requirements of the EIA Directive.*
- 2.4.3 *The development of each Plot or other part of the Development approved thereafter shall be designed and carried out in*

accordance with such approved revised Development Specification and Framework.

- 1.13 Condition 2.4 therefore provides the ability to revise the DSF (which includes the Parameter Plans) and Design and Access and Design Guidelines documents in order to incorporate approved revisions brought about through inter alia, the re-phasing process, subject to the assessment of the likelihood of any significant adverse environmental effects arising from the revisions being made.
- 1.14 An Environmental Statement of Compliance ('SOC'), prepared by Arup, is submitted in support of the re-phasing application under condition 4.2 (pursuant to condition 4.2.1). It sets out the results of the assessment required by the first limb of condition 4.2, namely, whether the proposed re-phasing is likely to result in any significant adverse environmental effects which are different or additional to the conclusions contained within the 2014 Environmental Statement (inclusive of all subsequent updates and addenda) ('the ES'). Overall, the SOC concludes that the proposed re-phasing would be unlikely to *'have significant adverse effects compared to the assessments contained in the EIA Process...'* Furthermore, it is confirmed that with respect to this conclusion, the environmental information held by LBB in the form of the existing ES, remains an adequate and robust assessment of the effects of the redevelopment of BXS. The requirement of condition 2.4.2 is therefore met.
- 1.15 The necessary changes to the RDSF are set out in section 3 of this report.
- 1.16 Parameter plan 029 requires updating to reflect the proposed re-phasing. As this plan is also within the RDSF, amendments will be made to this document in conjunction with this application.
- 1.17 Similarly, condition 2.5 provides the ability to revise the Design and Access Statement and Design Guidelines "from time to time" to reflect any approved revisions brought about as a consequence of variations under condition 4.2. Condition 2.5 states [emphasis added]:
- 2.5 *The Design and Access Statement and Design Guidelines shall be revised by the Developer (subject to obtaining approval in accordance with this Condition) from time to time to incorporate approved revisions into the Reconciliation Mechanism reflecting any changes brought about through:*
- 2.5.1.1 *Reserved Matters Approvals, Other Matters Approvals or best practice guidance, or any other matters; and/or*
- 2.5.1.2 *any Further Section 73 Permission and/or Alternative Energy Permission and/or any Additional Planning Permission and/or*
- 2.5.1.3 *any consequential changes as a result of any approved variation of the Phases in accordance with condition 4.2.*

2.5.2 *Any application for a proposed revision pursuant to condition 2.5 will be determined in accordance with the requirements of the EIA Directive as appropriate.*

2.5.3 *The development of each Plot or other part of the Development shall thereafter be designed and carried out in accordance with such approved revised Design and Access Statement.*

1.18 Consequential amendments to the Revised Design and Access Statement as a result of the re-phasing application are included in this report at Section 4. No changes to the Revised Design Guidelines are proposed at this time.

2. Consequential Changes to the Development Specification Framework (Condition 2.4)

- 2.1 This section sets out the changes that are required to the Revised Development Specification Framework (RDSF) as a result of the re-phasing application as described in Section 1 above.
- 2.2 Changes to the relevant paragraphs within the RDSF are set out below in tracked changes. [Blue text represents changes or additions relevant to this application.](#) This is based on the latest approved version of the RDSF dated 30 September 2016.

Proposed changes to RDSF

Paragraph 6.26: The delivery of the development in the ~~extended-amended~~ PDP (~~ie Phase 1~~) will be governed by a detailed ~~phase 1~~ delivery programme to be approved before commencement of the relevant phase and will be controlled ~~and mitigated by the infrastructure triggers (Appendix 7 by the relevant conditions within the Decision Notice)~~. The ~~extended amended~~ PDP will comprise development both north and south of the A406 and will straddle a number of Development Zones. An Indicative Primary Development Package Layout Plan is shown on Parameter Plan 019 and Table 11 set out the proportions of floorspace anticipated from each zone with Table 11a providing a comparison against the PDP in the 2010 Permission). Multi-storey car parks are not identified in this table, but the PDP will include a new facility to the east of Brent Cross Shopping Centre (within Brent Cross East zone) extending to in the region of 34,000sq.m, as well as other multi storey facilities. The ~~extended-amended~~ PDP ~~represents- includes plots within~~ Phases 1 and 2 as shown on Parameter Plan ~~029019~~.

[See note at the end of this section.]

Paragraph 6.27: The principal differences in the ~~enlarged-amended~~ PDP is the inclusion of the entire Brent Cross East zone, rather than being split across 2 phases. Although forming part of a single phase, as set out in the Revised Indicative Construction Programme which accompanies the Construction Impact Assessment Addendum (BXC21), the duration for the delivery of this floorspace will be over a broadly similar timescale to that set out in the programme that supported the 2010 Permission when it was split over two phases. One of the benefits of the zone's full inclusion into the ~~enlarged-amended~~ PDP is the commitment to deliver certain critical infrastructure items that were previously in a later phases. [In addition, the scope of the southern sub-phases to Phase 1 have been revised to better coordinate northern and southern works. As detailed elsewhere in this document and the s73 Permission, the scope of Phases 1A \(South\), 1B \(South\) and 1C have been revised with consequential revisions to Phase 2 \(South\).](#)

[The amended PDP includes plots within Phases 1 and 2 as shown on Parameter Plan 019.](#)

Paragraph 6.28: Key elements of the PDP include the following:

- Redevelopment of areas of surface level car parking to the east and west of the shopping centre for new retail and mixed use plots, and a multi storey car parks;
- Creation of new Brent Cross and Market Squares (Ref M2 and M3 on Parameter Plan 003) to act as anchors to the development, linked by the new (B1) and the Living Bridge (B7);
- Removal of Clarefield Park, compensated by improvements to Claremont Park and Clitterhouse Playing Fields and temporary open space;
- Modifications and improvements to the River Brent as well as beneath the two internal vehicular roundabouts, and associated Brent Riverside Park works including the Nature Park (ref NP4 on Parameter Plan 003);
- Re-provision and expansion of Claremont Primary School;
- Residential development adjacent to Brent Terrace;
- Creation of a new foodstore, representing a replacement to the existing facility in the Eastern Lands;
- Replacement of A406 Templehof Bridge (B1);
- Living Bridge (B7);
- A406 Brent Cross Ingress/Egress junction works;
- A41/A406 junction works;
- M1/A406/A5 junction works;
- Brent Cross Bus Station;
- Improvements to BX pedestrian underpass;
- Diversion of Prince Charles Drive;
- The entire mixed use development in Brent Cross East Zone;
- 1,998 sq.m of flexible community space within Brent Cross East and 1,000sq.m in Market Quarter zones;

- Temporary health centre in the Market Quarter zone;
- Neighbourhood policing unit in the Market Quarter;
- Brent Terrace Green Corridor (Ref GC7 in Parameter Plan 003);
- Claremont Avenue linking Claremont Road with Tilling Road;
- Claremont Road junction north;
- Cricklewood Road/Claremont Road junction works;
- Scheme wide CHP facility (where individual buildings are brought forward in advance of this facility, individual CHP or other facilities may be employed and connected to the scheme wide facility at a later date). In accordance with Note 3 to Table 1 of this document, Table 11 excludes specific floorspace for energy infrastructure, but as set out in Appendix 10 the building will have a maximum and minimum footprint of 60 x 60m and 20 x 20m respectively;
- Cricklewood Lane A407/A5 junction works;
- WHF and new junction with the A5;

The delivery of infrastructure listed above will be governed by a detailed phase delivery programme to be approved before commencement of the relevant phase and will be controlled by the triggers set out in [Appendix 7 the Decision Notice](#).

Table 11b: Phase 1A, 1B and 1C Content [\(the table is shown without track changes for clarity\)](#):

Phase 1	2010 Permission	Section 73 Application	Re-phasing application (2017)
Sub Phase 1A	<ul style="list-style-type: none"> - Site Engineering and Preparation Works insofar as these are comprised in Phase 1; - A406 Brent Cross Ingress/Egress Junction Improvements; - A41/A406 Junction Improvements; - A407 Cricklewood Lane/Claremont Road Junction Improvements; 	<ul style="list-style-type: none"> - A406 Brent Cross Ingress/Egress Junction Improvements (N) - A41/A406 Junction Improvements (N) - A407 Cricklewood Lane/Claremont Road Junction Improvements (N) 	<ul style="list-style-type: none"> -A406 Brent Cross Ingress/Egress Junction Improvements (N) - A41/A406 Junction Improvements (N) - A407 Cricklewood Lane/Claremont Road Junction Improvements (N)

	<ul style="list-style-type: none"> - A5/Diverted Geron Way (Waste Handling Facility) Junction. - A5/A407 Cricklewood Lane Junction Improvements. - Claremont Avenue - Claremont Road Junction North; - Claremont Park Road (Part 1); - Templehof Avenue and Templehof Link Road - Tilling Road West Re-alignment and Diversion (Part 1) - Claremont Avenue Junction with Tilling Road - Brent Cross Pedestrian Underpass Works; - Prince Charles Drive Diversion; - Bus Station Temporary Enhancement Works - Clarefield Park Temporary Replacement Open Space - Clitterhouse Playing Fields Improvements Part 1 - Eastern River Brent Alteration & Diversion Works. - Bridge Structure B1 (Replacement A406 Templehof Bridge) - River Brent Bridges (as relevant to the Eastern River Brent Alteration and Diversion Works) 	<ul style="list-style-type: none"> - A5/Diverted Geron Way (Waste Handling Facility) Junction (S) - A5/A407 Cricklewood Lane Junction Improvements (N) - Claremont Avenue (N) - Claremont Road Junction North (N) - Claremont Park Road (Part 1) (S) - Templehof Avenue and Templehof Link Road (N) - Tilling Road West Re-alignment and Diversion (Part 1) (N) - Claremont Avenue Junction with Tilling Road (N) - Brent Cross Pedestrian Underpass Works (N) - Prince Charles Drive Diversion (N) - Clitterhouse Playing Fields Improvements Part 1 (N) - Eastern River Brent Alteration & Diversion Works (N) - Bridge Structure B1 (Replacement A406 Templehof Bridge) (N) - River Brent Bridges (as relevant to the Eastern River Brent Alteration and Diversion Works) (N) - M1/A406 and A5/A406 Junction Improvements (N) - Central River Brent Alteration & Diversion Works (N) 	<ul style="list-style-type: none"> - A5/Diverted Geron Way (Waste Handling Facility) Junction (S) -A5/A407 Cricklewood Lane Junction Improvements (N) - Claremont Avenue (N) -Claremont Road Junction North (N) -Claremont Park Road (Part 1) (S) -Templehof Avenue and Templehof Link Road (N) -Tilling Road West Re-alignment and Diversion (Part 1) (N) -Claremont Avenue Junction with Tilling Road (N) -Brent Cross Pedestrian Underpass Works (N) -Prince Charles Drive Diversion (N) - Clitterhouse Playing Fields Improvements Part 1 (N) -Eastern River Brent Alteration & Diversion Works (N) -Bridge Structure B1 (Replacement A406 Templehof Bridge) (N) -River Brent Bridges (as relevant to the Eastern River Brent Alteration and Diversion Works) (N) -M1/A406 and A5/A406 Junction Improvements (N)
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		<ul style="list-style-type: none"> - Bridge Structure B6 (M1 Junction 1 Pedestrian and Cycle Bridge) (N) - River Brent Bridges (as relevant to the Central River Brent Alteration and Diversion Works) (N) - Living Bridge (N) - Whitefield Estate Replacement Units (Part 1) (N) - Western River Brent Alteration & Diversion Works (N) - Claremont Park Improvements (N) - Plots 53 and 54 (N) 	<ul style="list-style-type: none"> -Central River Brent Alteration & Diversion Works (N) -Bridge Structure B6 (M1 Junction 1 Pedestrian and Cycle Bridge) (N) -River Brent Bridges (as relevant to the Central River Brent Alteration and Diversion Works) (N) - Living Bridge (N) -Whitefield Estate Replacement Units (Part 1) (N) -Western River Brent Alteration & Diversion Works (N) -Claremont Park Improvements (N) - Plots 53 and 54 (N) - Waste Handling Facility Rail Sidings and Gantry Crane; - Plot 28 Access (Tilling Road (east))
<p>Sub Phase 1B</p>	<ul style="list-style-type: none"> - Southern Plots 18, 25, 28, 46, 59 (subject to compliance with Conditions 35.3, 35.4 and 35.6) and 63 - Brent Cross Main Square - River Brent Nature Park - Eastern Brent Riverside Park - School Green Corridor - Claremont Park Improvements - Market Square - Brent Terrace Green Corridor 	<ul style="list-style-type: none"> - Southern Plots 18, 25, 28, 46, 59 (subject to Compliance with Conditions 35.3, 35.4 and 35.6) and 63 - Brent Cross Main Square - River Brent Nature Park - Eastern Brent Riverside Park - School Green Corridor - Claremont Park Improvements - Market Square - Brent Terrace Green Corridor - Whitefield Estate Replacement Units 	<ul style="list-style-type: none"> - Clarefield Park Temporary Replacement Open Space (S) - Plot Development in relation to Plots 12 (subject to compliance with Conditions 35.3, 35.4 and 35.6) 51 and 82 - Transport Interchange T2 (Replacement Brent Cross Bus Station) (N) - Whitefield Estate Replacement Units (Part 2) (S) - All Northern Development Plots (N) - Brent Cross Main Square (N) - River Brent Nature Park (N)

	<ul style="list-style-type: none"> - Whitefield Estate Replacement Units 		<ul style="list-style-type: none"> - Eastern Brent Riverside Park (N) - Central Brent Riverside Park (N) - Community Facilities (Brent Cross East) (N) - Sturgess Park Improvements (N) - High Street North (N) - River Brent Bridges (as relevant to the Western River Brent Alteration and Diversion Works) (N) - Western Brent Riverside Park (N) -Claremont Park (S) -Clitterhouse Playing Fields (Part 1) (S) -Claremont Avenue (S) -Claremont Road Junction North (S) -High Street South (East Works) (S) -Orchard Lane (S) -Clarefield Park Temporary Replacement Open Space (S) -Community Facilities (Market Quarter Zone) (S)
<p>Sub Phase 1C</p>	<ul style="list-style-type: none"> - all Plot Development and other Critical Infrastructure within Phase 1 (but not including Phases 1A and 1B) 	<ul style="list-style-type: none"> - All Other Southern Development Plots (less Plots 53 and 54) - Temporary Health Centre - Neighbourhood Police Unit (Market Quarter) 	<ul style="list-style-type: none"> -Plot Development in relation to Plots 11 and 13 -Community Facilities (Market Quarter Zone) - Temporary Health Centre (S) - Neighbourhood Police Unit (Market

			Quarter) (S)
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Paragraph 6.29b: Sub Phase 1A (North) contains a substantial infrastructure package which not only facilitates the delivery of plot development in Brent Cross East Zone in Phase 1B North, but also includes infrastructure necessary to enable the realisation of plot development south of the A406 in Phase 1B (South) and the remainder of the town centre south, such as the A5/Cricklewood Lane and Cricklewood Lane/Claremont Road Junctions; ~~Claremont Avenue; Claremont Road North Junction;~~ Claremont Avenue Junction with Tilling Road, etc. This infrastructure is necessary to enable development south of the A406 to commence. Ensuring its commitment as part of Phase 1A (North) therefore provides a significant start on the comprehensive development of the application site. Sub Phase 1A (South) also contains Critical Infrastructure, including Claremont Park Road (Part 1) to enable to the delivery of the first substantive phase of plot development within Brent Cross South.

Paragraph 6.29c: Sub Phase 1B (North) contains the development plots in Brent Cross East Zone and other related items of critical infrastructure. ~~Phase 1B (South) and Phase 1C contain plots south of the A406, the main critical infrastructure for which will have already been provided in Phase 1A (North). Further details are provided within the Planning Statement Addendum (BXC4).~~ Sub Phase 2 North covers the residential development in Brent Cross West Development Zone.

The revised Sub Phase 1B (South) includes both Critical Infrastructure and Plot Development and is comprised of Plot Development in relation to Plots 12 (subject to compliance with Conditions 35.3, 35.4 and 35.6 of this Permission) and 51 and 82, Clarefield Park Temporary Replacement Open Space, Whitefield Estate Replacement Units (Part 2), Claremont Park, Clitterhouse Playing Fields (Part 1), Claremont Avenue, Claremont Road Junction North, High Street South (East Works), Community Facilities (Market Quarter Zone), Temporary Health Centre (in either 1B or 1C), and Orchard Lane.

Sub Phase 1C also contains Plot Development and Critical Infrastructure, including Plot Development in relation to Plots 11 and 13, and Neighbourhood Police Unit (Market Quarter).

Glossary: See Appendix 1 for proposed glossary changes.

Appendix 2: Parameter Plan 029 Rev 4

Indicative Phasing 029 (page 274):

1. The Indicative Phasing Plan identifies one way in which the scheme may be delivered. Phases [1 and 2 contain elements of the Primary Development Package which is shown is consistent with that shown](#) in the Primary Development Package Indicative Layout Parameter Plan 019 and [is](#) described in Section 6 of this document.
2. The Indicative Phasing Plan is accompanied by an indicative schedule of plots. This identifies the anticipated primary use of each plot based on the Indicative Layout Parameter Plan and consistent with Parameter Plans 004, 005 and 014. This plot schedule will be updated in conjunction with updates to the Indicative Phasing Plan. The use of each building which will form part of future reserved matter applications is controlled by Parameter Plans 004, 005 and 014. As such provided reserved matters applications comply with these parameters it will not be a requirement to demonstrate compliance with the indicative schedule of plots (or any update to it).

Table 8a: Indicative Plot Schedule (page 274):

Building Plot	Anticipated Primary Use	Illustrative Phase
1	Residential and Retail	5
2	Business	6
3	New Thameslink Train Station	5
4	Hotel and Conference and Leisure and Car Park	6
5	Business and Retail	
6	Business and Retail	
7	Business and Retail	
8	Business and Retail	
9	Business and Retail	
10	Business	
11	Residential and Retail	1
12	Residential and Retail	
13	Residential and Retail	
14	Residential	2
15	Residential	
16	Residential and Retail	
17	Residential and Retail	
18	Residential and Retail and Leisure	1
19	Business and Retail	5
20	Business and Retail	
21	Hotel Extension	1 2
22	Residential and Retail	2

23	Residential and Retail	
24	Residential and Retail	
25	Community Use and Retail	<u>+2</u>
26	<u>Business</u> & Retail & Car Park	7
27	New Whitefield Secondary School	2
28	Residential & Superstore	<u>+2</u>
29	Spare	N/A
30	Residential & Retail	<u>1-22</u>
31	Residential	4
32	Residential & Retail	
33	Residential & Retail	
34	Residential	
35	Residential	
36	Residential	
37	School (Children's Centre)	2
38	Residential	5
39	Residential & Creche & Retail	
40	Residential & Retail	
41	Residential	
42	Residential	
43	Residential	
44	Residential & Retail	
45	Sub-station	<u>+2</u>
46	Replacement Claremont Primary School	<u>+2</u>
47	Residential	5
48	Residential	
49	Spare	N/A
50	Spare	
51	Park Pavilion & Facilities	1
52	Retail Neighbourhood	5
53	Terraced Houses	1
54	Terraced Houses	
55	Residential	5
56	Residential	3
57	Residential	
58	Residential & Retail & Community	<u>1-22</u>
59	Combined Heat/Power	<u>+2</u>
60	Rail Freight Facility	4
61	Rail Stabling Admin	
62	Business 1	<u>+2</u>
63	Waste Handling Facility	1
64	Residential	2
65	New Special Needs School	
66	Terraced Houses	

67	Terraced Houses	
68	Residential & Retail	
69	Residential & Retail	3
70	Residential & PFS	
71	Residential & Retail & Crèche	
72	Residential	
73	Residential	2
74	Residential & Retail & Business	
75	Residential	
76	Residential & Business	
77	Residential & Retail & Business	3
78	Private Hospital & Public Car Park	
79	Residential	
80	Leisure, Health and Community	2
81	Kiosk	1
82	Park Maintenance Depot	
83	Business & Retail	7
84	Business & Retail	
85	Business & Retail	
86	Business & Retail	
87	Business	
88	Business	
89	Business	
90	Neighbourhood Retail	N/A
91	Spare	
92	Spare	
93	Residential & Retail	<u>12</u>
94	Spare	N/A
95	Spare	N/A
96	Spare	
97	Spare	N/A
98	Spare	N/A
99	Spare	
100	Spare	1
101	Residential & Leisure	1
102	Retail	1
103	Retail & Leisure	1
104	Business & Hotel & Retail & Bus Station	1
105	Car Park	
106	Retail & Leisure	1
107	Retail	
108	Retail Hotel	
109	Car Park	
110	Retail	

111	Leisure & Community	1
112	Retail	
113	Residential	
114	Residential	

Appendix 7 Infrastructure Triggers:

- 2.3 The infrastructure triggers contained within Appendix 7 of the RDSF were produced prior to the 2014 permission and have since been superseded by conditions on the 2014 Decision Notice which set out triggers for the relevant infrastructure. Given that the triggers contained within Appendix 7 of the RDSF have been superseded, it is not proposed to update these at this time. The following paragraph will be added to Appendix 7:

[The infrastructure triggers within this appendix have been superseded by conditions placed on the 2014 Decision Notice.](#)

Note on Primary Development Package (PDP):

- 2.4 As a result of the re-phasing several plots and items of infrastructure proposed to be delivered in Phase 1 will be moved to Phase 2. Currently, the Primary Development Package (PDP) is defined as those elements/Plots identified as Phase 1 (i.e. the PDP equates to Phase 1). Given that certain items within the PDP will be re-phased into Phase 2, it is necessary to amend the definition of the PDP to reflect that critical infrastructure will be delivered over different phases. This has been reflected in proposed changes to the RDSF and RDAS as well as the Glossary (see Appendix 1). The changes seek to remove reference to specific phases from the definition of the PDP and vice versa. Amending the definition in this way will maintain the PDP and enable the parts of the RDSF that describe the constituent parts of the PDP, such as Table 11 and Table 11a, to remain unchanged.
- 2.5 Parameter Plan 019 ‘Indicative Primary Development Package Layout Plan’ defines the geographical indicative extent and layout of the Primary Development Package (PDP). The associated text to Parameter Plan 019 in Appendix 1 of the RDSF states [emphasis added]:

“1. The Indicative Primary Development Plan Layout Plan illustrates one way in which the layout of the PDP development could be configured. It has been derived from the constraints set out in the other Parameter Plans.

2. Updates to the layout of this Indicative Primary Development Package Layout Plan will occur in accordance with the constraints/flexibilities of the other Parameter Plans and as part of the Reconciliation Process.

3. Provided reserved matters applications comply with the other parameters it will not be a requirement to demonstrate compliance with the layout of this Plan.

4. The development floorspace which comprises the PDP is set out within section 6 of the RDSF. The plan shows the infrastructure associated within the PDP, which is also set out in the RDSF. The exact location of this infrastructure will be defined at a reserved matter stage, consistent with the parameters and principles set out in the other Parameter Plans, RDSF, RDAS and RDG. The plan also notes existing green spaces which are not proposed to be modified at the time of the PDP.”

- 2.6 It is clear that Parameter Plan 019 shows an indicative PDP layout only, and strict adherence to this plan is not required. On this basis, it is not proposed to amend this plan at this stage.

3. Consequential Changes to the Revised Design and Access Statement and Revised Design Guidelines (Condition 2.5)

- 3.1 This section sets out the changes that are required to the Revised Design and Access Statement and Revised Design Guidelines as a result of the re-phasing application. As explained in Section 2, several items of infrastructure proposed to be delivered in Phase 1 will be moved to Phase 2, which requires the PDP to be redefined to reflect that critical infrastructure will be delivered over different phases. The necessary changes to the RDAS to accommodate this re-phasing are detailed in tracked changes below.
- 3.2 The only change to the Revised Design Guidelines proposed as part of this application is to the preface, which will be updated in line with the revised text for the RDAS preface as set out below. No other changes to the RDG are proposed, nor does this submission propose to update illustrative images or indicative plans within the RDAS.

Proposed changes to RDAS

Preface: The introduction of the Living Bridge is a beneficial addition to the Critical Infrastructure to be delivered by the scheme, further breaking down barriers across the A406 North Circular Road and providing enhanced integration between the northern and southern sides of the town centre. The phasing of the scheme is proposed to be amended to enlarge the Primary Development Package (~~ie Phase 1~~) from that previously consented. This is fully explained in the Planning Statement Addendum (BXC4), but the principal change is the delivery of the Brent Cross East Development Zone in full (rather than being split over 2 phases) together with an expanded commitment to deliver major items of Critical Infrastructure ~~which are currently included in Phases 2 and 3 under the 2010 Permission~~ – the additional Phase 1 infrastructure linked to development in Brent Cross East Zone will facilitate delivery of the town centre south of the A406 North Circular Road as well as enabling the full Brent Cross East Zone to be delivered in the first phase. A table at the end of this Preface identifies the changes to floorspace in Phase 1 by Development Zone, and also shows the remaining floorspace in each Development Zone post Phase 1 which will be delivered in a subsequent phase.

Page 146: In view of this flexible approach to phasing it is recognised that it will be important to provide assurances that the relevant physical and social infrastructure required as a result of the scheme will be delivered at the correct stage throughout the entire regeneration process. To achieve this ~~the developers are proposing~~ a series of triggers (which ~~will~~ act as preconditions attached to the delivery of packages of development) ~~These are set out in the Revised Development Specification & Framework~~ have been set out as conditions within the 2014 Permission.

Sub Phase 1A (North) contains a substantial infrastructure package which not only facilitates the delivery of plot development in Brent Cross East Zone in Phase 1B North, but also includes infrastructure necessary to enable the realisation of plot development south of the A406 in Phase 1B (South) and the remainder of the town centre south, such as the A5/Cricklewood Lane and Cricklewood Lane/Claremont Road Junctions; ~~Claremont Avenue; Claremont Road North Junction;~~ Claremont Avenue Junction with Tilling Road, etc. This infrastructure is necessary to enable development south of the A406 to commence. Ensuring its commitment as part of Phase 1A (North) therefore provides a significant start on the comprehensive development of the application site.

Sub Phase 1A (South) also contains Critical Infrastructure, including Claremont Park Road (Part 1), to enable to the delivery of the first substantive phase of plot development within Brent Cross South.

Sub Phase 1B (North) contains the development plots in Brent Cross East Zone and other related items of critical infrastructure. ~~Phase 1B (South) and Phase 1C contain plots south of the A406, the main critical infrastructure for which will have already been provided in Phase 1A (North). Further details are provided within the Planning Statement Addendum (BXC4).~~ Sub Phase 2 North covers the residential development in Brent Cross West Development Zone.

The revised Sub Phase 1B (South) includes both Critical Infrastructure and Plot Development and is comprised of Plot Development in relation to Plots 12 (subject to compliance with Conditions 35.3, 35.4 and 35.6 of this Permission) and 51 and 82, Clarefield Park Temporary Replacement Open Space, Whitefield Estate Replacement Units (Part 2), Claremont Park, Clitterhouse Playing Fields (Part 1), Claremont Avenue, Claremont Road Junction North, High Street South (East Works), Community Facilities (Market Quarter Zone), Temporary Health Centre (in either 1B or 1C), and Orchard Lane.

Sub Phase 1C also contains Plot Development and Critical Infrastructure, including Plot Development in relation to Plots 11 and 13, and Neighbourhood Police Unit (Market Quarter).

Page 148: The Primary Development Package is separated into Phase 1A (North and South), Phase 1B (North and South), ~~and~~ Phase 1C, and Phase 2 (South). The extent of each are described in full in the Revised Development Specification & Framework and these can be viewed in Appendix 2 of this document.

Page 150: South of the A406 new development will move east and west of Market Square in the form of new residential fabric which will have a mix of uses at ground floor lining the new High Street. A new Whitefield Secondary School will be built adjacent Clitterhouse Playing Fields on

the site formerly occupied by the Whitefield Residential Estate. New connections are also made between the site and its surrounds in the form of a new road junction off the A41 and a new pedestrian bridge that will cross the A41 and link pedestrians into Brent Cross London Underground Station and areas beyond. The first half of the new Eastern Park will also be established. [Other critical infrastructure including School Green Corridor, School Lane; Brent Terrace Green Corridor; Clitterhouse Playing Fields \(Part 2\), and Claremont Park Road \(Part 2\) will also be provided.](#)

4. Summary and Conclusions

- 4.1 This report is provided in support of an application under conditions 2.4 and 2.5 of the 2014 Permission for the redevelopment of the BXS within the BXC site. This application seeks revisions to the approved Revised Development Specification Framework, Revised Design and Access Statement and Revised Design Guidelines, which are sought in conjunction with a separate application under condition 4.2 relating to proposed changes to the Indicative Phasing Plan in relation to the early phases of the southern element of the site (“BXS”). At this stage, no changes are proposed to the Revised Design Guidelines.
- 4.2 As set out in this Report the proposed changes to the phasing and consequential amendments to the approved documents do not result in any significant adverse environmental effects and will not undermine comprehensive redevelopment.
- 4.3 It is anticipated that comprehensive updates to the RDSF, RDAS and RDG will be provided at a later date following the submission of the Phase 1BS and Phase 1C reserved matters applications.

Appendix 1- Proposed Glossary Changes

Phase Definitions

Existing S73 Phase Definition	Proposed
<p>“Phase 1” shall have precisely the same meaning as the Primary Development Package (and for the avoidance of doubt any reference to “Phase 1” shall include the whole of Phase 1 including Phases 1A, 1B and 1C unless stated otherwise);</p>	<p>“Phase 1” shall include the whole of Phase 1 including Phases 1A, 1B and 1C unless stated otherwise);</p>
<p>“Phase 1A” means:</p> <ul style="list-style-type: none"> (a) Phase 1A (North) as shown for indicative purposes on Plan 8 in Schedule 8 to the S106 Agreement; and (b) Phase 1A (South) as shown for indicative purposes on Plan 9 in Schedule 8 to the S106 Agreement; 	<p>“Phase 1A” means:</p> <ul style="list-style-type: none"> (a) Phase 1A (North) as shown for indicative purposes on Plan 8 in Schedule 8 to the S106 Agreement; and (b) Phase 1A (South) Plot Development and Critical Infrastructure as defined under “Phase 1A (South)”;
<p>“Phase 1A (South)” means the following Critical Infrastructure comprised in Phase 1 as shown for indicative purposes on Plan 9 in Schedule 8 to the S106 Agreement in accordance with the Primary Development Delivery Programme pursuant to the relevant Overarching Delivery Obligations and all relevant Phase 1A (South)_Necessary Consents and the relevant Phase 1A (South) Details (subject to any amendments approved in accordance with Condition 4.2 of this Permission):</p> <ul style="list-style-type: none"> (a) A5/Diverted Geron Way (Waste Handling Facility) Junction; (b) Claremont Park Road (Part 1); and (c) School Lane; 	<p>“Phase 1A (South)” means the following Critical Infrastructure comprised in Phase 1 in accordance with the Primary Development Delivery Programme pursuant to the relevant Overarching Delivery Obligations and all relevant Phase 1A (South)_Necessary Consents and the relevant Phase 1A (South) Details (subject to any amendments approved in accordance with Condition 4.2 of this Permission):</p> <ul style="list-style-type: none"> (a) A5/Diverted Geron Way (Waste Handling Facility) Junction; and (b) Claremont Park Road (Part 1).
<p>“Phase 1B” means:</p> <ul style="list-style-type: none"> (a) Phase 1B (North) as shown for indicative purposes on Plan 10 in Schedule 8; and (b) Phase 1B (South) as shown for indicative purposes on Plan 11 in Schedule 8; 	<p>“Phase 1B” means:</p> <ul style="list-style-type: none"> (a) Phase 1B (North) as shown for indicative purposes on Plan 10 in Schedule 8; and (b) Phase 1B (South) Plot Development and Critical Infrastructure as defined under “Phase 1B (South)”;
<p>“Phase 1B (South)” means the Plot Development and the Critical Infrastructure listed below as shown for indicative purposes on Plan 11 in Schedule 8 to the S106 Agreement all of which Critical Infrastructure shall be in accordance with the Primary Development Delivery Programme pursuant to the relevant Overarching Delivery Obligations and all relevant Phase 1B (South) Necessary Consents and the relevant Phase 1B (South) Details (subject to any amendments approved in accordance with Condition 4.2 of this Permission):</p>	<p>“Phase 1B (South)” means the following Plot Development and the Critical Infrastructure all of which Critical Infrastructure shall be in accordance with the Primary Development Delivery Programme pursuant to the relevant Overarching Delivery Obligations and all relevant Phase 1B (South) Necessary Consents and the relevant Phase 1B (South) Details (subject to any amendments approved in accordance with Condition 4.2 of this Permission):</p> <ul style="list-style-type: none"> (a) Plot Development in relation to Plots 12 (subject to compliance with Conditions 35.3, 35.4 and 35.6 of this Permission), 51, 63 and 82;

<ul style="list-style-type: none"> (a) Plot Development in relation to Plots 18, 25, 28, 46, 51, 59 (subject to compliance with Conditions 35.3, 35.4 and 35.6 of this Permission) 63 and 82; (b) Clarefield Park Temporary Replacement Open Space; (c) School Green Corridor; (d) Market Square; (e) Brent Terrace Green Corridor; (f) Community Facilities (Market Quarter Zone); and (g) Whitefield Estate Replacement Units (Part 2);¹ 	<ul style="list-style-type: none"> (b) Clarefield Park Temporary Replacement Open Space; (c) Whitefield Estate Replacement Units (Part 2); (d) Claremont Park; (e) Clitterhouse Playing Fields (Part 1); (f) Claremont Avenue; (g) Claremont Road Junction North; (h) High Street South (East Works); (i) Orchard Lane; and (j) Community Facilities (Market Quarter Zone) (if not provided as part of Phase 1C);
<p>"Phase 1C" means: all Plot Development; and other Critical Infrastructure and works, forming part of the Southern Development within Phase 1 as shown for indicative purposes on Plan 12 in Schedule 8 to the S106 Agreement (but not including anything within Phases 1A or 1B) the Critical Infrastructure element of which shall be delivered in accordance with the Primary Development Delivery Programme pursuant to the relevant Overarching Delivery Obligations and all relevant Phase 1C Necessary Consents and the relevant Phase 1C Details (subject to any amendments approved in accordance with Condition 4.2);</p>	<p>"Phase 1C" means the following Plot Development and the Critical Infrastructure, the Critical Infrastructure element of which shall be delivered in accordance with the Primary Development Delivery Programme pursuant to the relevant Overarching Delivery Obligations and all relevant Phase 1C Necessary Consents and the relevant Phase 1C Details (subject to any amendments approved in accordance with Condition 4.2):</p> <ul style="list-style-type: none"> (a) Plot Development in relation to Plots 11,13 and 62; (b) Community Facilities (Market Quarter Zone) (if not provided as part of Phase 1B (South)); (c) Temporary Health Centre; and (d) Neighbourhood Police Unit (Market Quarter);
<p>"Phase 2 (South)" means:</p> <ul style="list-style-type: none"> a) all Plot Development in relation to Plots 14, 15, 16, 17, 22, 23, 24, 27, 37, 64, 65, 66, 67, 68, 73, 74, 75, 76 and 80; and b) Critical Infrastructure and works, <p>forming part of Phase 2 (South) the Critical Infrastructure element of which shall be delivered in accordance with the Detailed Delivery (Non-PDP) Programme in accordance with the relevant Overarching Delivery Obligations and all relevant Necessary Consents and the relevant Phase 2 (South) Details (subject to any amendments approved in accordance with Condition 4.2);</p>	<p>"Phase 2 (South)" means</p> <ul style="list-style-type: none"> a) all Plot Development in relation to 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 27, 28, 30, 37, 45, 46, 58, 59, 64, 65, 66, 67, 68, 73, 74, 75, 76, 80, 93; and b) Critical Infrastructure and works (including School Green Corridor, School Lane; Brent Terrace Green Corridor; Clitterhouse Playing Fields (Part 2), Claremont Park Road (Part 2) and Market Square) <p>forming part of Phase 2 (South) the Critical Infrastructure element of which shall be delivered in accordance with the Detailed Delivery (Non-PDP) Programme in accordance with the relevant Overarching Delivery Obligations and all relevant Necessary Consents and</p>

¹ Existing and proposed wording reflects proposed changes in BXN de-coupling application (ref: 16/7489/CON)

	the relevant Phase 2 (South) Details (subject to any amendments approved in accordance with Condition 4.2);
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Consequential Glossary Changes

Existing S73 Phase Definition	Proposed
<p>“Community Facilities (Market Quarter Zone)” means 1,000 sq m gross external floorspace of the multi-use flexible floorspace to be provided as part of Phase 1C (South) and shown as Item K29 on Plan 11 in Schedule 8 to the S106 Agreement) in the Market Quarter Zone illustratively shown within the vicinity of Plot 25 on the Indicative Phasing Parameter Plan and outlined by reference to its anticipated primary use in Table 8a of Appendix 2 of the DSF and to be provided in accordance with paragraphs 2.35 to 2.36, and Table 11 of the DSF and to be used for the purpose of providing community facilities which may include multi-functional space meeting rooms play space recreation cooking and dining areas and arts and cultural activities available for use by residents of the Development;</p>	<p>“Community Facilities (Market Quarter Zone)” means 1,000 sq m gross external floorspace of the multi-use flexible floorspace to be provided as part of either Phase 1B (South) or Phase 1C in the Market Quarter Zone illustratively shown within the vicinity of Plots 11, 12 and 13 on the Indicative Phasing Parameter Plan and outlined by reference to its anticipated primary use in Table 8a of Appendix 2 of the DSF and to be provided in accordance with paragraphs 2.35 to 2.36, and Table 11 of the DSF and to be used for the purpose of providing community facilities which may include multi-functional space meeting rooms play space recreation cooking and dining areas and arts and cultural activities available for use by residents of the Development;</p>
<p>“Detailed Delivery (Non-PDP) Programme” means the detailed delivery programme relating to the delivery of Critical Infrastructure in the Phases or Sub-Phases which are outside the Primary Development Package (Phase 1) and which is to be approved in accordance with Condition 5.2 of this Permission and includes any subsequent variations of such programme approved in accordance with Condition 5.2, 5.3 and 5.4 of this Permission;</p>	<p>“Detailed Delivery (Non-PDP) Programme” means the detailed delivery programme relating to the delivery of Critical Infrastructure in the Phases or Sub-Phases which are outside the Primary Development Package and which is to be approved in accordance with Condition 5.2 of this Permission and includes any subsequent variations of such programme approved in accordance with Condition 5.2, 5.3 and 5.4 of this Permission;</p>
<p>"Market Square" means the new market square of 0.68 ha to be provided (as part of Phase 2 (South) and shown as item K27 on Plan 11 in Schedule 8) in the Market Quarter Zone in accordance with the parameters and principles set out in (a) paragraph 5.30 and Table 5 of the DSF in the general vicinity of the location marked "M2" on Parameter Plan 003 and the indicative layout showing how such square could be carried out as part of the Market Quarter Zone in accordance with the parameters and principles approved under this Permission is shown on the Indicative Zonal Layout Parameter Plan 020 (b) the description and principles in the text at page 136, 138 and 139 of the PROSS and (c) Section 3.2 of the Design Guidelines and with an illustrative space typology diagram shown in 3.2.5;</p>	<p>"Market Square" means the new market square of 0.68 ha to be provided in the Market Quarter Zone in accordance with the parameters and principles set out in (a) paragraph 5.30 and Table 5 of the DSF in the general vicinity of the location marked "M2" on Parameter Plan 003 and the indicative layout showing how such square could be carried out as part of the Market Quarter Zone in accordance with the parameters and principles approved under this Permission is shown on the Indicative Zonal Layout Parameter Plan 020 (b) the description and principles in the text at page 136, 138 and 139 of the PROSS and (c) Section 3.2 of the Design Guidelines and with an illustrative space typology diagram shown in 3.2.5;</p>
<p>“Primary Development Delivery Programme” means a detailed delivery programme relating to Critical Infrastructure in the whole or any part of the Primary Development Package (Phase 1) to be approved under Condition 5.1 of this Permission and any subsequent variations approved in accordance with the relevant Condition of this Permission;</p>	<p>“Primary Development Delivery Programme” means a detailed delivery programme relating to Critical Infrastructure in the whole or any part of the Primary Development Package to be approved under Condition 5.1 of this Permission and any subsequent variations approved in accordance with the relevant Condition of this Permission;</p>
<p>“Primary Development Package” means those elements of the Development identified in Parameter Plan 019 and described in Section 6 (and paragraphs 6.26 to 6.31 in particular) of the DSF and those Plots identified as Phase 1 within the Indicative Phasing Parameter Plan;</p>	<p>“Primary Development Package” means those elements of the Development described in Section 6 (and paragraphs 6.26 to 6.31 in particular) of the DSF;</p>
<p>"School Lane" means the part of School Lane that runs East from Market Square and identified as K46 on Plan 9 (and indicated for illustrative purposes only on Plan 17) in Schedule 8 to the S106 Agreement;</p>	<p>"School Lane" means the part of School Lane that runs East from Market Square;</p>

<p>"School Green Corridor" means new green corridor with a width of 3 m to be provided as part of Phase 1B (South) (and shown as Item K25 on Plan 11 in Schedule 8) in accordance with the parameters and principles set out in (a) paragraph 5.58 of the DSF in the Brent Terrace Zone in the general vicinity of the north western boundary of the existing Claremont Primary School site and approximate location marked "GC6" on Parameter Plan 003 and in respect of which the indicative layout showing how such green corridor could be carried out as part of the Brent Terrace Zone in accordance with the parameters and principles approved under this Permission is shown on Indicative Zonal Layout Parameter Plan 23;</p>	<p>"School Green Corridor" means new green corridor with a width of 3 m to be provided in accordance with the parameters and principles set out in (a) paragraph 5.58 of the DSF in the Brent Terrace Zone in the general vicinity of the north western boundary of the existing Claremont Primary School site and approximate location marked "GC6" on Parameter Plan 003 and in respect of which the indicative layout showing how such green corridor could be carried out as part of the Brent Terrace Zone in accordance with the parameters and principles approved under this Permission is shown on Indicative Zonal Layout Parameter Plan 23;</p>
<p>"Southern Development" means those parts of the Development comprising the majority of the Development located south of the A406 and associated works for roads, other ways bridges and Critical Infrastructure and other associated works and operational development forming part of the Development (whether located south of the A406 or otherwise) comprised in Phase 1 (South), Phase 2 (South) and Phases 3 to 7 the location of which are illustrated on the following plans: (a) within the areas south of the A406 shaded yellow on the attached "Northern / Southern Development" plan numbered 4 in Schedule 8 to the S106 Agreement (including such parts of the Development as is indicated on the Indicative Phasing Parameter Plan) and which in relation to the Critical Infrastructure in in Phase 1A (South), Phase 1B (South) and Phase 1C is illustrated on Plans 9, 11 and 12 in Schedule 8 to the S106 Agreement respectively; and (b) within the Clitterhouse Playing Fields shown cross hatched yellow and blue on Plan 4 in Schedule 8 to the S106 Agreement, except for the Clitterhouse Playing Fields Improvements (Part 1) the Claremont Park Improvements and the Replacement Whitefield Estate Units (Part 1) which are to be provided as part of the Northern Development;</p>	<p>"Southern Development" means those parts of the Development comprising the majority of the Development located south of the A406 and associated works for roads, other ways bridges and Critical Infrastructure and other associated works and operational development forming part of the Development (whether located south of the A406 or otherwise) comprised in Phase 1 (South), Phase 2 (South) and Phases 3 to 7 the location of which are illustrated on the following plans: (a) within the areas south of the A406 shaded yellow on the attached "Northern / Southern Development" plan numbered 4 in Schedule 8 to the S106 Agreement (including such parts of the Development as is indicated on the Indicative Phasing Parameter Plan); and (b) within the Clitterhouse Playing Fields shown cross hatched yellow and blue on Plan 4 in Schedule 8 to the S106 Agreement, except for the Clitterhouse Playing Fields Improvements (Part 1) the Claremont Park Improvements and the Replacement Whitefield Estate Units (Part 1) which are to be provided as part of the Northern Development;</p>

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