

APPENDIX 3

CONDITIONS 2.4 AND 2.5

1. APPLICATION SUMMARY

A submission has been made under Conditions 2.4 and 2.5 of the 2014 Section 73 planning permission Ref: F/04687/13 (the 's73 Permission') to make minor modifications to the Revised Development Specification and Framework (RDSF) and to the Revised Design Guide (RDG) and Revised Design and Access Statement (RDAS).

The details pursuant to conditions 2.4 and 2.5 were submitted as part of an application required in connection with the approval process set out in the s73 Permission whereby Re-phasing Applications are expected to be preceded or submitted in conjunction with detailed information pursuant to a reconciliation mechanism. The set of conditions that enables this process was purposefully included in the s73 Permission decision notice to allow acceptable adjustments to be made to the specifications, parameters and definitions of the s73 Permission.

In the case of this particular submission, the application details were submitted as part of application with reference 17/2694/CON for amendments to the re-phasing under condition 4.2 of the s73 Permission to allow a number of plots and items of critical infrastructure to be re-phased from sub-phases within Phase 1 South and Phase 2 South. Details of the application under Condition 4.2 are provided in the main section of this report.

The amendments sought under Conditions 2.4 and 2.5, if approved, will align the documents approved as part of the s73 Permission with the documents in the re-phasing application under Condition 4.2 (reference 17/2694/CON).

The proposed alterations to the RDSF and RDAS are minor in nature and, in their essence, seek to ensure that the permission documents are adjusted to reflect the alterations to the plots and infrastructure items to be rephased as part of the submission under condition 4.2

The modifications have been assessed in relation to the s73 Permission and its attendant supporting documents and, due to their minor nature and alignment with the aims and objectives of the original consent, are considered to be acceptable.

2. AMENDMENTS AND VARIATIONS PROPOSED

2.1 Revisions to DSF – Condition 2.4

Description of proposed revisions to the Revised Development Specification & Framework (RDSF)

Primary Development Package (PDP)

The Primary Development Package (PDP) is currently defined as those elements/ Plots identified as Phase 1. However, a number of items within the PDP will be re-phased into Phase 2 but still in accordance with the pre-phase requirements set out in condition 5.1 of the s73 Permission. The definition of the PDP is therefore amended to reflect that critical infrastructure will be delivered over different phases.

As such, it is proposed to amend paragraphs 6.26, 6.27, 6.29, 6.29b, 6.29c of the DSF, as follows:-

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 as shown on Parameter Plan 029 019.*

Table 11a:

~~Phase 1 PDP~~ Floorspace by Development Zone and Remaining Floorspace in each Development Zone Post **~~Phase 1 PDP~~** for the 2010 Permission and current application (table not in track changes for clarity).

Paragraph 6.27

The ~~principal differences in the 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~~

~~PDP is the commitment to deliver certain critical infrastructure items that were previously in a later phases.~~

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 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;*

Paragraph 6.29

*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**.*

NB: Bold text represents the changes and additions relevant to this application.

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 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) (in either 1B or 1C), Temporary Health Centre, 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).

As aforementioned the proposed changes seek to remove reference to specific phases from the definition of the PDP. Amending the definition of PDP in this manner ensures the integrity of the PDP and enables the parts of the RDSF that describe the constituent parts of the PDP, such as Table 11 and Table 11a, to remain unchanged. However, Table 11b, which sets out the items within the PDP in accordance with a delivery sequence requires reconciliation, as follows:-

Table 11b

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 	<ul style="list-style-type: none"> - A406 Brent Cross Ingress/Egress Junction Improvements (N) - A41/A406 Junction Improvements (N) - A407 Cricklewood 	<ul style="list-style-type: none"> -A406 Brent Cross Ingress/Egress Junction Improvements (N) - A41/A406 Junction Improvements (N) - A407 Cricklewood

<p>Improvements;</p> <ul style="list-style-type: none"> - A407 Cricklewood Lane/Claremont Road Junction Improvements; - 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) 	<p>Lane/Claremont Road Junction Improvements (N)</p> <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 	<p>Lane/Claremont Road Junction Improvements (N)</p> <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) -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 &
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		<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> 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) - Plots 53 and 54 (N) - Plot 28 Access (Tilling Road (east))
Sub Phase 1B	<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"> - 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) - Eastern Brent Riverside Park (N) - Central Brent Riverside Park (N) - Community Facilities (Brent Cross East) (N)

			<ul style="list-style-type: none"> - Sturges 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)
Sub Phase 1C	- all Plot Development and other Critical Infrastructure within Phase 1 (but not including Phases 1A and 1B)	- 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)

Consequential amendments to Appendix 2 of the RDSF required in connection with the PDP

Parameter Plan 029 is amended to reflect the latest iterations, as follows:-

Parameter Plan 029 Rev 4

An amendment is also required to the Indicative Phasing Plan 029, as follows:-

Indicative Phasing 029:

1. *The Indicative Phasing Plan identifies one way in which the scheme may be delivered. **Phase 1** The Primary Development Package 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).*

Plot re-phasing

It is proposed to amend table 8a of the Appendix 2 of the DSF to reflect the amended plot schedule, as follows:-

Table 8a: Indicative Plot Schedule

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	4 2
19	Business and Retail	5
20	Business and Retail	
21	Hotel Extension	4 2
22	Residential and Retail	2
23	Residential and Retail	
24	Residential and Retail	
25	Community Use and Retail	4 2
26	Business & Retail & Car Park	7
27	New Whitefield Secondary School	2
28	Residential & Superstore	4-2
29	Spare	N/A
30	Residential & Retail	4-2
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	4 2
46	Replacement Claremont Primary School	4-2
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	4 2
59	Combined Heat/Power	4 2
60	Rail Freight Facility	4
61	Rail Stabling Admin	

62	Business 1	1
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	
91	Spare	N/A
92	Spare	
93	Residential & Retail	4 2
94	Spare	N/A
95	Spare	N/A
96	Spare	N/A
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	
112	Retail	1
113	Residential	
114	Residential	

Amendments to Appendix 7 of the RDSF

The triggers contained within Appendix 7 of the RDSF were set out prior to the s73 Permission and have since been superseded by condition on the 2014 Decision Notice which set out triggers for the relevant infrastructure. As such 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.

Amendments to Appendix 1 (Definitions) of the RDSF

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

Existing S73 Phase Definition	Proposed
"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);	"Phase 1" shall include the whole of Phase 1 including Phases 1A, 1B and 1C (unless stated otherwise);
"Phase 1A" means: (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;	"Phase 1A" means: (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)";
"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	"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

<p>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> <p>(a) A5/Diverted Geron Way (Waste Handling Facility) Junction;</p> <p>(b) Claremont Park Road (Part 1); and</p> <p>(c) School Lane;</p>	<p>relevant Phase 1A (South) Details (subject to any amendments approved in accordance with Condition 4.2 of this Permission):</p> <p>(a) A5/Diverted Geron Way (Waste Handling Facility) Junction; and</p> <p>(b) Claremont Park Road (Part 1).</p>
<p>"Phase 1B" means:</p> <p>(a) Phase 1B (North) as shown for indicative purposes on Plan 10 in Schedule 8; and</p> <p>(b) Phase 1B (South) as shown for indicative purposes on Plan 11 in Schedule 8;</p>	<p>"Phase 1B" means:</p> <p>(a) Phase 1B (North) as shown for indicative purposes on Plan 10 in Schedule 8; and</p> <p>(b) Phase 1B (South) Plot Development and Critical Infrastructure as defined under "Phase 1B (South)";</p>
<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>(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;</p> <p>(b) Clarefield Park Temporary Replacement Open Space;</p> <p>(c) School Green Corridor;</p> <p>(d) Market Square;</p> <p>(e) Brent Terrace Green Corridor;</p> <p>(f) Community Facilities (Market Quarter Zone); and</p> <p>(g) Whitefield Estate Replacement Units (Part 2);</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> <p>(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;</p> <p>(b) Clarefield Park Temporary Replacement Open Space;</p> <p>(c) Whitefield Estate Replacement Units (Part 2);</p> <p>(d) Claremont Park;</p> <p>(e) Clitterhouse Playing Fields (Part 1);</p> <p>(f) Claremont Avenue;</p> <p>(g) Claremont Road Junction North;</p> <p>(h) High Street South (East Works);</p> <p>(i) Orchard Lane; and</p> <p>(j) Community Facilities (Market Quarter Zone) (if not provided as part of Phase 1C);</p>

<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, 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>"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 the relevant Phase 2 (South) Details (subject to any amendments approved in accordance with Condition 4.2);</p>

RDSF 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</p>

	diagram shown in 3.2.5;
<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 identified in Parameter Plan 019 and 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:</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</p>

<p>(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</p> <p>(b) within the Clitterhouse Playing Fields shown cross hatched yellow and blue on Plan 4 in Schedule 8 to the S106 Agreement,</p> <p>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>3 to 7 the location of which are illustrated on the following plans:</p> <p>(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</p> <p>(b) within the Clitterhouse Playing Fields shown cross hatched yellow and blue on Plan 4 in Schedule 8 to the S106 Agreement,</p> <p>except for the Replacement Whitefield Estate Units (Part 1) which are to be provided as part of the Northern Development;</p>
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2.2 Revision to DAS and RDG - Condition 2.5

Description of proposed revisions to the Revised Design and Access Statement (RDAS) and Revised Design Guidelines (RDG)

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.

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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).

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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.

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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.**

3. CONCLUSION

It is considered that the proposed alterations under conditions 2.4 and 2.5 will not materially affect the conclusions of the October 2013 Section 73 Environmental Statement and they have been properly addressed under the revised Environmental Statement of Compliance. Moreover, it is considered that the rephrasing proposed for

the Infrastructure Items do not raise significant impacts relating to the Environmental Impact Assessment submitted with the S73 application or have implications relating to the comprehensive delivery of the Brent Cross Cricklewood Regeneration Project.

The proposed re-phasing of the plots and Infrastructure Items listed with this application is considered acceptable in planning terms and the alterations are considered, individually and in combination, to be minor and non-material in planning terms.

Therefore these amended proposals are considered to be in conformity with the parameters and specifications of the 2014 Section 73 planning permission.

The proposed amendments and updates are acceptable and therefore APPROVAL is recommended.