

Local Plan Preferred Options



Consultation
November 2018



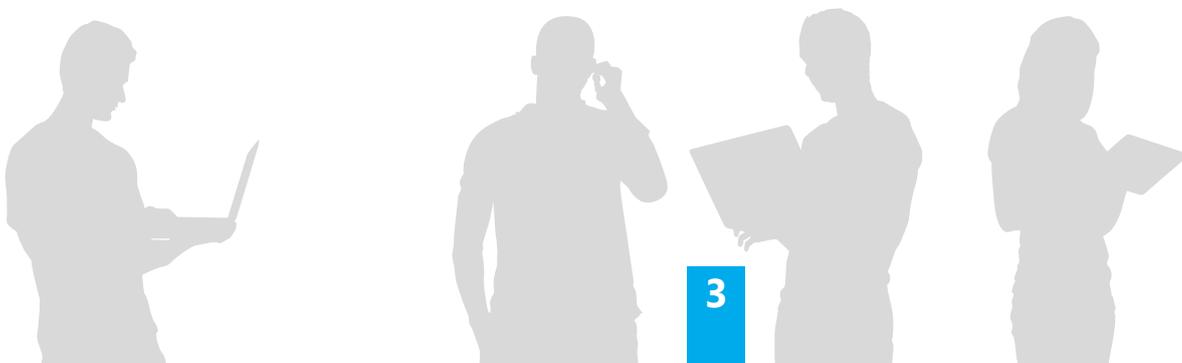
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Have your say

- The Local Plan is the long-term plan for the borough of Brent through to 2041.
- It is an important planning document about what can be built, where, how, and why.
- It also covers new housing, transport, the environment, jobs and how communities can live well together.
- In November 2018, Brent Council published a draft of the Local Plan.
- We want to know what you think of the draft Local Plan so you can be part of how Brent will look in the next 20 years.
- You can give us your comments by going to **www.brent.gov.uk/shapebrent**
- The last day for giving us your comments is Thursday 3 January 2019.
- What you say will help us make another draft of the Local Plan that we will share with everyone again in 2019.
- The draft Local Plan will then be submitted to the Government for independent review and final changes.
- In 2020, the Local Plan will be final and Brent Council will start using it to decide on all planning applications.



Brent – now and in the future

- Brent is one of the most diverse boroughs in London with over 149 languages spoken here.
- Brent was awarded the London Borough of Culture 2020 to celebrate everything that's special about our borough.
- Right now, there are over 330,000 people living in Brent.
- By 2041, there will be around 65,000 more people living here and around 30,000 new jobs will be needed.

We want to:

- Welcome changes and 'good growth' in Brent
- Make sure that everyone shares the benefits that future developments bring
- Improve employment, homes, transport, parks, fields and culture in Brent

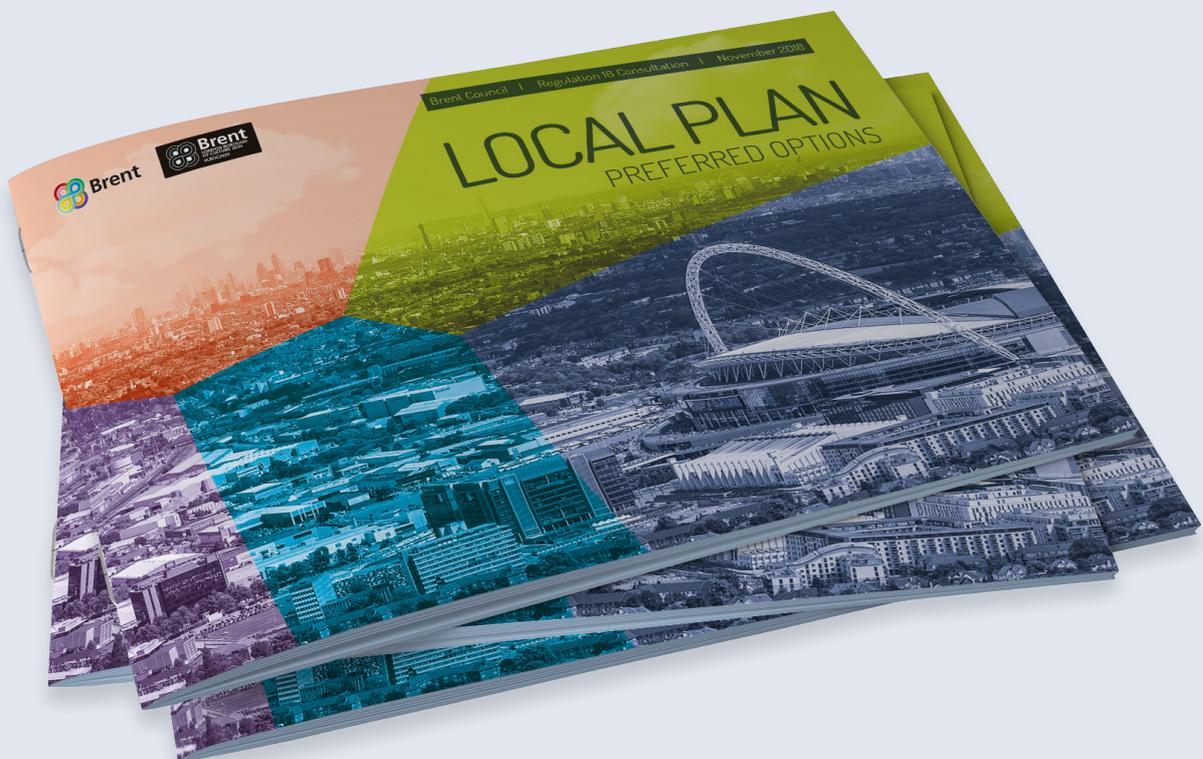
Good Growth means...

- Developments that will last for a long time
- More jobs, shops and businesses that everyone can benefit from
- Helping people in the borough to be fit, healthy and independent
- Brent will continue to be a great place to live and work

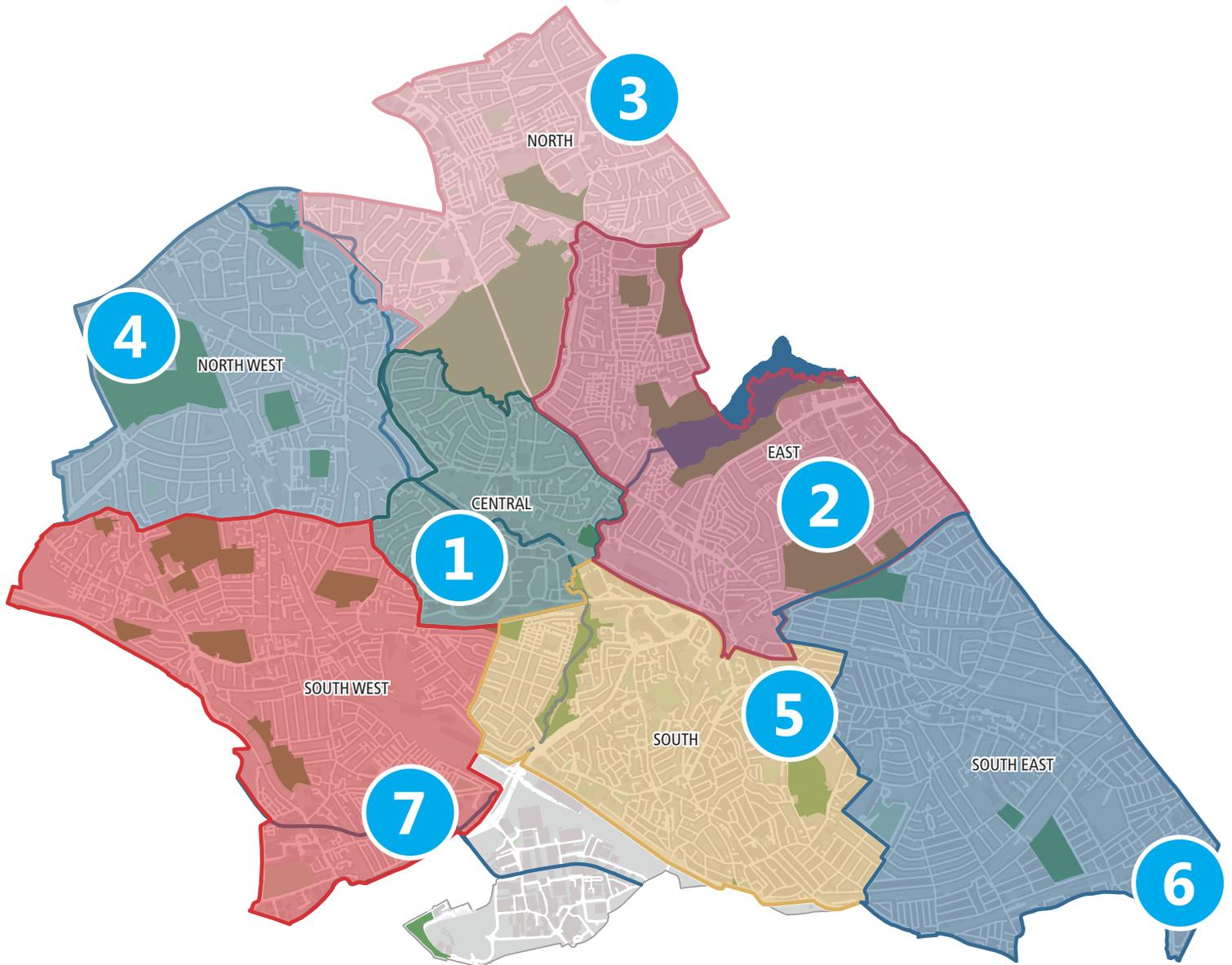


The Local Plan

- The Local Plan covers the whole of Brent except for Park Royal and Willesden Junction Station where the Council is now not responsible for planning.
- Brent's Local Plan covers **7 'Places'** and **8 'Themes'**.
- The **'Places'** is the borough divided into 7 areas (see page 6)
- The **'Themes'** are the ideas that the Local Plan is based on that we want to improve (see pages 7-14)
- When the Local Plan is final, it will replace a number of older documents which need updating.



The 7 Places in the Local Plan



A Growth Area...

- Is an area where there will be lots of new developments

The 7 Places in the Local Plan

		Includes	Where changes will be
1	Central Place	Covers Barnhill, Chalkhill and Wembley Park	<ul style="list-style-type: none"> • Wembley Park station • Watkin Road • Fifth Way / Euro Car Parts • Stadium Retail Park & Foundation Studios
2	East Place	Dollis Hill, Neasden and Welsh Harp	<ul style="list-style-type: none"> • Neasden Stations Growth Area • Staples Corner Growth Area • Coombe Road • Cricklewood Bus Depot
3	North 'Place'	Covers Burnt Oak, Colindale, Kingsbury, Queensbury and Roe Green	<ul style="list-style-type: none"> • Capitol Way Valley • Colindale Retail Park, Southon House and Trust Ford Garage • Queensbury industrial site and Morrisons
4	North West 'Place'	Covers Kenton, Northwick Park and Preston	<ul style="list-style-type: none"> • Northwick Park Hospital • Sainsbury's Kenton Road
5	South 'Place'	Covers Brentfield, Church End, Harlesden, St Raphael's, Stonebridge and Tokyngton	<ul style="list-style-type: none"> • Church End Growth Area • Argenta House • Unisys & Bridge Park
6	South East 'Place'	Covers Brondesbury, Brondesbury Park, Cricklewood, Dudden Hill, Kensal Rise, Kensal Green, Kilburn, Mapesbury, Queens Park, South Kilburn and Willesden Green	<ul style="list-style-type: none"> • South Kilburn Growth Area • Cricklewood Retail Park and Town Centre sites • Kilburn Market Square • Willesden Green Town Centre sites
7	South West 'Place'	Covers Alperton, Ealing Road, Sudbury and Wembley Central	<ul style="list-style-type: none"> • Alperton Industrial Sites • Sainsbury's Alperton • Abbey Manufacturing Estate • Beresford Avenue • Northfields • Wembley High Road and Former Copland School

The 8 Themes in the Local Plan

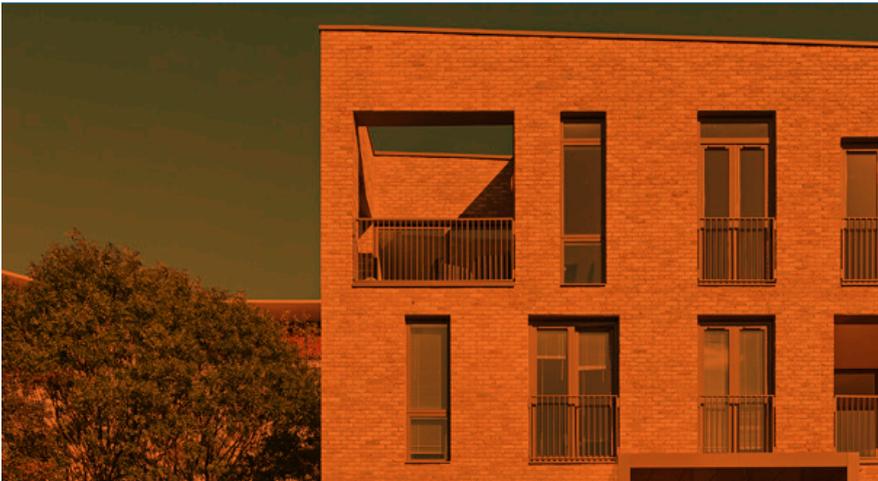
1. Building Designs

- We will make sure buildings are good quality
- Tall buildings should be in places that are suitable for them
- New basements under homes must be designed carefully



2. Housing

- Many new homes will be affordable
- New homes should be big enough for large families
- Over 200 new homes every year for older people
- New homes will be built in areas where there are good bus, tube and train links
- New homes should not affect other businesses, communities and family homes in the area



3. Social infrastructure

- Social infrastructure in Brent will be protected wherever possible
- New social infrastructure needs to be in areas where there is good public transport
- New social infrastructure should be able to be used for many purposes



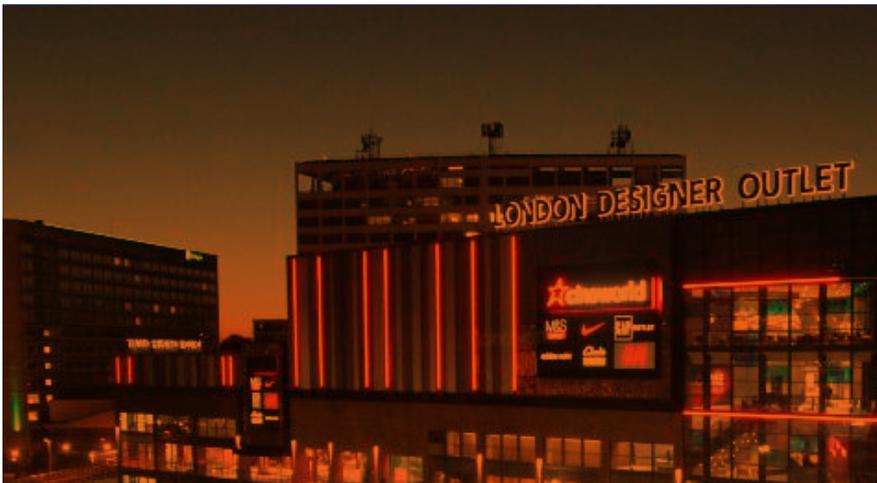
Social infrastructure means:

- Schools
- Doctors surgeries, hospitals
- Sports facilities
- Libraries
- Places of worship
- Theatres and cultural spaces
- Meeting rooms and halls
- Specialist housing
- Fire, ambulance and police stations
- Pubs



4. Economy and Town Centres

- Spaces for local businesses will be affordable.
- New big developments will need to train and employ local people and apprentices
- Shops in town centres will be protected wherever possible
- We will make sure buildings are used temporarily instead of being left empty
- We will limit the number of betting shops, adult gaming centres, pawnbrokers, shisha bars and takeaways



5. Heritage and Culture

- We will protect and improve:
 - Historic buildings
 - Restaurants and bars
 - Cultural and sports venues
 - Existing creative work spaces
 - Pubs
- We will support cultural and creative organisations



6. Parks and Open Spaces

- Big new developments should include parks and spaces with greenery
- Rivers and canals will be opened up for everyone to use
- Existing trees, plants and wildlife will be protected and more will be provided in new developments



7. Sustainable Infrastructure

- New buildings should be environmentally-friendly
- New buildings should not be put in places at high risk of flooding and should be designed to reduce flooding
- New buildings should not cause problems for drains and sewers

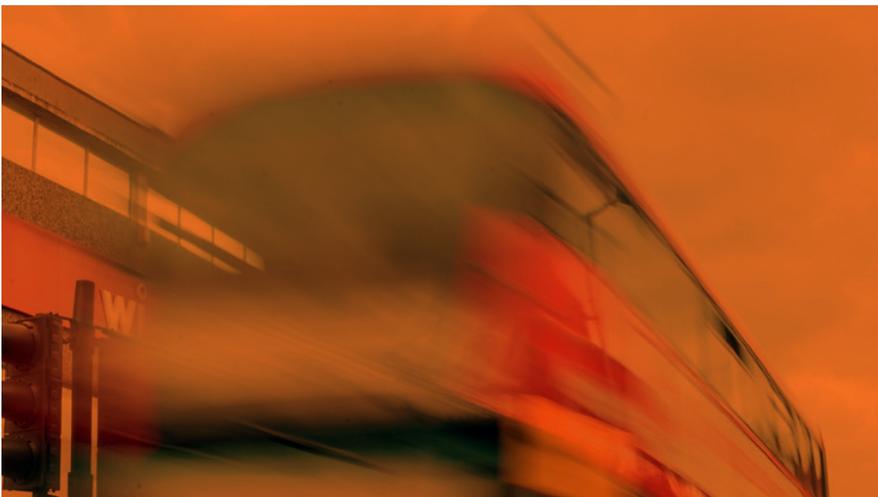
Sustainable means...

- That it will last for a very long time!



8. Transport

- New developments should help people walk, run and cycle more, and use buses and trains instead of cars
- Streets will be safe for people to walk and cycle on
- There will be a new train service linking Harlesden, Neasden and Staples Corner/ Brent Cross
- More tube and overground stations will have step-free access
- More charging points for electric cars will be installed



Monitoring the Local Plan

- The council cannot make all our plans happen by itself.
- The council must work with local residents, developers, the Mayor of London, the national Government and other organisations.
- The council receives money from developers to help pay for making any improvements in the borough.
- The council will keep checking to make sure the Local Plan is doing what it is supposed to do.



Have your say on the draft Local Plan by going to
www.brent.gov.uk/shapebrent

The last day for giving us your comments is
Thursday 3 January 2019.