

Survey:

What is your name? _____Greg Blaquiere_____

What is your organisation (if applicable)?____Terence O'Rourke on behalf of
Mercedes-Benz

1. Which part of the Plan are you commenting on?

Policy: Paragraph: Table: Map:

2. Do you consider the Plan is:

Legally compliant? Yes: No:

Sound? Yes: No:

3. If you believe the Plan to be unsound, is this because it is not:

Positively prepared

Justified

Effective

Consistent with national policy

4. Please give reasons for your objection or support:

This draft policy requires all new dwellings to provide external private amenity space to satisfy the proposed residents' needs. The draft policy continues and sets out the expectation for 20sqm per new flat and 50sqm for family housing (including ground floor flats).

Whilst the aspiration to create external private amenity space for residential development is supported, within the context of sustainable located, high density developments, it is considered inappropriate and undeliverable to create 20sqm of private amenity space per flat. This would create consequences for daylight/sunlight considerations for the new development as well as design and engineering ramifications to incorporate such a requirement. Rather than set an expectation, the draft policy should look to create a minimum level of external amenity space, which may be widely accommodated by developments.

The draft policy should be reworded to be clearer in its approach and to consider draft New London Plan (NLP) policy D4, which sets out a minimum requirement of 5sqm of private outdoor amenity space for new 1-2 person residential units with an extra 1sqm for each additional occupant. Where LB Brent seek to create additional floorspace, it may be more realistic and deliverable to include a target for communal residential amenity space. The above aforementioned amendments to the wording of this policy will assist in ensuring it is clear and more realistic for parties bringing development forward, whilst also ensuring it is consistent with draft NLP policy D4 and can be found sound.

5. What change(s) do you consider necessary to make the Plan legally compliant or sound?

See response to question 4 above.

6. If your representation is seeking a change, do you wish to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

7. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We consider that Mercedes-Benz Retail Group UK Limited should be provided with an opportunity to participate at the hearing part of the examination. The issues raised in regard to the soundness of the Draft Local Plan, in the submitted representation, require detailed examination before an independent inspector.

If you would like to comment on additional policies, please fix another sheet to this.

To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names and addresses of those making representations can be made available and taken into account by the Inspector. The Council, its appointed Local Plan Programme Officer or the Planning Inspector appointed to undertake the Examination may also contact you regarding your response.

X Please indicate if you wish your personal data to be used for reasons other than identifying your representation and being contacted in relation to that representation.