

Inspector NoteWembley Area Action Plan Examination

It is good to hear that you have met with the Programme Officer and identified suitable accommodation at the Council's offices for Hearing sessions. It would now be prudent to begin making arrangements for Hearings sessions.

However, before finalising any arrangements, I would be grateful if the Council instigate a consultation on the focussed changes which it submitted with the Area Action Plan. A 4 week consultation period would be appropriate given the nature of the changes proposed. The Council may wish to take the opportunity to publicise its proposed minor changes at the same time.

Furthermore, since I understand from the Programme Officer that the Council remains in discussion with Quintain, I would be grateful if the Council could clarify regarding the nature and extent of these discussions before I devise a programme. In particular, it would be helpful for the Council to explain whether these, or any other ongoing discussions which may be taking place, are targeted at the soundness of the AAP, or whether they merely relate to minor matters which are not subject to examination.

The Council will, of course, be aware that the AAP should have been submitted in a form which is ready for examination. Sustainability Appraisal and additional consultation will be necessary for any further substantial changes which may be proposed to the AAP.

It would also greatly assist me if the Council could provide a consolidated version of the AAP showing the 'track changes' which it proposes. This should include the minor changes already submitted with the AAP, and it should be maintained and updated throughout the examination.

The Programme Officer will contact all those representors who are entitled to be heard at a Hearing session to establish whether they wish to be heard.

Subject to the above, and at this stage, I anticipate that Hearing sessions are likely to be necessary to deal with the following matters:

- 1 Opening, procedural and consistency matters
- 2 Housing - to examine:
 - (a) The effect on the delivery of housing within the AAP area given that the proposals are expressed as indicative figures;
 - (b) Are the indicative housing proposals robust, particularly in the context of the representation from Solar Regeneration,

- seeking the deletion of the indicative capacity of 890 dwellings proposed for site W4; and,
- (c) What flexibility or contingencies exist to deliver the overall indicative housing in the event that site W4, or any other significant site, does not come forward for the extent of residential development indicated in the AAP.
 - (d) Affordable housing, including whether the wording of policy WEM18 would provide for subsidies to be recycled for alternative affordable housing provision.
- 3 Retail - to examine:
- (a) Issues relating to the designation of the town centre boundary and to the Council's proposed focussed changes.
 - (b) Are the focussed changes supported by the evidence base?
 - (c) Issues relating to the provision of a food store in the Wembley High Road area.
- 4 Urban Design, Tall buildings and Protected Views
- (a) Issues relating to policy WEM5 and Map 4.4 including the Council's proposed focussed changes.
 - (b) The sensitivity of site W18 to tall buildings.
 - (c) Reference to the advice in policy 7.7 of the London Plan.
- 5 Maps, including issues raised in relation to the land take maps, focussed changes and consequent alterations to the Council's Policies Map.

Given the above, my initial suggestion is that Hearings Sessions could take place during the week commencing Monday 14 October, most probably opening on Tuesday 15 October, with the last timetabled session being on Thursday 17 October. I would welcome the Council's view on this suggestion.

Yours sincerely

C A Newmarch

INSPECTOR

21 August 2013