



Brent Civic Centre
Engineers Way
Wembley
Middlesex HA9 0FJ
TEL / MOB 020 8937 5309 / 07867 189 781
FAX 020 8937 5207
EMAIL ken.hullock@brent.gov.uk
WEB www.brent.gov.uk

Christine Newmarch
The Planning Inspectorate

13 February 2014

Dear Ms Newmarch

WEMBLEY AREA ACTION PLAN EXAMINATION

Please find attached Brent Council's response to your queries set out in your Note ID/6 of 3 February 2014.

Please get back to me should you need further information.

Yours sincerely

A handwritten signature in black ink that reads "K J Hullock".

Ken Hullock
Head of Planning Policy

Examination of the Wembley Area Action Plan

Brent Response to Inspector’s Queries in Inspector Note ID/6

Tall Buildings

The minor changes to WEM 6 are proposed as corrections to the addresses, to ensure they correlate with the updated numbering on maps 4.5 and 4.6. They are not a change in policy.

Housing Allocations

The council accepts that, in order to provide greater certainty about the quantum of new housing that can be delivered in Wembley, that the word ‘indicative’ should be deleted from the development capacity of the Site Proposals in chapters 12-15.

Statement of Common Ground

Of the proposed changes the following are considered to be focussed changes:-

Change	Reason required to make the Plan sound
<p><u>There may be exceptional circumstances where it can be demonstrated, for example for reasons of maintaining town centre vitality and viability, that there is a need for parking provision above that normally allowed by the maximum standards, subject to the usual transport assessment.</u></p> <p>The council will <u>apply</u> car parking standards in Wembley as set out in the tables above <u>unless, in exceptional circumstances, it can be demonstrated that there is an overriding need for a higher level of provision.</u></p>	<p>Consistent with national policy – To be consistent with NPPF para 23 which states planning authorities should pursue policies to support the viability and vitality of town centres, and new National Planning Practice Guidance on Ensuring the vitality and viability of town centres published in August 2013 which states ‘This positive approach should include seeking to improve the quality of parking in town centres (in line with the National Planning Policy Framework) and, where it is necessary to ensure the vitality of town centres, the quantity too.’</p>
<p>Increase in residential development capacity for certain Site Proposals</p>	<p>Positively prepared – This is to ensure objectively assessed housing needs are met. In the case of Wembley, to ensure 10,500 additional homes are delivered in the Wembley Growth Area by 2026, as required by Core Strategy policy CP 2.</p>
<p>W25, W26 and W 27 For each allocation above add: <u>Viability of development will be taken into account in assessing the appropriate width of the buffer strip and the level of contribution towards restoration work.</u></p>	<p>Consistent with national policy – To be consistent with NPPF para 173 which states ‘the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.’</p>

<p>Map 20.7: Land take required at W6 and W7</p> <p>20.7 Map 20.7 shows the land required to support junction improvements at Wembley Hill Road / South Way as it affects Site W6 (South Way site adjacent to Wembley Stadium Station) and Site W7 (Mahatma Gandhi House). Current outline permission on the LDA Lands provides for the improvements at the Triangle, and South Way / Wembley Hill Road. Some further land may be required along South Way for other transport facilities including bus stops and taxi drop-offs.</p>	<p>Justified – It is accepted that there are no firm proposals for additional transport facilities that can justify further land acquisition. It is proposed, therefore, that this final sentence be deleted.</p>
--	--

Other proposed changes are minor, to reflect the formal introduction of Mayoral CIL and Brent CIL.