

**THE COUNCIL OF THE LONDON BOROUGH OF BRENT
WEMBLEY AREA ACTION PLAN EXAMINATION**

**GUIDANCE NOTES FOR THE HEARING SESSIONS TO BE HELD AT
BRENT CIVIC CENTRE, ENGINEERS WAY, WEMBLEY HA9 0FJ**

Introduction

These notes have been prepared principally for the benefit of those who will be actively involved in the Hearing Sessions which form part of the examination of the Wembley Area Action Plan (WAAP).

All material relevant to the examination of the WAAP can be found on the dedicated section of the Council's web-site: www.brent.gov.uk/services-for-residents/planning-and-building-control/planning-policy/local-plan/wembley-area-action-plan-examination-documents

Inspector

The examination is being carried out by Ms Christine A Newmarch BA(Hons) MRICS MRTPI (the Inspector). The Inspector has been appointed by the Secretary of State for Communities and Local Government. She will look at whether the WAAP complies with current legislation and whether it is sound.

In assessing soundness, the Inspector will consider:

- Whether the WAAP has been positively prepared;
- Whether it is justified – the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence;
- Whether it is effective – deliverable and based on effective joint working; and
- Whether it is consistent with national policy

The Inspector has decided not to hold any pre-hearing meetings, but has issued this guidance note to complement the previously issued Draft Programme.

Programme Officer

The Inspector is assisted by Mr Chris Banks, who had been appointed as the Programme Officer for the examination. He is impartial and independent, working under the direction of the Inspector. All queries about the examination should be directed through Mr Banks. His contact details are: Chris Banks, Programme Officer, C/O Banks Solutions, 21 Glendale Close, Horsham, West Sussex RH12 4GR.

Tel: 01403 253148 (Direct); Mobile: 07817 322750

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Documents for examination

The documents to be examined are:

- The Wembley Area Action Plan Proposed Submission Development Plan Document, 2013;
- The Wembley Area Action Plan: Submission (July 2013) Schedule of Proposed Focused Changes. These were the subject of public consultation between 11 October and 21 November 2013;
- The focused changes in the Wembley Area Action Plan Examination in Public Statement of Common Ground (SOCG) between the London Borough of Brent and Quintain Estates and Development plc (Consultee Reference No X), September 2013. This document was also the subject of public consultation between 11 October and 21 November 2013.

The Inspector will take account of the minor modifications proposed by the Council in its schedule of 'Minor Changes' dated July 2013, and the remaining changes proposed by the SOCG which the Council has not identified as being focussed changes in its letter dated 13 February 2014. These minor changes will not, however, be subject to examination.

Examination process

In considering the legality and soundness of the WAAP, the Inspector will take into account the representations made during the consultation exercises in 2013. She will also carry out hearings to hear evidence from those who have sought changes to the plan and indicated that they wish to be heard. However, representations carry equal weight whether dealt with orally or by means of the written representations which are already before the Inspector.

Additional written evidence

The Inspector has copies of all the written representations which were made to the Council in response to the Proposed Submissions Stage consultation in March 2013, and in response to the consultation on the Council's focused changes and the SOCG from 11 October to 21 November 2013.

All representations will be taken as read. Additional statements are not necessary for the hearing sessions.

Hearing sessions

The hearing sessions will take the form of a structured discussion, which the Inspector will lead. These will be based on questions arising from the Matters and Issues already identified by the Inspector at the Draft Programme stage. There will be no need to repeat material which has already been set out in written representations. There will be no cross-examination or formal presentation of cases, and it is not necessary for representors to be professionally represented. Participants should explain

the detail of the changes they are seeking to the WAAP, and why they consider such changes to be necessary in order for the plan to be sound.

Site visits

The Inspector has already made an unaccompanied visit to the area covered by the WAAP. Where appropriate, the Inspector will further inspect allocated sites from the public domain, again unaccompanied. If any participant considers that an accompanied site visit is necessary (for example, if it is essential to enter private land) they should notify the Programme Officer.

After the hearing sessions

At the end of the final programmed hearing, the Inspector will adjourn the proceedings. The hearings will not be closed in case it is necessary to return at a future date. However, unless requested by the Inspector, no further submissions should be made.

The Inspector can only recommend main modifications to make the WAAP sound if invited to do so by the Council. Such an invitation has been made by the Council in its letter dated 8 August 2013.

Any main modifications which have not already been advertised would have to be advertised, and possibly subjected to revised Sustainability Appraisal and re-assessment under the Habitats Regulations. Taking any such matters into account, the Inspector will announce the date by which she envisages her report will be sent to the Council. Initially a 'fact-check' report will be submitted, to be followed by the Inspector's final report following fact checking.

The report will deal with the broad issues identified, and not with the individual representations which have been made by participants.

C A Newmarch
INSPECTOR
17 February 2014