

**Inspector Note to The London Borough of Brent  
Wembley Area Action Plan Examination  
Proposed Main Modifications**

I am grateful for the contributions made by all who participated in the Hearing sessions, which were held between 3 March and 5 March 2014.

I have taken account of all the representations which have been made to the Wembley Area Action Plan 2013 (WAAP), both in writing and at the Hearing, and consider that the attached Proposed Main Modifications are likely to be necessary, albeit that these are proposed without prejudice to any responses to the consultation on them, and my final conclusions.

The attached table of Proposed Main Modifications refers to the Proposed Submission DPD dated March 2013, rather than the later Consolidated Version. Accordingly, while I am aware that the Council has proposed minor changes during the intervening period, these are not subject to examination and are not shown in the table.

The Proposed Main Modifications should now be the subject of public consultation for a period of not less than 6 weeks, in accordance with the Town and Country Planning (Local Development) (England) Regulations 2012.

In addition, the following Proposed Main Modifications should be subject to further Sustainability Appraisal:

PMM2: Tall Buildings

PMM19 – PMM22: Sites W3, W4 & W5 – in relation to nature conservation and wildlife corridors and the relocation of the food store.

Although PMM2 is essentially a correction rather than a policy change, its impact, if any, on sustainability should be assessed.

The sustainability appraisal is sought for PMM19 – PMM22 due to the designation of the whole of Site W3 and part of Site W4 as an Area of Nature Conservation Importance, the value of the railway cutting as a wildlife corridor, and the Local Flood Risk Zone affecting both Sites W3 and W4.

Yours sincerely,

*C A Newmarch*

INSPECTOR  
26 March 2014