

To Brent Council

Dear Mr Hullock

Wembley Area Action Plan Examination

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. I have also considered the concern raised by Wembley Stadium in its email to the Council dated 31 March 2013, which was subsequently forwarded to me. My note, Ref ID/10 dealt with this matter, and I have taken into consideration the further responses from the Council and Quintain, Refs LBB/021 and REP/015/001 respectively.

My reasons will be set out in my report, but I 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, or to 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. This is because the Consolidated Version also includes the minor changes proposed by the Council, which are not subject to examination.

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. Although PMM2 is essentially a correction rather than a policy change, its impact, if any, on sustainability should be assessed.
- PMM19 – PMM22: Sites W3, W4 & W5. The need for this appraisal arises from the designation of the whole of Site W3 and part of Site W4 as an Area of 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
9 May 2014