



Brent Replacement  
Unitary Development Plan  
(UDP) 2000 – 2010

**Proposed Further  
Modifications**

(November 2003)

*To the*

**Revised Deposit Version, 2001**



## **EXPLANATORY NOTE**

The schedule sets out Brent Council's proposed further modifications to the Revised Deposit Draft of the Unitary Development Plan (UDP). These modifications arise primarily from the Council's response to the representations made to the Plan modifications deposited on June 4, 2003.

The proposed further modifications are set out in the following schedules in a similar order to the Draft Plan itself, i.e. separated into chapters and in policy and paragraph order. For each modification, the tables show, from left to right, the number of the particular policy or paragraph being modified, the proposed modification and the reasons for it. It should be noted that the paragraph and policy text quoted in the schedule is that as amended by the previously deposited modifications.

Proposed deletions of text or policies are shown by a line through the relevant sections. Additions or insertions are shown by the relevant section highlighted by emboldening.

## UDP CHAPTER 2: STRATEGY

UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
2.3.11	<p>Amend the final sentence of the paragraph to read as follows:</p> <p>This will be replaced by the Mayor of London's Spatial Development Strategy when this is adopted <b>in late 2003</b>.</p>	Clarification sought by GLA.
2.4.2	<p>Amend the paragraph to read as follows:</p> <p>The scale of household growth projected to occur will set severe challenges to planning in Brent. A more recent but equally significant trend is a projected reversal in the decline in the Borough's population. <del>The 1996 DETR Household Projection figures (as calculated to a borough level by the GLA) show a 17% increase in households between 1996 and 2016 for Brent (100,000 households in 1996, 117,000 households projected in 2016). The GLA's 2000 household projections forecast a slightly higher level of housing formation in Brent than predicted in the DTLR 1996 household projections. The GLA estimates a 14% growth in Brent's households, from 101,500 households in 2001 to 112,000 in 2016 (SDS Technical Report 5).</del></p>	Update of household projections.
STR2	<p>Amend the policy to read as follows:</p> <p>For development of retail uses, and other key town centre uses which attract a lot of people, first consideration will be given to sites in Major Town Centres <b>then sites on the edge of Major Town Centres followed by</b> and District Centres, <del>followed in turn by edge of centre sites and then sites on the edge of District Centres, followed by</del> local centres, and only then, out-of-centre sites.</p>	To better align policy with Government guidance in PPG6 and subsequent clarification.

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UDP CHAPTER 3: BUILT ENVIRONMENT

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UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
BE14	Amend the final sentence of the policy to read as follows:  Residential moorings will be permitted on the non-towpath side or in new basins or marinas, and should not interfere with navigation or other uses of the bank. Non-obtrusive servicing and infrastructure should be provided. <b>Regard should be had to the Blue Ribbon Network policies in the London Plan, particularly in respect to canals.</b>	To recognise relevant London Plan policy.

UDP CHAPTER 5: HOUSING

UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
5.2.5	<p>Amend the final point of the paragraph to read as follows:</p> <ul style="list-style-type: none"> <li>• <del>24% of the additional households will need social rented housing</del> <b>70% of the additional households will need social rent or intermediate affordable housing provision</b></li> </ul>	Update reference to the Mayors planning strategy.
5.6.7a	<p>Amend the paragraph to read as follows:</p> <p>The Council will seek <b>encourage</b> the provision of affordable housing below the 'Inner London' threshold and will have regard to the Mayor of London's proposals in the draft London Plan not to include a site threshold for affordable housing.</p>	To ensure symmetry with other Plan policies.

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UDP CHAPTER 6: TRANSPORT

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<b>UDP Policy/ Para. No.</b>	<b>Proposed Modification</b>	<b>Reason for Modification</b>
6.10.6	Amend the final sentence of the policy to read as follows:  In considering variations from the standards in Appendix TRN22, regard will be had to the maximum standards set by national planning guidance (annex D to PPG13) and the standards in strategic guidance for London <b>as set out in the London Plan.</b>	To provide further clarification.

## UDP CHAPTER 7: EMPLOYMENT

UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
EMP15a	<p>The policy will be amended to read:</p> <p><del>I] major purpose built commercial and public office developments will be directed to the National Stadium Policy Area (See Wembley Regeneration Area chapter) and the Park Royal Gateways (subject to policies in the Park Royal Inset Plans on improving public transport).</del></p> <p>I] Purpose-built commercial and public office developments attracting a lot of people will be <b>directed to</b> sites in or adjoining town or district centres, subject to the proposal being of a suitable scale and character for the centre.</p> <p><del>In addition to these areas, major purpose built commercial and public office developments will be <b>permitted in</b> the National Stadium Policy Area (See Wembley Regeneration Area chapter) and the Park Royal Gateways (subject to policies in the Park Royal Inset Plans on improving public transport).</del></p> <p>In addition, major purpose-built commercial and public office developments will be <b>permitted in</b> the National Stadium Policy Area (See Wembley Regeneration Area chapter) and the Park Royal Gateways (subject to policies in the Park Royal Inset Plans on improving public transport).</p> <p>II] Proposals in Strategic and Borough Employment Areas predominantly of development designed solely for those types of B1 (business) use not covered by I], will be directed to the business zones shown on the proposals map, or in other locations where substantial improvements to the public transport accessibility of the site is secured, or where policy EMP10 applies.</p>	<p>To give precedence to the application of the sequential approach.</p>

UDP CHAPTER 8: TOWN CENTRES AND SHOPPING

UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
8.7.4	<p>Amend the paragraph through the addition of the following sentence to the end of the paragraph:</p> <p><b>On the other hand, at Wembley, where the new Stadium and other facilities will be a major attractor of trips, good, attractive pedestrian links, with active frontages along those links, will mean that the acceptable distance of new development from the Primary area could be extended beyond 300 metres. This will depend upon whether such links exist or are planned at the time that development is proposed.</b></p>	<p>To clarify the application of the sequential approach to Wembley.</p>
SH3A	<p>Amend the policy to read as follows:</p> <p><b>MAJOR TOWN CENTRES AND DISTRICT CENTRES</b></p> <p>In the Major Town Centres and District Centres proposals for retailing and other key town centre uses which attract a lot of people <b>will be determined in accordance with the sequential approach set out in paragraph 8.7.2.</b> <del>will be permitted where:</del></p> <p>(a) <del>the proposals</del> <b>Proposals should be consistent with the scale and function of the centre within which they are located;</b> <del>and</del></p> <p><del>(b) the proposal would not have an unacceptable impact on the vitality and viability of other town or district centres.</del></p> <p>Proposals for sites on the edge of Major Town Centres and District Centres, will be required to comply with the above <del>criteria</del> and in addition they should demonstrate:</p> <p>(i) a need for the development in the format proposed; <del>and</del></p> <p>(ii) that no sequentially preferable site is available (see Policy STR2); <del>and</del></p> <p><b>(iii) that there would be no unacceptable impact on the vitality and viability of other town or district centres</b></p> <p><b>(iv) that the development would be accessible by a choice of means of transport.</b></p>	<p>To better align policy with Government guidance in PPG6 and subsequent clarification and with the supporting text in paragraph 8.7.2.</p>
SH3B	<p>Amend the policy to read as follows:</p> <p><b>LOCAL CENTRES</b></p> <p>In local centres proposals for small scale retailing and town centre uses will be permitted where they serve a local catchment area, meeting people's day to day needs. Proposals for larger scale retailing or other facilities will be required to comply with criteria <del>(b), (i) and (ii)</del> <b>to (iv)</b> governing the consideration of edge-of-centre developments as set out in Policy SH3A above.</p>	<p>Consequential change following from changes to policy SH3A.</p>



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UDP CHAPTER 10: OPEN SPACE AND RECREATION

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UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
10.11.17b (formerly 10.11.17a)	<p>Amend the first sentence of the paragraph to read as follows:</p> <p><b>Brent has comprehensively set out its strategy to develop and enhance a very wide range of sporting and leisure activities in A Sports And Leisure Development Framework For Brent (2003), which identifies the need for new and enhanced facilities and enabling resources in accordance with residents and users priorities. This Strategy complements other surveys which have</b> examined potential locations for indoor facilities requiring extensive site areas and which need to be co-located with outdoor sports facilities (as they share changing facilities and have indoor and outdoor elements to the same sport), in accordance with the sequential approach, as part of its review of existing sports provision (see Brent’s Sports Strategy 1998).</p>	To clarify the application of Government guidance and update references.

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UDP CHAPTER 13: PARK ROYAL

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UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
PR6	Amend the first sentence of the second paragraph of the policy to read as follows:  Development of the former Twyford Tip site should include remediation <b>and/or removal</b> of existing contaminated soil (Policy EP6) and the western part shall include a minimum of 0.1 Ha public open space.	To further clarify the policy.

## UDP CHAPTER 14: WEMBLEY REGENERATION AREA

UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
14.6.5b	<p>Insert a new paragraph, 14.6.5b, as follows:</p> <p><b>In applying the sequential approach to proposed development east of the existing town centre, considerations will include the proximity of proposed development to the edge of the existing centre, the ability to use a pedestrian link with the High Road easily, and the attractiveness of the route. If a proposed development contributes to regeneration of the town centre and the area around the Stadium, this will be a significant material consideration in determining a planning application for that proposal since the regeneration of these areas is important, as explained in paragraphs 4.1.1 – 4.2.6. Retail proposals could have a significant role to play in regenerating the town centre, providing that new development facilitates the making of linked trips with the existing centre. The provision of a good, attractive pedestrian route with active frontages along it will help achieve this.</b></p>	<p>To clarify how proposals for development in the Wembley regeneration area will be considered.</p>
14.6.5c	<p>Insert a new paragraph, 14.6.5c as follows</p> <p><b>The key opportunity sites in the Wembley Area are close to the Stadium and extend to within 50 metres of the edge of the town centre at Wembley Hill Road (as defined by the extent of the Secondary frontage). Although this point is over 400 metres from the designated Primary frontage, given the proximity to the town centre, the provision of an attractive pedestrian link will allow linked trips to be made between the existing High Road and new development to the east. The presence of the Stadium and other existing attractions in the vicinity is likely to increase the number of linked trips that are made both from the town centre to the Stadium area and vice versa. It may, therefore, be appropriate to characterise the key opportunity sites as edge of centre, depending on whether a link exists or is planned at the time the development is proposed. An attractive pedestrian route, as well as promoting linked trips, will also facilitate ease of access for visitors to the new Stadium, and surrounding attractions, from the High Road and, in particular, from Wembley Central station.</b></p>	<p>To clarify how proposals for development in the Wembley regeneration area will be considered.</p>
14.6.8	<p>Delete sentence as follows:</p> <p>High density residential development was a feature of the early development of parts of Wembley. New residential development could play a key role in the regeneration of the area adding to the vitality of the area. The Council is keen to ensure that there is not an over-concentration of a single type of housing and that the housing provided is suitable for non-family households. <del>The Council's housing provision study sets a target of 150 additional dwellings in the National Stadium Policy Area between 2000 and 2010.</del> There are practical</p>	<p>The original estimate, made in 1998, was based on a 'best guess' of what development associated with the Stadium could deliver. It did not envisage the extent of redevelopment that is now proposed. The draft London Plan has estimated that 400 new homes can be provided in the Wembley Opportunity</p>

UDP CHAPTER 14: WEMBLEY REGENERATION AREA

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	<p>difficulties in developing housing in certain parts of the National Stadium Policy Area, however, as the sheer scale of crowd movements, together with associated access controls, means that on event days many residents in the Wembley Park area suffer from restrictions on access to and from their homes. Residential amenity in the area also suffers from noise from major events, particularly concerts at the Stadium.</p>	<p>Area. Representations to the EiP proposed significantly greater numbers of residential units than this, and it is likely that, when adopted, this figure will be higher. It is now considered that the area is likely to deliver a significantly higher number of residential units than originally estimated.</p>
WEM29	<p>Amend the final sentence of the policy to read as follows:</p> <p>Major new conference, arena and exhibition facilities are supported and promoted <b>but will be subject to commercial viability and thereby sustainability for the London economy.</b></p>	<p>To provide further clarification of the policy.</p>

UDP CHAPTER 15: SITE SPECIFIC PROPOSALS

UDP Policy/ Para. No.	Proposed Modification	Reason for Modification
DP6	<p>Amend the Development Objectives section of the proposal to read as follows:</p> <p>Vacant shell of fire damaged Grade II listed building at risk owned by Brent Council. Uses acceptable on Metropolitan Open Land will be permitted. <del>In addition exceptional circumstances exist to permit limited inappropriate uses on Metropolitan Open Land within the building, which was previously in inappropriate use. Not a preferred location for the proposed uses but would be appropriate where these</del> <b>Other uses normally considered inappropriate uses will only be permitted where they can satisfy the ‘very special circumstances’ requirements (as set out in PPG 2 and RPG3) that they</b> are essential to the restoration and character of the listed building and are therefore proposed as an exception to policy. Strict control will be exercised over associated use of adjoining land to maintain the openness of Metropolitan Open Land. Building styles and materials should respect the existing building. Partial u Use of the premises (in part or in whole) for general community use will be sought in connection with any development scheme.</p>	<p>To clarify the application of Government guidance to this site.</p>