

Wembley development framework: late consultation responses

LATE CONSULTATION RESPONSES SUMMARY DOCUMENT SEPTEMBER 03

(this should be read in conjunction with the supplementary information report to the Wembley Development Framework Report)

	DATE	CONSULTEE	RESPONSE FROM	CONTACT	COMMENTS	RESPONSE / OUTCOME
1	10/09/03	Greater London Authority	Ken Livingstone	Paul Ricketts	The Mayor would like to support and endorse the agreed document as an Opportunity Area Framework to the draft London Plan.	Incorporated into text
2	04/09/03	RE International (REIL)	Barton Willmore	Alasdair Mackenzie	The Framework document should make explicit reference to the extant proposals of REIL and the progress achieved to date.	The Framework sets out the vision for the area. It does not make reference to applications which have been submitted but not determined.
					<p>Consultation/role</p> <ul style="list-style-type: none"> - That the formal consultation exercises for the Framework and other documents should be described in detail. - That the role of Brent Council and other interests in preparing the framework document should be made clear. - That the final draft will need to be subject to a formal consultation period of some 12 weeks to ensure adequate consultation. - Concern that document will form SPG pursuant to draft London Plan. 	<p>The consultation has been described in detail in the report to Executive and subsequent Supplementary information item.</p> <p>Brent Council has produced the Framework document in consultation with stakeholders that have an interest in the area.</p> <p>The Framework has been the subject of extensive consultation.</p> <p>The document will not form SPG pursuant to the London Plan. It is likely that the Sub Regional Development Frameworks will form SPG, not the Opportunity Area Framework.</p>
					That the framework should make specific reference to the ability of REIL proposals to meet the land use and access requirements of the Framework	The Framework sets out the acceptable uses within the framework area, and does not specify these on a site by site basis.
					The framework should provide certainty	The Framework sets out the broad

Wembley development framework: late consultation responses

					to the infrastructure demands on particular sites, particularly REIL site.	issues with respect to infrastructure. It cannot set out infrastructure demands on a site by site basis. These will largely depend on the development being proposed.
					Clarity is sought on whether the masterplan being prepared by the QED team will fulfil the requirements of the framework or whether a further master plan will be needed.	The Council intends to consult on the master plan when produced, and agree a final version.
					Page 1, para 3 Full engagement of all landowners is essential if the framework is to be successful.	The Council is committed to consultation with all stakeholders.
					Page 1 para 6. Challenge the role of the framework as a basis for the use of CPO powers.	The Framework will have many roles, including being a basis for decisions on land assembly.
					Page 2 para 1. The role of the framework should be confined to that of SPG pursuant to the UDP	The framework will be SPG pursuant to the Replacement UDP. It has also been endorsed by the major as an Opportunity Area Framework within the context of the draft London Plan.
					Page 3, para 8. Further information required, especially diagrams and maps	There will be additional plans with the published document
					Page 4 para 4. Details are required of transport improvements that are funded, required to enable the stadium and deliver the wider benefits	The framework does not set out this level of detail.
					Page 5, para 3. A definition of sustainable jobs required.	Employment opportunities that will be sustained in the long term.
					Page 7, para 1. Clarity on status of replacement UDP.	It is anticipated that this will be adopted early in the new year.
					Page 15, para 5. The framework should confirm that the REIL site is suitable for residential	The framework sets out acceptable land uses. It does not prescribe land uses on a site by site basis. That would be inflexible and too prescriptive.
					Page 16, para 5 Could REIL land form part of an enlarged town centre	It is intended that the Framework area will operate as an extension to the town centre.

Wembley development framework: late consultation responses

					Page 17, para 2. Challenge need and location of a bus interchange	The need for a bus interchange will increase with the development associated with the regeneration of the area.
					Page 23, para 9. Challenge use of High Road link for buses.	The High Road link or part of may be uses for buses.
					Page 35, para 4. Welcome options for the major redevelopment of the station.	No comment
					Page 39, para 2. Master plan core area	This is defined within the framework
					Page 42, para 5. All s106 requirements must satisfy the tests of circular 1/97 and case law.	Agreed.
					Page 44, para 1. That this paragraph is contrary to s54A of the Planning Act.	The Framework document interprets the policies of the Replacement UDP.
					Page 44, para 3. Clarity on the masterplan	It is intended that the master plan will be approved by the Council
					Page 44, para 7 The list of matters that the master plan should address is unduly prescriptive	The Council considers that the list is necessary and appropriate.
					Page 45, para 3. The master plan would fail the test.	There is no master plan at present.
					Page 45, para 7WNS and condition 3.	Not understood.
					Page 45, para 9. s106 agreements must satisfy circular 1/97 and case law.	No further comment.
					The document is unduly prescriptive in a number of places.	The Framework is not intended to be a prescriptive document.
3	09/09/03	London Borough of Harrow	Bill Munro		Harrow has a strong interest in ensuring that they derive benefits in terms of employment and economic development, from the development at Wembley, as well as reducing the disbenefits arising from additional traffic generation	The principle aim is for the development to create employment opportunities and economic benefits for residents of Brent. However, there will inevitably be benefits for NW London as a whole.
					Retail. Concern that the potential retail offer, including themed retail outlets linked to sports and leisure goods or	The framework sets out a requirement for a high quality mixed use development. It does not support a

Wembley development framework: late consultation responses

					visitor and showcase retail will encourage a predominately car-borne retail park.	predominately car-borne retail park.
					Road. Concern that there is too much emphasis on road users; fears that the stadium parking facilities will be used for retail on non event days	The emphasis of the framework is on improvements to public transport. However, the framework also recognises that improved access by road is important to the regeneration of the area. It is not envisaged that the stadium car park will be used for retail on non event days.
					Views. Concern that high buildings in surrounding development could compromise views of the stadium	The Framework sets out guidance in respect of views. They are also considered in the context of the replacement UDP.