

**LONDON BOROUGH OF BRENT**

**Meeting of the Planning Committee  
16<sup>th</sup> November 2005**

**Report from the Director of Planning**

For information

Wards affected:All

**Report Title: LOCAL DEVELOPMENT FRAMEWORK - PROGRESS  
REPORT**

**1.0 Summary**

- 1.1 In preparing the new Local Development Framework the Council is required to produce a Statement of Community Involvement as well as the Development Plan Documents which will form the new development plan and ultimately replace the UDP. This report informs Members of the stages reached in the preparation of these documents and likely revisions to the timetable that will be put to the Executive for approval in December.

**2.0 Recommendations**

- 2.1 That Planning Committee notes the preliminary results of the Issues and Options consultation, the progress with the Statement of Community Involvement and the timetable for submitting the Annual Monitoring Report.

### 3.0 Detail

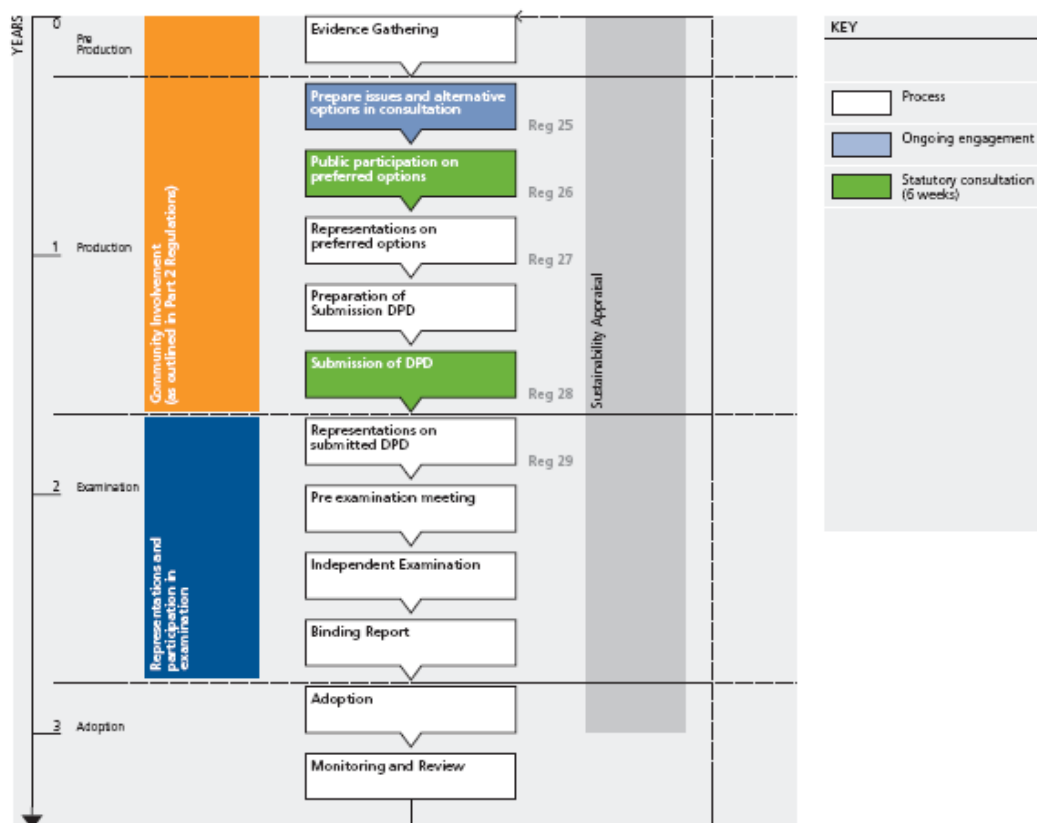
#### Introduction

##### Statement of Community Involvement

- 3.1 In taking forward the new system of Plan preparation, the Council was required to involve the community at an early stage. The first document to be drafted was the Statement of Community Involvement. This has now passed through 2 rounds of consultation and has been formally submitted to the S of S. A number of comments and other representations were received and responses to these were agreed by the Executive. Outstanding objections are to be considered by an independent Inspector at an examination on December 14<sup>th</sup> in the Conference Room, 3<sup>rd</sup> floor, Brent House. After this the Inspector will issue a report which is binding on the Council and the SCI will be amended as necessary.

##### Development Plan Documents

- 3.2 The process for taking forward the part of the LDF which will replace the UDP (known as Development Plan Documents) is set out in the following diagram reproduced from Government Guidance (PPS12). The Council has just ended the round of consultation known as the Issues and Options stage (shown as the second box down on the diagram), a stage which is described as ongoing engagement. This means that there no statutory time period was set down for this stage of consultation and comments are being accepted beyond the stated end date.



### Report on Issues and Options Consultation

3.3 For this round of consultation a series of Issues and Options papers were approved for a range of topics such as Housing, Employment, Open Space. There was also a paper which set out the development options for a number of sites, and views on these options were sought. In addition a questionnaire was placed in the Brent Magazine seeking views on a number of basic planning issues. As well as publicising the round of consultation at all the Local Area Consultative Forums, two community participation workshops were held, one at the Town Hall and the other at Queens Park Community School.

#### Questionnaire

3.4 There was a good response to the questionnaire with over 900 forms returned which represents about 1% of the borough’s households. An initial report of the results of the ‘tick-box’ part of the questionnaire is attached as appendix 1. There are still some questions where written responses were asked for which have yet to be analysed.

3.5 Key results are set out below

#### Housing

- 50% of respondents think that there should be more affordable homes

- 60% think that affordable housing should be provided on sites of less than 15 homes

#### Built Environment

- 50% think that requiring 10 percent of energy from renewable sources was too little whilst 45% thought that it was about right
- 96% think that it is either important or very important for developers to include sustainable design in new housing
- 86% think that buildings over 10 storeys are inappropriate in the borough

#### Transport

- In reducing the effects of traffic on Brent residents, relatively little support for restricting available parking but strong support for building new shopping and leisure developments within walking distance of public transport and increasing funding for public transport

#### Employment

- There was a high level of support (34% of responses) for allowing mixed use schemes on employment land

#### Town Centres

- 64% of respondents think there should be limits on the amount of shopping floorspace allowed outside town centres

#### Community Facilities

- 56% think there are not enough community facilities
- 87% think that housing developers should help fund new health facilities

#### Tourism and Leisure

- 70% think that Wembley is not an appropriate location for a large scale casino

#### Open Space

- Most people think that MOL and public open space is sufficiently protected whilst most think that sports grounds, school playing fields and allotments have insufficient protection

#### Waste

- 60% think that waste recycling centres should be smaller but that there should be more sites

## Issues and Options Papers

- 3.6 There has not been time to provide a detailed analysis of the responses received to the Issues and Options papers in this report, so the following merely gives a general indication of the level of response by different groups, organisations or individuals. These can be divided into those from the local community (i.e. residents' associations, other local groups or individuals), national bodies (such as Government Agencies or pressure groups) and those with commercial interests such as developers, land owners and businesses operating in the Borough. The number of respondents divided up as follows:

Local community	25
National Bodies	10
Commercial Interests	28

- 3.7 There was a limited response from the local community to the Issues and options papers which can be explained in part by the fact that many responded to the questionnaire. The community workshops were reasonably well attended by representatives from local residents associations and other groups active in the borough, so their views were mainly expressed through those forums.
- 3.8 Northwick Park Residents Association carried out their own questionnaire of their members, based on the questions that were asked in the Issues and Options papers but given a local area focus, and received 126 replies.
- 3.9 Although a wide variety of views have been expressed, a number of themes have emerged. These can be summarised as follows:
- By far the majority of representations would like to see a limit on the height of buildings or, at least, to have high buildings confined to locations where they might be more acceptable, i.e away from more suburban residential areas
  - General opposition to an increase in the level of affordable housing sought in new housing schemes
  - Generally considered that new housing development should be supported by new social infrastructure such as schools and health facilities
  - Open land should be protected from development
  - General support for development to be more sustainable
  - A mixed response on parking provision, but the majority of respondents seem to be in favour of restrictions on parking
  - Little support for a large casino in Wembley

## Community Workshops

- 3.10 These were arranged for Brent Town Hall and Queens Park Community School and were attended by over 40 people, mainly representatives from residents' associations but also local businesses and individuals. A list of attendees is provided as appendix 2. The two events were conducted by external facilitators and focussed on how people would like to see the Borough developing in the future. The balance of views lay between one of support for growth and regeneration in key locations, whilst maintaining the character of suburban residential areas, and one of little or no-growth. There was little support for tall buildings and there was a consensus that schools and health facilities should be able to cope with new residential development, or that these should be provided along with the development.

### **Annual Monitoring Report**

- 3.11 The Council is required to submit an Annual Monitoring Report, by 30<sup>th</sup> December 2005, informing the Secretary of State of the progress in preparing the LDF, including any proposed changes to the LDS, and reviewing the key development trends during 2004-05. The draft Annual Monitoring Report is currently being prepared and will be submitted to the Executive (12th December), whose approval is required for formal submission and publication.

### **Future timetable**

- 3.12 The next stage will be the drawing up of Preferred Options which will, in effect, be a new draft Plan in the 3 Development Plan Documents proposed. The Preferred Options are scheduled to be placed formally on deposit for 6 weeks in Spring/Summer 2006. The Council will note and log all the representations received and take these into account in drawing up the new Plan. All representations will be reported in full when the Preferred Options are reported to Planning Policy Committee and Executive

## **4.0 Financial Implications**

- 4.1 Estimates of the cost of processing the LDF to adoption were presented in full to Executive on 7<sup>th</sup> July 2004. These are reproduced below.

	£			
	2004/5	2005/6	2006/7	2007/8
<b>Possible additional costs</b>				
Additional Staffing Costs	98,000	98,000	98,000	98,000
Public Inquiry costs				130,000
Other Costs	115,000	50,000	25,000	75,000
Minus existing UDP budget	35,000	35,000	35,000	35,000
Total additional Costs	178,000	113,000	88,000	268,000
<b>Sources of funding</b>				
Planning Delivery Grant	178,000	113,000	88,000	68,000
<b>Potential growth required</b>				200,000

- 4.2 An allowance was made in the 2005/6 budget for costs over and above staff costs. It is now evident that the requirement for consultation during 2005/6 is likely to be higher than originally estimated and this is reflected in an increase in the amount for other costs. Most of the funding required can be met from the Planning Delivery Grant. Government officials have made it clear that the Planning Delivery Grant (PDG) should be used to meet additional resource requirements of the new system. A revised estimate of costs for 2005/6 is set out below.

	<u>2005/6</u>
<b><u>Possible additional costs</u></b>	
Additional Staffing Costs	£98,000
Other Costs	£100,000
Minus existing UDP budget	£35,000
Total additional Costs	£163,000

**Sources of funding**

Planning Delivery      £163,000  
Grant

## **5.0    *Legal Implications***

- 5.1    The Planning and Compulsory Purchase Act 2004 has changed the statutory basis for drawing up development plans in England and Wales. The Unitary Development Plan and Supplementary Planning Guidance will be replaced by a Local Development Framework.
- 5.2    The Issues and Options consultation stage, described as 'ongoing consultation' rather than being a statutory deposit period, is required by regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004.

## **6.0    *Diversity Implications***

- 6.1    Local planning authorities are required to prepare a Statement of Community Involvement (SCI), in which they will set out their policy on involving their community in preparing the LDF. An inclusive approach is needed to ensure that different groups have the opportunity to participate and are not disadvantaged in the process. The consultation on Issues and Options will be as broad as practicable and the views of minority groups will be actively sought.

## **7.0    *Staffing Implications***

- 7.1    An estimate of a need for additional staff to undertake LDF work was provided in the report to Executive on 13<sup>th</sup> December 2004. This estimate remains the same.

## **8.0    *Environmental Implications***

- 8.1    There is a requirement to carry out a Sustainability Appraisal of the Plan, which includes a Strategic Environmental Assessment in accordance with the E U directive which came into effect in July 2004. A Sustainability Appraisal Scoping Report has been prepared and a number of statutory consultees and other bodies have been consulted on this.

### ***Background Papers***

#### **Details of Documents:**

The Planning and Compulsory Purchase Act, 2004  
Brent UDP Revised Deposit Replacement Plan, April 2001.

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Planning Policy Statement 12: Local Development Frameworks  
Town & Country Planning Regulations (Local Development) (England)  
Regulations 2004  
Local Development Frameworks. Draft Guide to Procedures and Code  
of Practice

**Contact Officer**

***Any person wishing to inspect the above papers should contact  
Ken Hullock, The Planning Service, Brent House, 349 High Road,  
Wembley, Middlesex HA9 6BZ, Tel: 020 8937 5309***

**Chris Walker  
Director of Planning**

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## Appendix 1 LDF Questionnaire in Brent Magazine

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## Appendix 2

# LDF Workshops 19-20 Oct 2005

Type of consultee	Title	First Name	Last Name	Organisation Name	Date of Attendance
<b>Boroughwide Groups</b>					
	Mr	Deva	Samar	Brent Hindu Samaj	19/10/2005
	Ms	Miriam	Green	Brent Association of Disabled People	20/10/2005
<b>Councillor</b>					
	Cllr	Neil	Nerva		20/10/2005
	Cllr	Paul	Lorber		19/10/2005
	Cllr	Robert	Wharton		19/10/2005
<b>Interest Groups</b>					
		J	Flynn	LNER	19/10/2005
	Ms	Tina	Brown	West Kilburn Royal British Legion	20/10/2005
	Mr	Roy	White	West Kilburn Royal British Legion	20/10/2005
	Ms	Karen	Flaum	Preston Amenities Protection Association	19/10/2005
<b>Interested Person</b>					
		Chris	Anderson		20/10/2005
		Dhanji	Hirani		19/10/2005
	Mr	Dennis	Varcoe		19/10/2005
	Mr	Dilwyn	Chambers		19/10/2005
	Mr	H. D.	Patel	17 Crainfield Avenue	19/10/2005
	Mr	Mufeed	Saleh		19/10/2005
	Mr	Robert	Hastings		19/10/2005

<b>Type of consultee</b>	<b>Title</b>	<b>First Name</b>	<b>Last Name</b>	<b>Organisation Name</b>	<b>Attendant Date</b>
	Mrs	L	Yerolemou	1 The Paddocks	19/10/2005
	Mrs	Margaret	Tyreman	7 The Paddocks	19/10/2005
<b>Local Business</b>					
	Mr	Mark	Ellsmore (Managing Director)	Ace Café London	19/10/2005
	Mr	Robert	Duhr	M.G. Motoring	20/10/2005
<b>Locally relevant</b>					
	Mr	Andy	Thompson	Dollis Hill House Trust	19/10/2005
	Mr	Martin	Redston	Brent Arts Council	20/10/2005
<b>Planning Consultant</b>					
		Marie	Nagy	DPP	20/10/2005
<b>Residents</b>					
		Al	Forsyth	Brondesbury Residents & Tenants Association	20/10/2005
		Colin	George	QPARA	20/10/2005
		H.D.	Patel	Neasden Residents Association	19/10/2005
		J	O'Keeffe	Queens Park Residents Association	20/10/2005
		Kanta	Mistry (Secretary)	QARA Group Association	19/10/2005
		Mahendra	Shah	QARA Group Association	19/10/2005
		Martyn	Featherby	Roe Green Village Residents' Association	19/10/2005
		S	Kothari (Chairman)	Neasden Residents Association	19/10/2005
		S T	Leger	Neasden Residents Association	19/10/2005
	Mr	B	Patel	QARA Group Association	19/10/2005
	Mr	David R A	Friend	Sudbury Court Residents' Association	19/10/2005
	Mr	Richard	Johnson	Queen's Park Area Residents' Association (Park East)	20/10/2005

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<b>Type of consultee</b>	<b>Title</b>	<b>First Name</b>	<b>Last Name</b>	<b>Organisation Name</b>	<b>Attendant Date</b>
	Mr	Robert	Dunwell (Chairman)	Barn Hill Residents' Association/ QARA Group Association	19/10/2005
	Mr	T	Antoniou	Willesden Residents and Trade Association	19/10/2005
	Ms	Carol	Reman	Cricklewood Neighbourhood Association	19/10/2005
	Ms	May	White	Kenton Homeowners Association	19/10/2005
	Ms	Monika	Huber	Brondesbury Residents & Tenants Association (B.R.A.T.)	19/10/2005
	Ms	Ruth	Dar	Aylestone Park Residents & Tenants Association (APRATA)	20/10/2005
	Ms	Ulla	Thiessen	Mapesbury Residents' Association	20/10/2005

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