



Full Council
24 June 2013

**Report from the Director of
Regeneration and Growth**

Wards affected:
Wembley Central, Tokyngton, Barnhill,
Preston, Stonebridge

**Wembley Area Action Plan –
Submission for Examination in Public**

1.0 Summary

1.1 On 11 March the Executive agreed the Wembley Area Action Plan for public consultation and then, subject to Full Council approval, to submit the draft Plan to the Planning Inspectorate for Examination. In light of the consultation three relatively small amendments are proposed to enable a sound draft Plan to be formally submitted. Full Council is asked to approve the amendments set out in paragraph 3.3 below and to agree the Plan be formally submitted. The draft Plan is attached as Appendix 1.

2.0 Recommendations

- 2.1 That Full Council agree the three proposed changes set out in paragraph 3.3 of this report.
- 2.2 That Full Council agree the draft Wembley Area Action Plan, together with the proposed changes, be submitted on 1 July to the Planning Inspectorate for Examination.
- 2.3 That the Director of Regeneration and Growth be authorised to agree any necessary changes to the document during the Examination process to facilitate the adoption of a sound Plan.

3.0 Detail

Introduction

- 3.1 The reasons for producing the Area Action Plan (AAP) derive from the need to bring UDP policy, particularly the Wembley Regeneration Area chapter, first drafted in 2000 and adopted in 2004, up-to-date. It is a logical step in drawing up the folder of Development Plan Documents (DPDs) that will make up the borough's development plan and ultimately supersede the UDP. The AAP also consolidates detailed policy and guidance currently contained in a number of documents, including the Wembley Masterplan 2009, the Wembley Link Supplementary Planning Document (SPD) 2011 and the Wembley West End SPD 2008.

Public Consultation

- 3.2 The Council has engaged in three rounds of consultation on the Wembley Area Action Plan. First the Council sought initial views on the planning issues in September 2011 and then consulted upon a draft Plan known as the Preferred Options. Public consultation on the Preferred Options was carried out August - October 2012. Wide publicity was given to the public consultation. It was advertised in the local press as well as the Brent Magazine and a video about the Plan was shown, and leaflets handed out, at a road show in Wembley Central Square over 1 week in August 2012. It was made available in Brent libraries and One Stop service offices as well as online. A public meeting was held at the Town Hall and a vacant shop unit at Wembley Triangle was used for drop-in sessions. The Plan was finally published and made available during April and May 2013 for representations to be made before submission for Examination. It is a requirement of the regulations that Full Council approves the draft Plan for submission for Examination.

Current Stage

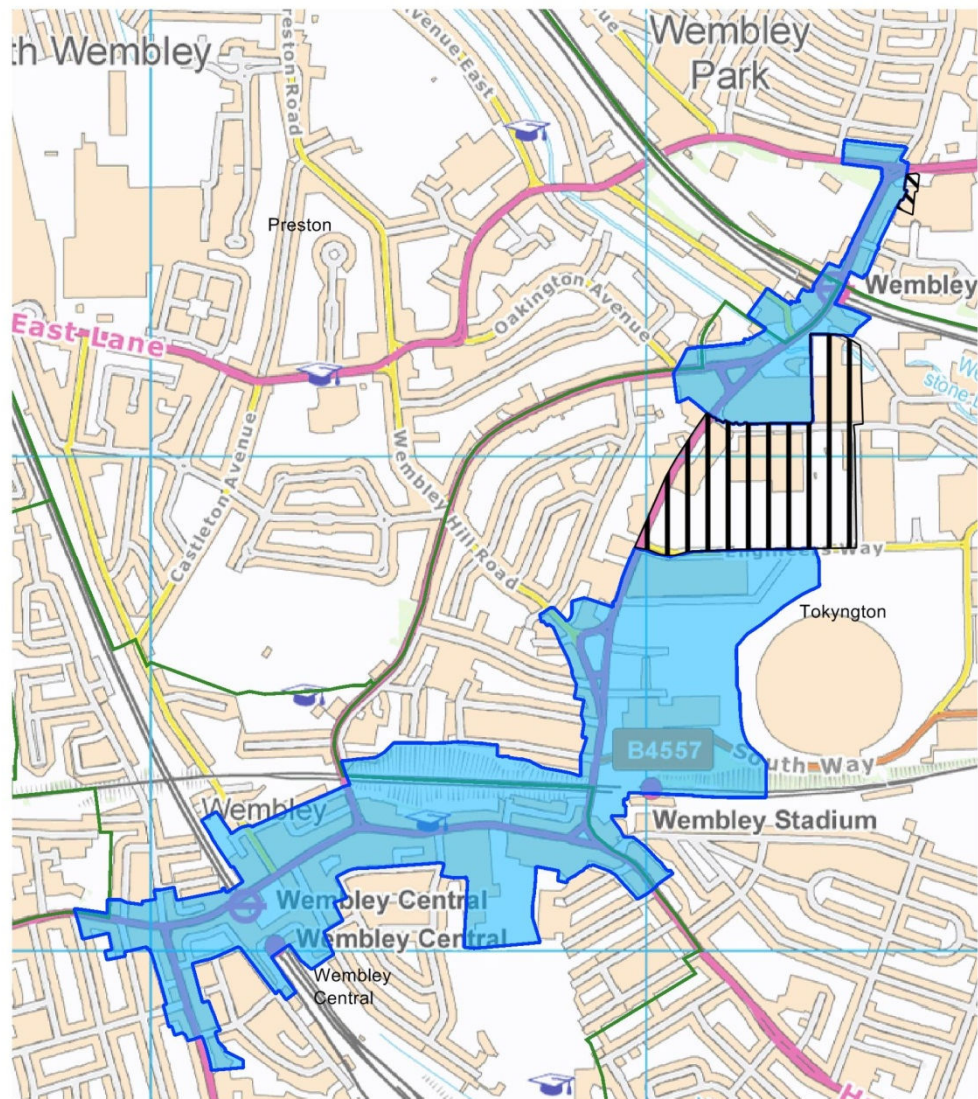
- 3.3 It is now proposed that, in light of comments received in the final consultation stage, 3 relatively small changes are made as part of the submission. These proposed changes are set out below:
1. The GLA have pointed out that, in order to conform to the London Plan, separate designations for Wembley Park as a District Centre and Wembley Town Centre as a Major Centre should be retained. The published Plan had proposed that, because planning consent had been given to a major new shopping street linking Arena Square with Wembley Park, that one large town centre be designated from Bridge Road through to Ealing Road. After discussions with GLA officers it is now accepted that the most appropriate course of action will be to retain two distinct boundaries for Wembley Park and Wembley centres (although these will be adjoining one another) and that these designations will be reviewed through the London Plan review when that commences next year.

This means that Wembley Town Centre is proposed to extend northwards to include the consented North West Lands scheme whilst Wembley Park includes

the Torch and Kwik Fit sites. The revised town centre boundaries are shown below:

Proposed change to be reflected in Maps 2.1, 8.1, 21.1 and 21.2

Wembley Major Centre extension (vertical lines) and Wembley Park District Centre extension (diagonal lines)



There will also be consequential amendments to the supporting text.

- 2 The second proposed change concerns policy WEM18 on Housing Mix. The GLA consider that as expressed in the pre-submission draft, the proposed policy would not reflect the policy for affordable rent housing as set out in the National Planning Policy Framework. It is proposed that policy be amended as follows (new text in bold and deleted text struck through).

Housing Mix

The housing mix guidance provided in table 7.1 will be applied in the relevant parts of Wembley. Additionally, new Affordable Rent that ~~meets~~ **addresses** the needs of households eligible for social housing, with eligibility determined with regard to local incomes and local house prices, will be ~~accepted~~ **encouraged** as part of the tenure mix.

The council will encourage intermediate affordable housing tenures, such as discounted market sale products, where the council **or other registered providers** can secure future equity payments that can be recycled into new affordable housing.

The maximum amount of affordable housing, subject to viability and the achievement of other planning objectives, will be sought..

- 3 The final proposed change relates to the Indicative Housing Capacity shown for site W12 North West Lands. It is proposed that this be changed from 815 units to 1300 units, which is the maximum housing numbers granted planning consent in 2011.

Submission

- 3.7 Appendix 1 sets out in full the draft submission version of the document. Full council is asked to agree this for submission along with the proposed changes to it set out above. After Examination the council will receive an Inspector's report which may find the Plan sound without modifications or may, if the local planning authority request, recommend modifications that would make the Plan sound and then it can be adopted.

Timetable for Adopting the Area Action Plan

- 3.9 The timetable for taking the Area Action Plan forward is set out below:

Submission	July 2013
Examination Hearings	Oct 2013
Adoption	Feb 2014

4.0 Financial Implications

- 4.1 The preparation and ultimate adoption of an Area Action Plan will provide a more up to date statutory Plan which carries greater weight in making planning decisions, which leads to fewer appeals and reduced costs associated with this. It also provides greater certainty for developers who are more likely to bring forward sites for development in the knowledge that schemes which comply with the requirements of the Plan have a good chance of receiving planning consent.
- 4.2 The costs of preparing the WAAP will be met mainly from the Planning & Development budget. However, additionally there has been a need for studies, particularly dealing with transport matters, which provide evidence to support new policies and proposals. Virtually all of this work has already been undertaken, or is underway, and funded. Any additional funding will be sought from existing budgets in the Regeneration and Growth Department. To date the total cost of studies has been estimated at about £100,000.

- 4.3 It is not possible to estimate at this stage how much Examination will cost. It is anticipated it will be in the region of £50,000. The Examination will be funded by the departmental projects budget.
- 4.4 There will also be costs associated with road widening and junction improvements proposed in the Plan. These will be funded largely by S106 and/or CIL funding. It is also possible that any gap in funding can be met by other sources of funding such as the London Growth Fund.

5.0 Legal Implications

- 5.1 The preparation of the borough's local plan, including the Wembley AAP, is governed by a statutory process set out in the Planning and Compulsory Purchase Act 2004, and associated Government planning guidance and regulations. Once adopted the Plan will have substantial weight in determining planning applications and will supersede part of the UDP.

6.0 Diversity Implications

- 6.1 Full statutory public consultation is being carried out in preparing the DPD and an Impact Needs / Requirement Assessment (INRA), which assessed the process of producing the LDF, was prepared and made available in 2008 and has recently been updated.

7.0 Staffing/Accommodation Implications

- 7.1 The timetable for progressing the Plan to adoption depends upon staffing levels.

8.0 Environmental Implications

- 8.1 The DPD deals with the development of the Borough's main regeneration area and thus will have a significant effect on controlling impacts on the environment including requiring measures to mitigate climate change. Sustainability appraisal is undertaken and updated at all stages of preparing the DPD.

9.0 Background Papers

Brent Core Strategy July 2010

Brent Site Specific Allocations Development Plan Document, July 2011

Wembley Masterplan, June 2009

Wembley Link SPD, July 2011

Wembley AAP, Issues & Options, September 2011

Wembley AAP Preferred Options, August 2012

Contact Officers

Any person wishing to inspect the above papers should contact Ken Hullock, Planning & Development 020 8937 5309

Andy Donald

Director, Regeneration & Growth

Appendix 1 – Wembley Area Action Plan – Proposed Submission Version for Publication

Separately circulated