

	<p style="text-align: center;">Planning Committee 9th March 2011</p> <p style="text-align: center;">Report from the Director of Regeneration & Major Projects</p>
<p>For Action Wards affected: All</p>	
<p style="text-align: center;">Site Specific Allocations DPD</p>	

1.0 Summary

- 1.1 This report explains that the Council has received the Inspector's report into the Examination of the Site Specific Allocations Development Plan Document of the LDF for fact checking, and that the Inspector finds the document sound subject to recommended changes being made.

2.0 Recommendations

- 2.1 That the Planning Committee notes the Inspector's findings as set out in the non-technical summary of his report.

3.0 Detail

Examination of the Site Specific Allocations DPD

- 3.1 The Site Specific Allocations DPD forms part of the Council's Local Development Framework (LDF). It follows on from the adoption of the Core Strategy and provides more detailed planning guidance for the majority of development sites in the Borough. Both these DPDs will be supplemented by a Wembley Area Action Plan, and then a Development Management Policies DPD. When both of these documents are adopted the UDP will have been replaced as the local Development Plan for the borough.
- 3.2 The Allocations were subject to examination by an independent Inspector, who held hearing sessions to consider oral evidence in November/December 2010. A number of changes to the document were proposed both before and during the hearing sessions and these were made available on public consultation for an eight week period commencing before Christmas 2010. All comments were passed on to the Inspector who then considered these alongside the representations made prior to submission. The Council has now received the Inspector's report for fact checking. The Council cannot publish the report until the final report has been received therefore the detailed

recommended changes are not set out in this report. However, should the final report be received before March 9th then this will be circulated to Members and Member's will be asked to recommend that Executive and Full Council adopt, with the recommended changes, the Site Specific Allocations Development Plan Document.

Inspector's Report

3.3 As indicated above, the Inspector has found the Site Specific Allocations DPD sound subject to a number of recommended changes. This means that, on receipt of the final report assuming no material changes, that the Council can adopt the document with the changes incorporated. All of the changes were proposed by the Council.

3.4 The Non-technical summary of the Inspector's report is repeated below:

"This report concludes that the London Borough of Brent Site Specific Allocations Development Plan Document (DPD) provides an appropriate basis for the planning of the Borough over the next 15 years. The Council has sufficient evidence to support the strategy and can show that it has a reasonable chance of being delivered.

A limited number of changes are needed to meet legal and statutory requirements. These can be summarised as follows:

Changes to clarify the relationship between the DPD, the Core Strategy and the 'saved' parts of the Council's Unitary Development Plan and to explain the format and content of the DPD;
Changes to bring the DPD into line with up-to-date negotiations with developers and site owners;
Changes to bring the DPD into line with up-to-date national and strategic policies; and,
Changes to ensure that there is a proper framework in place to ensure delivery of the allocated sites.

All of the changes recommended in this report are based on proposals put forward by the Council in response to points raised and suggestions discussed during the public examination. The changes do not alter the thrust of the Council's overall strategy."

3.5 When the DPD is adopted, it will supersede those parts of the UDP referred to in the DPD, including the whole of the 'Site Specific Proposals' chapter.

4.0 Financial Implications

4.1 The adoption of the Site Specific Allocations DPD provides 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 allocation have a good chance of receiving planning consent. This helps to deliver more housing in the borough, including affordable housing, and

4.2 The costs of examining the Site Specific Allocations DPD are estimated at about £60,000. The Council has yet to be invoiced by the Inspectorate for the costs of

examination. If the Core Strategy were not adopted and resubmitted a similar cost would be required.

5.0 Legal Implications

5.1 The preparation of the LDF, including the Site Specific Allocations DPD, 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 DPD 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 has been carried out in preparing the DPD and an Impact Needs / Requirement Assessment (INRA), which assessed the process of preparing the Core Strategy and SSA DPD, was prepared and made available in November 2008.

7.0 Staffing/Accommodation Implications

7.1 There are no staffing or accommodation implications arising directly from this report.

8.0 Environmental Implications

8.1 The DPD deals with the appropriate development of 71 sites around the borough and thus will have a significant effect on controlling impacts on the environment including requiring measures to mitigate climate change. Sustainability appraisal has been undertaken at all stages of preparing the DPD.

9.0 Background Papers

Brent Core Strategy July 2010

Brent Site Specific Allocations DPD, Submission Version, June 2010

Proposed Changes to Site Specific Allocations, Nov. 2010

Contact Officers

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

Andy Donald
Director of Regeneration & Major Projects