

THE PLANNING SERVICE

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APPENDIX B

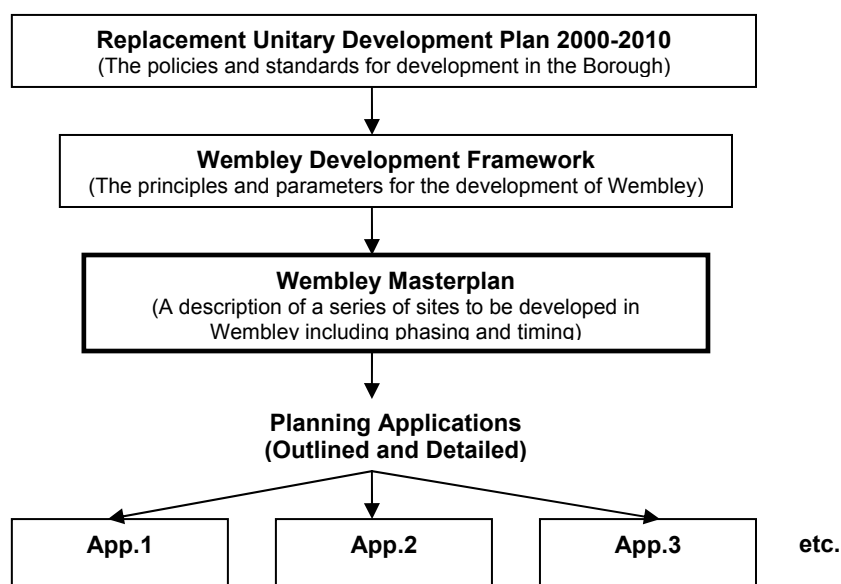
Dear Sir / Madam,

For your information please find below the text of the Masterplan consultation letters sent to a wide range of consultees last week.

Re: WEMBLEY MASTERPLAN: A CONSULTATION DRAFT - YOUR CHANCE TO COMMENT

As part of the process of regenerating the area surrounding the stadium, the Council has received a draft masterplan entitled '**Delivering a New Wembley Masterplan Framework: A Consultation Draft - October 2003**'. The document shows how this part of Wembley might be redeveloped in the future. **A masterplan is a document that explains how a site or series of sites will be developed, including the phasing and timing of development on those sites.** The requirement for a masterplan stemmed from the planning inquiry into the Replacement Unitary Development Plan for Brent. The Inspector considered that a masterplan provided a flexible way to guide the redevelopment of the area on a site by site basis, but in the context of an overall plan. A requirement for a masterplan is also set out in the Wembley Development Framework, approved as Supplementary Planning Guidance in September of this year.

The Unitary Development Plan, the Development Framework and the Masterplan will provide a policy context and detailed guidance which allows for the consideration of planning applications (see diagram below).

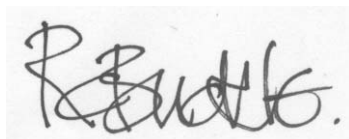


As you may be aware, Quintain Estates & Development plc have already submitted an outline planning application for a 17 hectare site surrounding the Stadium and Reserved Matters (detailed) for car/coach parking on land to the north east of the stadium. You will have recently received a letter regarding this application from the Wembley Planning Team. The London Development Agency are due to submit an application for land linking the High Road to the Stadium Regeneration Area early in the New Year.

This is **your opportunity** to comment on the content of the Masterplan. Copies of the document have been placed in local libraries in your area and in the Council's One-Stop-Shops. There will also be an exhibition of the Masterplan in the One-Stop-Shop at Brent House beginning on the 22nd December and running until the 12th January. A copy of the Masterplan will also be available on Brent Council's planning website: www.brent.gov.uk/planning together with a response form.

The Response Form, found on the web, can be used if you would like to submit comments on the Masterplan document although feel free to write separately, sending your comments via email, fax or post to myself. Whether you use the form or not can you please make reference to the page number(s) to which your comments refer. If you have any queries, please don't hesitate to contact myself or Suzanne O'Toole on 0208 937 5267. I would appreciate any comments on the document as soon as possible, but **no later than 19th January 2004**. Ultimately, it is our intention to report the draft masterplan to our Council's Executive in the New Year.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Buckle', is written on a light-colored rectangular background.

Robin Buckle
Team Manager Design and Regeneration