



LOCAL DEVELOPMENT SCHEME

This Local Development Scheme is a public statement of the Council's programme for the production of its Local Plan and associated documents over the next three years. It is to be the first point of reference for local communities and other stakeholders to find out about Brent's Local Plan

APRIL 2025

London Borough of Brent Local Development Scheme

Explanatory Note

Under the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011, Brent Council is required to produce a Local Development Scheme (LDS). This sets the timetable and programme for the production of planning policy documentation. It is to be revised at such times as the Local Authority considers appropriate.

The LDS covers the period from 2025 to 2029. There is no longer a statutory requirement to include Supplementary Planning Documents (SPDs). These, however, continue to be listed in order to give a full account of Brent's planning policy work priorities. A summary of progress on Neighbourhood Plans is also included in the appendix.

This and other Local Plan documents are available online at

<https://www.brent.gov.uk/planning-and-building-control/planning-policy-and-guidance>

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1.0 INTRODUCTION

- 1.1 This Local Development Scheme (LDS) is the Council's planning policy project plan. It identifies the current development plan documents for the borough. It also outlines which local development documents will be progressed to update and supplement the borough's Local Plan for the next three years. It has been prepared in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 (as amended) (The Act).
- 1.2 This scheme does not include planning policies but is to be used to find out which policy documents apply in the borough and their status. If there are any ad-hoc changes to the production of any documents, these will be published online at <https://www.brent.gov.uk/planning-and-building-control/planning-policy-and-guidance>

2.0 OVERVIEW OF THE LOCAL PLAN PROCESS

- 2.1 The following are the key aspects of the development plan system as they relate to LB Brent. The statutory development plan for the borough consists of:
- (i) London Plan 2021
 - (ii) Brent Local Plan 2022
 - (iii) West London Waste Plan 2015
 - (iv) Sudbury Neighbourhood Plan 2015
 - (v) Harlesden Neighbourhood Plan 2019
- 2.2 Since 1st April 2015, the Council is not the local planning authority for the south-western part of the borough. In this area Old Oak and Park Royal Development Corporation (OPDC) is the local planning authority. It has its own Local Plan, Supplementary Planning Documents and planning guidance. See Appendix 1 for the OPDC area and its coverage in the London Borough of Brent.

Structure

- 2.3 The terminology around planning can be confusing, with different terms used in legislation and guidance for the same documents. The Development Plan, or Local Plan as it is also known, can be a single document or a portfolio of planning documents. Government regulations and guidance set out the process for preparing planning documents. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the Regulations) is the most relevant statutory document related to their preparation. The following text gives a description of the types of documents in the Development Plan and a short description of each.

Local Development Documents

- 2.4 The Act identified two different types of Local Development Documents (LDDs) that can be used by Local Planning Authorities to set out policy and associated guidance that can be used in the determination of planning

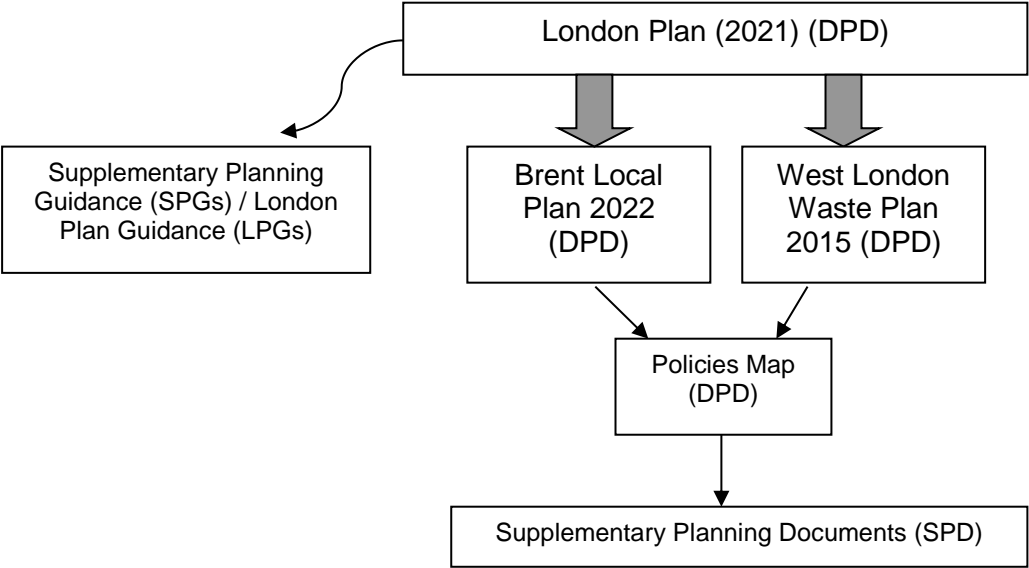
applications. These are Development Plan Documents and Supplementary Planning Documents. All local development documents are, where necessary, subject to sustainability appraisal and a strategic environmental assessment:

- **Development Plan Documents (DPD)** – Planning applications must be determined in accordance with the Development Plan/ Local Plan; this is also known as a Development Plan Document. These documents have statutory status. They are subject to independent examination undertaken by the Planning Inspectorate and their Inspectors appointed on behalf of the Secretary of State. Inspectors and the Secretary of State can recommend changes, which the Council must accept if they are to adopt the Plan. The key Brent specific DPD is the Brent Local Plan. This sets out an overall vision of how the borough and places within it should develop. It is accompanied by a Policies Map. In London, the London Plan is also part of the Development Plan. Brent's Development Plan also includes the West London Waste Plan.
- **Supplementary Planning Documents (SPD)** – These documents do not have development plan status but provide guidance on the application of DPD policies. Regulations and guidance set out what SPDs can contain and the processes for their adoption. SPDs do not form part of the Local Plan and so are non-statutory. SPDs amplify policies in Local Plans; they cannot create policy and neither can they allocate sites for development.

Other planning documents the Council must produce

- **Authority Monitoring Report (AMR)** – sets out progress in terms of producing LDDs and in implementing/ monitoring the effectiveness of policies. It is done on an annual basis.
- **Statement of Community Involvement (SCI)** – sets out how Brent Council intends to involve stakeholders and the community in planning related activities.

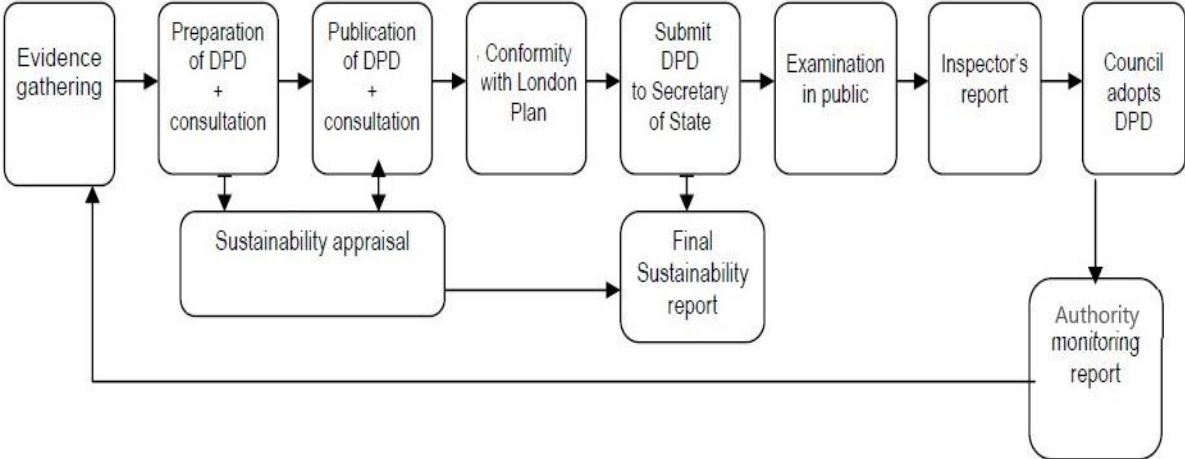
Figure 1 Brent’s Development Plan (where the Council is the Local Planning Authority) and associated documents.



Process

- 2.5 As a result of the Levelling Up and Regeneration Act 2023, it is likely that Government will change the process for adopting a development plan. High level details of this change were set out in July 2024. It has also been suggested that SPDs will no longer be allowed; those which exist may also no longer be recognised in the determination of planning applications. Details on these changes are expected in 2025.
- 2.6 Figure 2 sets out the existing key stages in the production of development plans. This will stay in place for plans prepared for submission for examination prior to 31st December 2026. Documents submitted after this date will have to use the new system.

Figure 2 - Key stages in the production of Development Plan Documents



2.7 The key stages of **DPD preparation** accord with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended):

- **The research stage** - evidence is gathered to help identify issues that need to be considered to shape the DPD strategy. The Council will need to collect the necessary data to develop a robust evidence base for the plan and provide the baseline for a Sustainability Appraisal (SA) scoping report.
- **Preparation of a plan (Regulation 18)** - When preparing a DPD, the Council must notify each of the specific bodies as relevant, alongside members of the public, stakeholders and interest groups. At this stage, the possible need to include proposals for particular sites will be considered and an initial sustainability report will also be available.
- **Publication of a plan (Regulation 19)** - Before the Council submits a DPD to the Secretary of State, it must publish and make available the documents it proposes to submit. At this stage, a minimum six-weeks is required for any member of the public, group or stakeholder to make representations on the soundness of the plan. The plan will be supported by the Sustainability Appraisal.
- **Submission of the plan and associated documents and information to the Secretary of State (Regulation 22)** – The council will set out the detailed policies and proposals and will submit the DPD to the Secretary of State, together with any representations received in accordance with Regulation 20. It will be accompanied by the final sustainability appraisal.
- **Independent Examination (Regulation 24)** – an examination will take place by an independent Inspector/s appointed by the Secretary of State. The Inspector/s must consider whether the document is sound in terms of its content. They must also identify whether the correct processes and procedures have been followed taking into account representations received through an Examination in Public.
- **Inspector’s Report and Adoption of local plan (Regulations 25 and 26)** - Following examination, the Inspector/s will produce a report to identify whether the Plan is sound and can be adopted. If asked by the Council to do so, the Inspector will make recommendations on main modifications necessary to make the DPD sound. If the Council wishes to adopt the final DPD the Inspector’s modifications must be incorporated.
- **Authority Monitoring Report (Regulation 34)** – The council must make any up-to-date information, which they have collected for monitoring purposes, available as soon as possible after the information becomes available.

Figure 3 - Key stages in the production of Supplementary Planning Documents



2.8 The preparation of SPDs is different to that of DPDs. It is simpler and does not involve an Examination by an Inspector. The Council is responsible for the process throughout, but there is still community involvement.

The prospective changes to the development plan adoption process.

2.9 As mentioned in paragraph 2.5 the Government is proposing to change the development plan adoption process. Additional detail and the associated statutory framework and guidance is expected in 2025. July 2024 consultation material highlighted the following 30-month process from start to finish:

Give 4 months’ notice before starting plan making (this is outside the 30 month period):

- A scoping and early participation stage – including requirements to “notify” the public and stakeholders including statutory bodies and “invite” participation; prepare or update the local plan or minerals and waste timetable; and give a minimum of four months’ notice before they intend to formally commence the 30-month plan preparation timeframe through to adoption.

Month 1 – 23

- Plan visioning and strategy development – including a requirement to undertake visioning about the future of the area and the first formal public consultation on the plan.
- Evidence gathering and drafting the plan.
- Engagement, proposing changes and submission of the plan – including a requirement for the second public consultation on the plan

Month 24 - 30

- Examination of the plan
- Adoption of the plan

3.0 BRENT’S DEVELOPMENT PLAN UPDATES

Introduction to the current situation in Brent

- 3.1 The Act requires the Local Development Scheme (LDS) to be revised as such times as the Local Authority considers appropriate. The Council last formally updated its LDS in July 2021 in association with the Local Plan examination process. A new LDS is now necessary as the Council, along with other West London planning authorities, is looking to progress a review of the West London Waste Plan. In addition, the Government's Chief Planning Officer has requested that planning authorities update their LDS and by March 2025 submit it to government. This follows publication of the revised National Planning Policy Framework December 2024 and proposed changes to the planning system. This is to allow Government to get an understanding nationally of how it will ensure Development Plans will be made up to date in the years ahead in England. The Council's key project plan changes and document profiles are highlighted in Appendix 2.

Brent's Development Plan – conformity and integration with other plans and strategies

- 3.2 Development Plans must take account of other strategies and plans for the borough which have an impact upon spatial development. There are several strategies, plan and policy guidance that need to be considered and where necessary, integrated into the Development Plan.

National/ Government Planning Policy

- 3.3 The Government sets out national planning policy in the National Planning Policy Framework (NPPF). There is also associated National Planning Practice Guidance (NPPG). Both are updated on a regular basis and have equal status. The Development Plan must be in conformity with national policy, taking account of local circumstances.

The London Plan and related guidance and strategies

- 3.4 The London Plan is the spatial expression of the strategies of the mayor and the organisations he is responsible for, including Transport for London (TfL). Brent's Development Plan must be in general conformity with it. The London Plan has several related strategies and guidance, including London Plan Guidance and Supplementary Planning Guidance on a variety of topics (e.g. affordable housing). The most recent London Plan came into force in March 2021. A review is commencing in 2025.

Other local partnerships and strategies

- 3.5 The Council also has several other strategies and plans in the borough which the Development Plan must take account of.
- 3.6 The Council also takes account of the outputs of Neighbourhood Planning and where appropriate reflect these in its Development Plan. This is dependent on the Neighbourhood Plan's consistency with the latest national and London Plan policy. When adopted Neighbourhood Plans become part of the Development

Plan. Their policies must be in conformity with the London Plan and Local Plan's strategic policies.

4.0 EXPLANATION OF PROPOSED PROGRAMME FOR BRENT'S LOCAL PLAN

- 4.1 Appendix 2 sets out the overall programme of the proposed Local Plan for the London Borough of Brent up to 2029 and a Gantt Chart is also available for viewing at Appendix 3.
- 4.2 The focus will be on taking forward the replacement of the West London Waste Plan initially. This will be followed by a review of Brent's Local Plan in the parts of the borough where the Council is the local planning authority. In addition, the Council will, if it is still allowed to (given potential changes in the planning system), prepare new SPDs (including design guidance and masterplans) to support delivery of the Local Plan where it considers it necessary. These together with their timetable are shown in Appendix 2 and 3. Others will be updated as and when resources allow.

5.0 LOCAL PLAN STRUCTURE

- 5.1 The existing Brent Local Plan incorporates a Vision and Good Growth Objectives for the development of Brent. It divides the borough into seven places which include sites allocated to deliver that vision. Development management policies on specific topics to provide a finer grain of detail for the determination of planning applications.
- 5.2 In the three years since its adoption, the Plan appears to have predominantly served Brent well in its structure and content. Future content could however be affected by changes to the London Plan anticipated to become clearer in 2026. Similarly changes to national planning policy will also have impacts, particularly the proposals for national development management policies. Until the scope and extent of these changes are clearer, the Council does not consider it appropriate to start and consult on a proposed new Local Plan. A rough anticipated timetable for review is set out in Appendix 2.

6.0 MONITORING AND REVIEW

- 6.1 Review, monitoring and survey are crucial to the successful delivery of the Local Plan's visions and objectives. It is something that should be undertaken on a continuous proactive basis as part of the 'plan, monitor, and manage' approach. By surveying external trends and outcomes, the Council can build strong evidence bases to inform the preparation of planning documents. Effective monitoring is crucial to the development of Local Plans.

- **Plan** – making decisions in the Local Plan about the scale, location, and nature of future development;
- **Monitor** – putting in place a system to measure whether actual events are contributing towards the objectives in the Local Plan; and
- **Manage** – adjusting the plan to reflect findings of monitoring.

6.2 Monitoring the Local Plan is required in terms of:

- Assessing the extent to which external trends and progress with delivery reflects Local Plan policies. This is an important means of assessing the effectiveness of policies, e.g. to deliver housing. We are for example required to provide information on dwelling completions for central government.
- Policies, targets and milestones being sufficiently clear and focused, capable of quantitative assessment through indicators.
- Informing development management decision-making. Monitoring has an important role to play in terms of implementing criteria-based policies that are responsive to changing circumstances; and
- Recognising national and regional policy objectives and targets. Local monitoring systems need to be sufficiently comprehensive to respond to wider requirements.

The Authority Monitoring Report (AMR) and implementation of the LDS

6.4 The Council is required to prepare AMRs. In relation to the LDS this should identify:

- Whether document production targets and milestones are on target, falling behind schedule or have not met;
- Reasons for falling behind schedule or failing to meet a target or milestone (if applicable); and
- Updates the LDS considering the above, and the necessary steps and timetable.

6.5 It should also include an assessment of the effectiveness of policies taking account of the factors raised in paragraph 6.3.

Risk Assessment

6.7 In preparing the Local Development Scheme, it was found that the main areas of risk relate to:

Resourcing The Council is facing significant budgetary pressures. The Local Plan has no dedicated year on year budget but is subject to a process to attain sufficient funds to support its review. To date the funds have not been agreed to proceed.

Other priorities Diversion of staff resources away from the work programme identified. The adoption of the Local Plan is a corporate priority, so this is considered unlikely to have significant potential.

The capacity of the Planning Inspectorate (PINS) and other external agencies to cope with the nation-wide demand. This is considered a reasonably high risk as notwithstanding the Government's aim to improve

PINs resourcing, the move towards national universal up to date plan coverage will require significantly more Inspectors. Nationally there has typically been a shortage of suitably qualified planning professionals. This may continue resulting in shortfalls in availability of Inspectors. In addition, statutory consultees due to budgetary pressures are also struggling to maintain services which may impact on their timely engagement and responses throughout the adoption process.

The “soundness” of DPDs This risk is likely to be low now as the Council has had success in keeping its plans relatively up to date and currently has staff with experience to taking plans through the adoption process.

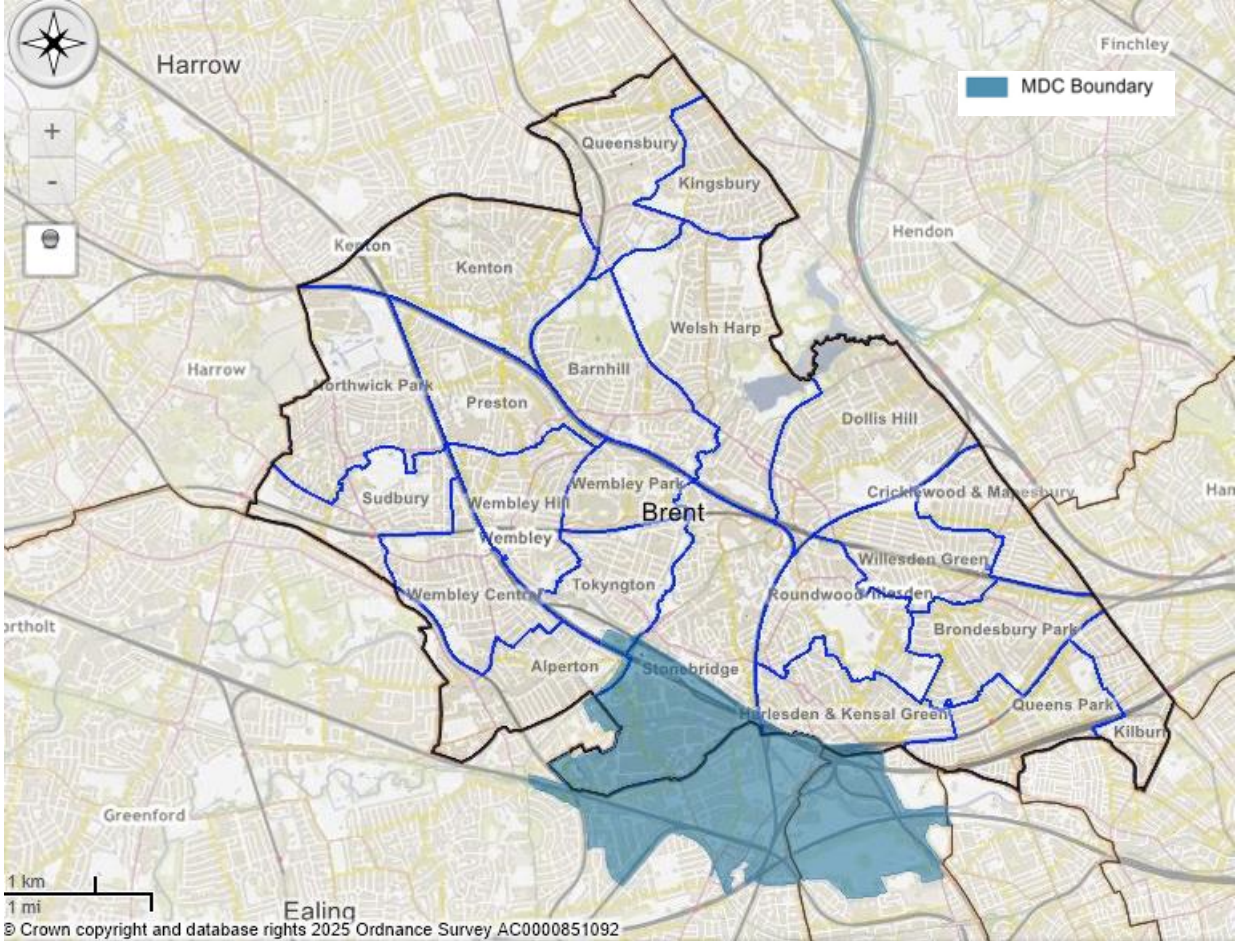
Legal challenge This will be minimised by ensuring that DPDs are “sound” and founded on a robust evidence base, with well-audited stakeholder and community engagement systems.

Programme slippage This will be minimised with some contingency time built into the later part of the programme.

Rolling Programme

- 6.8 Documents will be replaced/ updated as necessary as identified by the AMR or more informal review mechanism if appropriate before that time. Any changes deemed necessary because of the AMR, or other assessment, will be reflected in the production and submission of a revised LDS.

Appendix 1 – Mayoral Development Corporation Area of Coverage



Appendix 2 – Local Development Documents to be prepared

a) Local Development Plan Documents 2025 – 2029

<i>DPD Title</i>	<i>Purpose/ content</i>	<i>Authors</i>	<i>Conformity</i>	<i>Geographical coverage</i>	<i>Community/ Stakeholder involvement</i>	<i>Review</i>	<i>Key Milestones</i>
West London Waste Plan	The DPD will set out the vision to addressing waste needs across West London in the period to 2041.	West London Planning Authorities	To conform with the London Plan and national policy.	West London	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Publication – Summer 2026 Submission – December 2026 Examination in Public – March 2027-November 2027 Adoption – Feb 2028
Policies Map	An OS based map providing a geographical representation Development Plan policies.	LB Brent	Conformity with all DPDs.	Whole borough, except OPDC area	Consultation will be carried out in line with the Council's Statement of Community Involvement.	Policies in DPDs to be monitored through LB Brent Authority Monitoring Report	Updated with each DPD produced or where factual changes, such as conservation area boundary changes, flood risk zones, etc. arise.
Brent Local Plan	This DPD will set out a vision and strategic objectives for the development of the borough. It will include site allocations and policies that manage the development of the Borough where planning permission is required.	LB Brent	To conform with the London Plan and national policy.	Whole borough except OPDC area.	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Scoping and Early Participation – March 2026 First Formal Consultation January 2027 Second Formal Consultation January 2028 Examination June 2028 Adoption – January 2029

b) Supplementary Planning Documents - to 2029							
Capitol Way Valley Area Masterplan SPD	This document deals with the regeneration proposals for the Capitol Way Valley BNSA1 Site Allocation Masterplan	LB Brent	Conformity with the London Plan and Brent Local Plan.	Capitol Way Valley BNSA1 Site Allocation	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Initial engagement with site occupiers/ owners – Spring 2025 Adoption – Summer 2027
Honey Pot LSIS and Morrisons Masterplan SPD	Honey Pot LSIS and Morrisons BNSA3 Site Allocation	LB Brent	Conformity with the London Plan and Brent Local Plan.	Honey Pot LSIS and Morrisons BNSA3 Site Allocation	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Initial engagement with site occupiers/ owners – Spring 2025 Adoption – Summer 2027
Brent Design Guide SPD	This document deals with urban design principles across the whole borough	LB Brent	Conformity with the London Plan and Brent Local Plan.	Whole borough (excluding OPDC area)	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Consultation – Winter 2025 Adoption – Summer 2026
Brent Suburban Intensification/ Small Sites SPD	This document deals with urban design principles / design coding for intensification corridors and other small housing sites across the whole borough	LB Brent	Conformity with the Brent Local Plan	Intensification Corridors as shown on the Brent Policies Map and PTAL3 and above areas	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Consultation – Spring 2026 Adoption – Winter 2026
Brent Areas of Distinctive Residential Character	Undertake a review of the remaining areas identified on the Local Plan Policies Map and consider whether they should proceed to conservation area status. Identify Character Appraisals, Design Guides and	LB Brent	Conformity with the NPPF, London Plan and Brent Local Plan	Whole borough (excluding OPDC area)	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Consultation – Winter 2026 Adoption – Summer 2027

	Article 4 Directions as necessary						
Wembley Hill conservation area review/de-designation	Undertake a review and consider de-designation of the conservation area	LB Brent	Conformity with the NPPF, London Plan and Brent Local Plan	Whole borough (excluding OPDC area)	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Consultation – Winter 2026 Adoption – Summer 2027
Conservation Area Design Guides	This will be produced where appropriate for conservation areas that would merit from more up to date and detailed guidance	LB Brent	Conformity with the Brent Local Plan.	Existing Conservation Areas	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Consultation – Winter 2027 Adoption – Spring 2026
Borough Design Code for Building Typologies	This document will introduce design requirements that provide parameters for development typologies outside conservation areas, e.g Victorian residential terraces or suburban metroland detached homes, to raise design quality of new development	LB Brent	Conformity with the NPPF, London Plan and National Design Codes	Whole borough (excluding OPDC area)	Consultation will be carried out in line with the Council's Statement of Community Involvement.	LB Brent Authority Monitoring Report	Consultation – Spring 2027 Adoption – Autumn 2027
c) Neighbourhood Plans 2025 - 2029							
N.B. As Neighbourhood Plans are led by the community the timescales below are a best estimate, based on the latest information provided by Neighbourhood Forums.							
Kilburn Neighbourhood Plan	This document will guide development within the Neighbourhood Area.	Kilburn Forum	Conformity with NPPF, London Plan and Brent Local Plan.	Kilburn, Brondesbury Park Wards	Consultation must be in line with the Neighbourhood Planning (General) Regulations 2012 Part 5, Regulation 15	-	Designation of forum and area approved – Spring 2016 Neighbourhood Plan Visioning document – August 2019 Consultation Winter 2023 Publication Summer 2025 Examination Autumn 2025 Adoption Spring 2026

Harlesden Neighbourhood Plan	This document will guide development within the Neighbourhood Area.	Harlesden Forum	Conformity with NPPF, London Plan and Brent Local Plan.	Harlesden and Kensal Green, Stonebridge Wards	Consultation must be in line with the Neighbourhood Planning (General) Regulations 2012 Part 5, Regulation 15	-	Designation of forum March 2021 and area approved – Aug/Sept 2024 Consultation on New Plan commences Spring 2025 Publication Winter 2026 Adoption Summer 2027
Sudbury Neighbourhood Plan	This document will guide development within the Neighbourhood Area.	Sudbury Town Forum	Conformity with NPPF, London Plan and Brent Local Plan.	Northwick Park, Sudbury and Wembley Central Wards	Consultation must be in line with the Neighbourhood Planning (General) Regulations 2012 Part 5, Regulation 15	-	Designation of forum April 2025 Consultation on New Plan commences Summer 2025 Further stages TBC depending on scale of review

Appendix 3 Gantt Chart

To be done once the above have been agreed/ clarified further, e.g. feedback from neighbourhood forums.