



Cabinet Member Regeneration & Planning - Delegated Decision Report

Report from the Director Inclusive Regeneration and Climate Action

**Lead Member – Cabinet Member for Regeneration and Planning
(Councillor Matt Kelcher)**

Authorisation to Undertake Regulation 20 Scoping Consultation for Brent's New Local Plan

Wards Affected:	All except parts of Alperton, Harlesden and Kensal Green, Stonebridge and Tokyngton, where OPDC is the Local Planning Authority.
Key or Non-Key Decision:	Non-Key decision.
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open.
List of Appendices:	Two Appendix 1: Regulation 20 Scoping Consultation Questionnaire Appendix 2: Context and Background Document
Background Papers:	Town and Country Planning (Local Planning) (England) Regulations 2026 MHCLG, Rollout of the new local plan-making system Planning Inspectorate, Local plans: preparing and examining a new style local plan (2026 regulations) Brent Local Plan Timetable and Notice of Intention to Commence Plan Making
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1. Purpose of Report

- 1.1 To consider and approve the proposed content and engagement processes for the new Brent Local Plan and undertaking Regulation 20 scoping consultation, pursuant to the Town and Country Planning (Local Planning) (England) Regulations 2026.

2. Summary

- 2.1 The Council published its notice of intention to commence plan-making and Local Plan timetable in June 2026. The next required step is to undertake a Regulation 20 scoping consultation.
- 2.2 The purpose of the scoping consultation is to invite early views on what the new Local Plan should contain, what issues it should address, and how the Council should engage communities and stakeholders during the later stages of plan preparation.
- 2.4 It frames questions around content and perceived challenges and opportunities suggested by baseline evidence, while giving respondents the opportunity to challenge those assumptions, identify gaps, provide local knowledge and suggest alternative priorities.
- 2.5 It will be for 28 days, more than the minimum (21) required for a Regulation 20 scoping consultation. It will be promoted through a mixed communications approach, including Brent's Have Your Say consultation platform, paper questionnaires, social media, an article in the Brent Magazine and the Members' Bulletin.
- 2.6. The consultation will be inclusive and accessible. The digital questionnaire will be the principal channel, supported by paper questionnaires and communications materials designed to explain the process in plain English. It will also seek to increase awareness that further opportunities for engagement will follow as the Local Plan develops.
- 2.7 Following the consultation, officers will review responses and prepare a summary of the scoping consultation. This will inform the Council's Gateway 1 self-assessment, the scope of future evidence and engagement activity, and the next stage of plan preparation.

3. Recommendations

- 3.1 That the Cabinet Member for Regeneration and Planning, in consultation with the Corporate Director Neighbourhoods and Regeneration, authorise:
 - (a) Brent's new Local Plan Regulation 20 scoping consultation for a four-week period including material contained in Appendix 1.
 - (b) A 'Call For Sites' process to commence at the same time as the scoping consultation.

4. Detail

4.1 Contribution to Borough Plan Priorities & Strategic Context

- 4.1.1 An up-to-date Local Plan is central to the Council's ability to plan positively for homes, jobs, infrastructure, town centres, climate resilience, design quality, health, open space

and community facilities. It provides certainty for residents, businesses, landowners, infrastructure providers and developers and supports delivery of the borough's corporate priorities.

- 4.1.2 The proposed scoping consultation will help establish the issues, opportunities and engagement expectations that should shape the new Local Plan. It will allow residents, businesses, stakeholders and statutory bodies to identify what matters most to them at the earliest point in the plan-making process.

Prosperity and Stability in Brent

- 4.1.3 The Local Plan will support long-term prosperity by identifying how and where growth should be managed, supporting employment and town centres, providing a framework for regeneration and enabling the infrastructure needed to support good growth.

A Cleaner, Greener Future

- 4.1.4 The new Local Plan will be a key mechanism for responding to climate change, promoting sustainable travel, improving environmental performance, protecting open space and supporting biodiversity and urban greening. Early engagement will help identify environmental issues that should be addressed as the plan and Strategic Environmental Assessment progress.

Thriving Communities

- 4.1.5 The scoping consultation will support community involvement at the start of the plan-making process. It will invite views on how different communities wish to be engaged and how the plan can address local priorities, including community facilities, public realm, health, culture, heritage and neighbourhood character.

The Best Start in Life

- 4.1.6 Planning for homes, schools, early years' provision, health infrastructure, play space and safe, inclusive neighbourhoods will support children, young people and families. The scoping consultation provides an early opportunity to identify needs and barriers that should inform later evidence and policy development.

A Healthier Brent

- 4.1.7 The Local Plan can influence health outcomes through the location and quality of housing, access to open space, walking and cycling, air quality, food environments, social infrastructure, community safety and the design of the built environment. The scoping consultation will help identify the health and wellbeing issues that should be reflected in the plan.

4.2 Background

- 4.2.1 The delegated decision report 22nd June 2026 '[Publication of Intention to Commence Plan-Making and the Local Plan Timetable](#)' provided background on the new plan-making system introduced by the Government, the stages that a new Brent Local Plan would have to go through and its timetable for adoption. Section 4.4 of that report set out the need to undertake a scoping consultation in late summer and its broad purpose and content. This would be consistent with the requirements of Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2026 and

associated guidance. It identified that the scoping consultation material would be subject to a report for delegated approval, consistent with the [delegated authority given by Cabinet on 8th September 2025](#) for the Strategic Director in consultation with the Cabinet member to approve any consultation material.

4.3 Proposed Regulation 20 Scoping Consultation

- 4.3.1 It is proposed that the scoping consultation will start in September 2026 and be for four weeks. This is proportionate to the early, issues-and-scope nature of the consultation and meets the twenty-one-day minimum period specified for the scoping consultation stage.
- 4.3.2 The consultation will explain that the Council is starting a new Local Plan under the 2026 Regulations and that this is the first of three principal public consultation stages. The later stages are expected to include consultation on proposed local plan content and evidence, followed by consultation on the proposed local plan before submission.
- 4.3.3 The scoping consultation will be clear that it does not set out draft policies or ask respondents to choose between preferred development options. Instead, it will ask whether the Council has correctly identified the key issues facing Brent, what the new Local Plan should cover, what evidence or local knowledge should be considered, and how people want to be involved at later stages.
- 4.3.4 The draft material is structured around baseline evidence and perceived challenges arising from that evidence. This includes issues such as housing need and affordability, land supply, town centres, employment, infrastructure, climate resilience, green space, health, design, heritage, movement and social infrastructure. Respondents will be invited to say whether they agree with the issues identified and to provide alternative views, corrections or additional information.
- 4.3.5 This approach is intended to avoid presenting assumptions as fixed conclusions. It will help ensure the Local Plan is shaped by evidence and community insight from the outset, and that early concerns can be addressed before more detailed content and policy options are prepared.

4.4 Proposed Consultation Materials and Communications

- 4.4.1 The consultation materials will include:
 - A digital questionnaire hosted on Have Your Say, Brent's consultation platform. This is included in Appendix 1.
 - A paper of the same questionnaire, available for those who cannot or do not wish to respond digitally.
 - A context and background document. This is included in Appendix 2
 - Social media promotional activities on the Council's corporate account.
 - A flyer to support awareness raising and signpost to the consultation.
 - An article in the Brent Magazine.
 - An article in the Members' Bulletin.
 - A presentation to be given to identified community groups / pre recorded depending on their availability and coordination with the Council's Community Engagement team
- 4.4.2 Officers will ensure the material explains the purpose of the scoping consultation, the difference between this stage and later policy consultations, the proposed timetable, the role of the Gateway 1 self-assessment, and how responses will be used.

- 4.4.3 The communications approach will emphasise that this is an early opportunity to influence the scope of the Local Plan, not a consultation on final proposals. It will also signpost to the parallel call for sites exercise and explain that further engagement opportunities will follow.
- 4.4.4 Officers will work with Communications and Engagement colleagues to ensure the material is written in accessible language, that digital material meets accessibility requirements, and that paper copies and alternative formats are available where appropriate.

4.5 Call for Sites

- 4.5.1 Officers propose to run a call for sites in parallel with the scoping consultation. The purpose is to invite landowners, developers, public bodies, community organisations and residents to submit sites that may be suitable, available and achievable for development, infrastructure, open space, community, environmental or other planning purposes.
- 4.5.2 The call for sites will remain open for a longer period than the three-week scoping consultation. This reflects the additional time that landowners and other parties may need to prepare site information, ownership details, constraints evidence and delivery information.
- 4.5.3 The exercise will complement, rather than replace, the Greater London Authority's land availability assessment work. Sites submitted through the call for sites will be assessed through the relevant evidence base process. Submission of a site will not imply that the Council supports allocation or development of that site, and all submitted sites will need to be assessed against planning, environmental, infrastructure, deliverability and other relevant considerations.
- 4.5.4 Running the call for sites at this early stage will help identify sites that are not already known to the Council, support a more comprehensive evidence base, and ensure that potential land opportunities and constraints can be considered before later consultation stages.

4.6 Next Steps

- 4.6.1 Subject to authorisation, officers will finalise the consultation material, arrange publication and promotion, and launch the scoping consultation in early September 2026.
- 4.6.2 After the consultation closes, officers will analyse responses and prepare a summary of the scoping consultation. The summary will inform the Gateway 1 self-assessment and the programme of work for the next stage of plan preparation.
- 4.6.3 The Council will then proceed toward Gateway 1, intended for 31 October 2026, subject to satisfactory completion of readiness work including governance, evidence, engagement planning and Strategic Environmental Assessment progress.

5. Options

- 5.1 Option 1 – Authorise the Regulation 20 scoping consultation from September 2026 for three weeks. This is the recommended option. It enables the Council to comply with

the 2026 Regulations, maintain the published Local Plan timetable, support Gateway 1 readiness, and engage residents and stakeholders at the earliest formal stage.

- 5.2 Option 2 – Delay the scoping consultation. This is not recommended. Delay would compress the pre-commencement period, reduce the time available to consider responses before Gateway 1, increase delivery risk against the Council's Local Plan timetable and weaken the Council's readiness position under the new plan-making system.
- 5.3 Option 3 – Undertake a narrower or lower-profile consultation. This is not recommended. Although the scoping consultation is intended to be proportionate, the start of the Local Plan process is an important opportunity to raise awareness, broaden participation and gather local intelligence that will improve later stages of plan preparation.

6. Financial Considerations

- 6.1 Funding for the new Local Plan programme has already been agreed by Cabinet. The decision sought in this report relates to the Regulation 20 scoping consultation and associated communications activity.
- 6.2 Costs associated with the scoping consultation will include communications activity, printing of paper questionnaires and flyers, and officer time. These costs will be met from existing Planning Policy budgets and agreed Local Plan programme resources.
- 6.3 The parallel call for sites exercise will be delivered primarily through officer resource and existing digital channels. Any additional costs arising from specific publication, mapping or technical work will be managed through the Local Plan programme budget.
- 6.4 Undertaking the consultation in accordance with the published timetable will support delivery of the Council's funded Local Plan programme and reduce the risk of abortive work or delay later in the process.

7. Legal Considerations

- 7.1 The relevant statutory framework is the Planning and Compulsory Purchase Act 2004, as amended by the Levelling-up and Regeneration Act 2023, and the Town and Country Planning (Local Planning) (England) Regulations 2026.
- 7.2 Regulation 20 of the 2026 Regulations requires a local planning authority preparing a new local plan to undertake a scoping consultation before Gateway 1. The consultation must invite representations on matters relevant to the preparation of the local plan, including the content of the plan and how the authority should engage with the public and stakeholders.
- 7.3 The Regulations provide for the scoping consultation to be undertaken for a minimum period of twenty-one days. The proposed three-week consultation beginning on 2 September 2026 is therefore considered compliant, provided publication and access arrangements are properly made.
- 7.4 The Council must have regard to consultation law principles, public law requirements, equalities duties, accessibility requirements and data protection obligations when preparing, publishing and considering the consultation material and responses.

- 7.5 The Council will need to publish a summary of the scoping consultation before progressing to the next prescribed stage. Responses received through the scoping consultation and call for sites will need to be handled, stored and reported appropriately.
- 7.6 Legal Services should review the final consultation materials, newspaper notices and call for sites material before publication to ensure compliance with the Regulations and relevant public law requirements.

8. Equity, Diversity and Inclusion (EDI) Considerations

- 8.1 The new Local Plan will affect all who live, work, study, visit or invest in Brent. Early engagement must therefore be accessible and inclusive, particularly for communities and groups that are less likely to engage with planning consultations.
- 8.2 The proposed communications approach combines digital and non-digital methods. The Have Your Say questionnaire will provide the main response route, while paper questionnaires, flyers, local notices, Brent Magazine and the Members' Bulletin will help broaden awareness and access.
- 8.3 Officers will consider translation, interpretation, alternative formats and targeted communications where necessary and proportionate. Consultation materials will be prepared in plain English and designed to explain technical plan-making concepts clearly.
- 8.4 Equalities implications arising from emerging Local Plan content will be considered further as the plan progresses. The scoping consultation will help identify issues affecting particular communities, places and groups at the earliest stage.

9. Climate Change and Environmental Considerations

- 9.1 Local plans are a key mechanism for shaping climate mitigation, climate adaptation and environmental outcomes, including through the location and form of development, green infrastructure, biodiversity, flood risk, sustainable transport, energy performance, waste, air quality and open space protection.
- 9.2 The scoping consultation will invite views on the environmental issues that the new Local Plan should address and whether the baseline evidence has correctly identified climate and environmental challenges in Brent.
- 9.3 Government guidance indicates that local plans are expected to require Strategic Environmental Assessment, and progress on environmental assessment is one of the readiness matters to be addressed before Gateway 1. The consultation will therefore help inform the scope of later assessment work and evidence gathering.
- 9.4 The call for sites may identify land with environmental constraints or opportunities, including potential for open space, biodiversity net gain, flood mitigation, renewable energy, infrastructure or climate adaptation. Such sites will be assessed through the relevant evidence base and environmental assessment processes.

10. Communication Considerations

- 10.1 The Regulation 20 scoping consultation will be the first substantive public engagement stage in Brent's new Local Plan process under the 2026 Regulations. It is therefore

important that communications are clear about the purpose of the consultation, the role of the Local Plan and the future opportunities to participate.

- 10.2 The consultation will be promoted through the Council's Have Your Say platform, corporate social media channels, local newspaper notices, a flyer, Brent Magazine and the Members' Bulletin. Officers will also use stakeholder databases and planning policy contact lists where appropriate.
- 10.3 Communications should explain that the consultation is based on baseline evidence and perceived challenges, but that these assumptions are open to comment and challenge. This will help demonstrate that the Council is genuinely seeking views at an early stage and has not predetermined the issues or outcomes.
- 10.4 Communications should also explain the parallel call for sites, including its longer submission period, its relationship with the land availability assessment, and the fact that submitting a site does not imply allocation or Council support.
- 10.5 Following the consultation, a summary of the responses will be prepared and published at the appropriate point in the statutory process. The outcomes will be used to inform Gateway 1 readiness and the next stages of Local Plan preparation.

Report sign off:

Jehan Weerasinghe

Corporate Director Neighbourhoods & Regeneration