

Local Plan Publication Stage



**Consultation
October 2019**



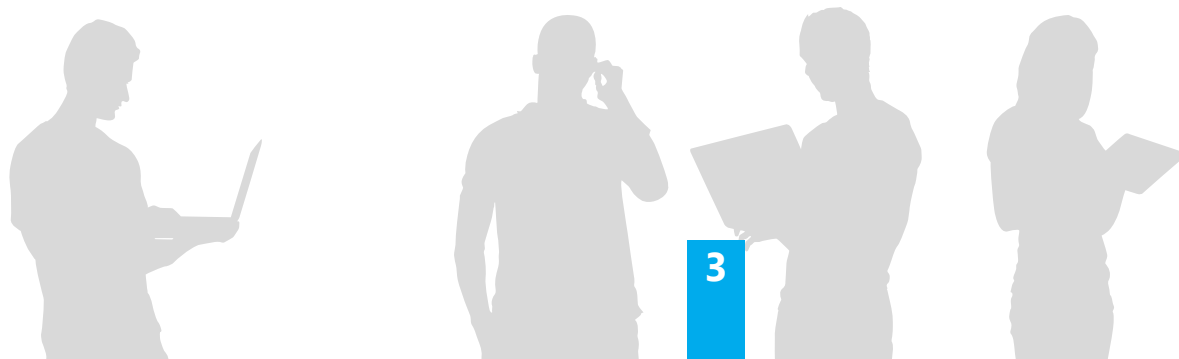
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Have your say

- The Local Plan is the long-term plan for the borough of Brent through to 2041.
- It is an important planning document about what can be built, where, how, and why.
- It also covers new housing, transport, the environment, jobs and how communities can live well together.
- In October 2019, Brent Council published a draft of the Local Plan.
- We want to know if you think the draft Local Plan passes the general 'tests of soundness' to help us produce a document which is effective in delivering our shared objectives.
- You can give us your comments by going to **www.brent.gov.uk/shapebrent**
- The last day for giving us your comments is Thursday 5 December 2019.
- We will read comments and decide if the plan should be changed.
- The draft Local Plan will then be submitted to the Government for independent review and final changes.
- In 2020, the Local Plan will be final and Brent Council will start using it to decide on all planning applications.



Brent – now and in the future

- Brent is one of the most diverse boroughs in London with over 149 languages spoken here.
- Brent was awarded the London Borough of Culture 2020 to celebrate everything that's special about our borough.
- Right now, there are over 330,000 people living in Brent.
- By 2041, there will be around 65,000 more people living here and around 30,000 new jobs will be needed.

We want to:

- Welcome changes and 'good growth' in Brent
- Make sure that everyone shares the benefits that future developments bring
- Improve employment, homes, transport, parks, fields and culture in Brent

Good Growth means...

- Developments that will last for a long time
- More jobs, shops and businesses that everyone can benefit from
- Helping people in the borough to be fit, healthy and independent
- Brent will continue to be a great place to live and work

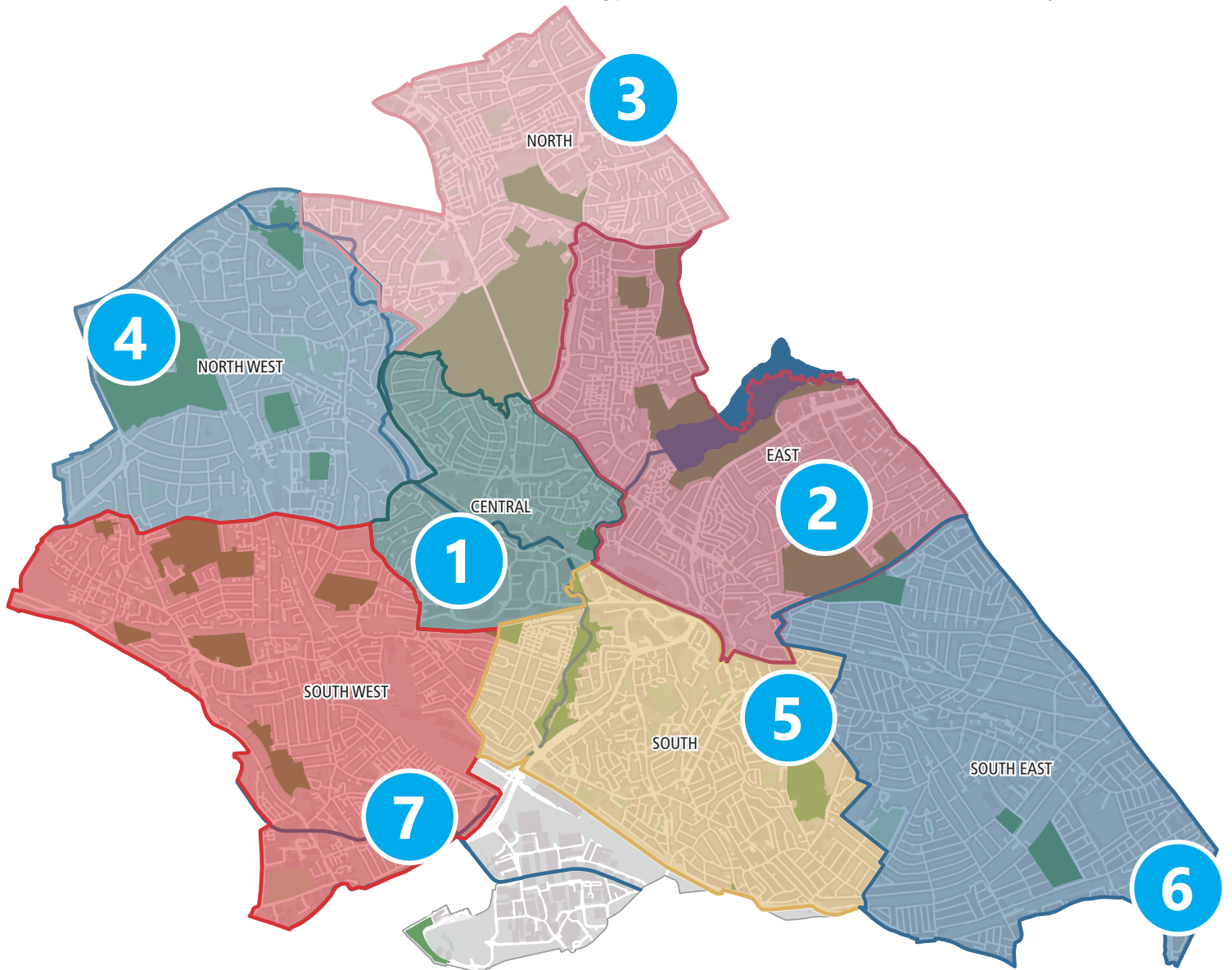


The Local Plan

- The Local Plan covers the whole of Brent except for Park Royal and Willesden Junction Station where the Council is now not responsible for planning.
- Brent's Local Plan covers **7 'Places'** and **8 'Themes'**.
- The **'Places'** is the borough divided into 7 areas (see page 6)
- The **'Themes'** are the ideas that the Local Plan is based on that we want to improve (see pages 7-14)
- When the Local Plan is final, it will replace a number of older documents which need updating.



The 7 Places in the Local Plan



A Growth Area...

- Is an area where there will be lots of new developments

The 7 Places in the Local Plan

		Includes	Where changes will be
1	Central Place	Covers Barnhill, Chalkhill and Wembley Park	<ul style="list-style-type: none"> • Wembley Park station • Watkin Road • Fifth Way / Euro Car Parts • Stadium Retail Park & Foundation Studios
2	East Place	Dollis Hill, Neasden and Welsh Harp	<ul style="list-style-type: none"> • Neasden Stations Growth Area • Staples Corner Growth Area • Coombe Road • Cricklewood Bus Depot
3	North 'Place'	Covers Burnt Oak, Colindale, Kingsbury, Queensbury and Roe Green	<ul style="list-style-type: none"> • Capitol Way Valley • Colindale Retail Park, Southon House and Trust Ford Garage • Queensbury industrial site and Morrisons
4	North West 'Place'	Covers Kenton, Northwick Park and Preston	<ul style="list-style-type: none"> • Northwick Park Hospital • Sainsbury's Kenton Road
5	South 'Place'	Covers Brentfield, Church End, Harlesden, St Raphael's, Stonebridge and Tokyngton	<ul style="list-style-type: none"> • Church End Growth Area • Argenta House • Unisys & Bridge Park
6	South East 'Place'	Covers Brondesbury, Brondesbury Park, Cricklewood, Dudden Hill, Kensal Rise, Kensal Green, Kilburn, Mapesbury, Queens Park, South Kilburn and Willesden Green	<ul style="list-style-type: none"> • South Kilburn Growth Area • Cricklewood Retail Park and Town Centre sites • Kilburn Market Square • Willesden Green Town Centre sites
7	South West 'Place'	Covers Alperton, Ealing Road, Sudbury and Wembley Central	<ul style="list-style-type: none"> • Alperton Industrial Sites • Sainsbury's Alperton • Abbey Manufacturing Estate • Beresford Avenue • Northfields • Wembley High Road and Former Copland School

The 8 Themes in the Local Plan

1. Building Designs

- We will make sure buildings are good quality
- Tall buildings should be in places that are suitable for them
- New basements under homes must be designed carefully



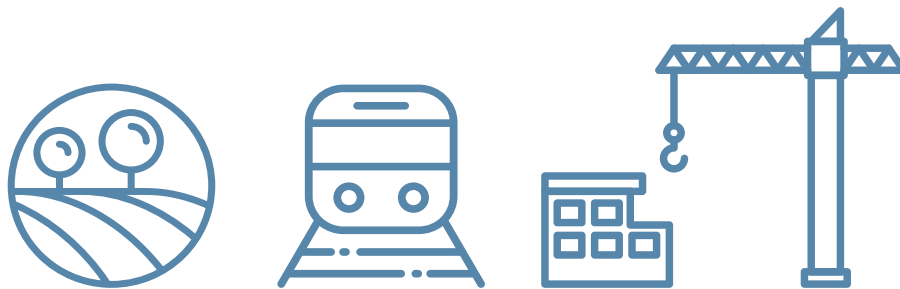
2. Housing

- Many new homes will be affordable
- New homes should be big enough for large families
- Over 200 new homes every year for older people
- New homes will be built in areas where there are good bus, tube and train links
- New homes should not affect other businesses, communities and family homes in the area



3. Social infrastructure

- Social infrastructure in Brent will be protected wherever possible
- New social infrastructure needs to be in areas where there is good public transport
- New social infrastructure should be able to be used for many purposes



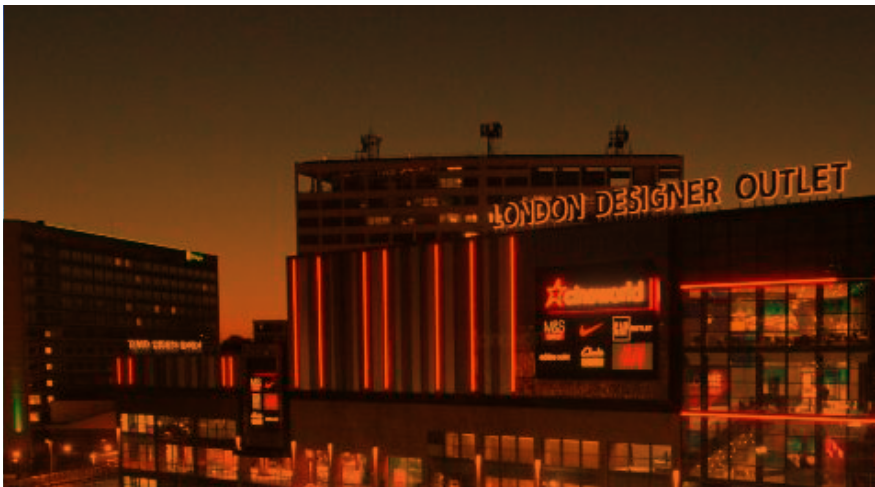
Social infrastructure means:

- Schools
- Doctors surgeries, hospitals
- Sports facilities
- Libraries
- Places of worship
- Theatres and cultural spaces
- Meeting rooms and halls
- Specialist housing
- Fire, ambulance and police stations
- Pubs



4. Economy and Town Centres

- Spaces for local businesses will be affordable.
- New big developments will need to train and employ local people and apprentices
- Shops in town centres will be protected wherever possible
- We will make sure buildings are used temporarily instead of being left empty
- We will limit the number of betting shops, adult gaming centres, pawnbrokers, shisha bars and takeaways



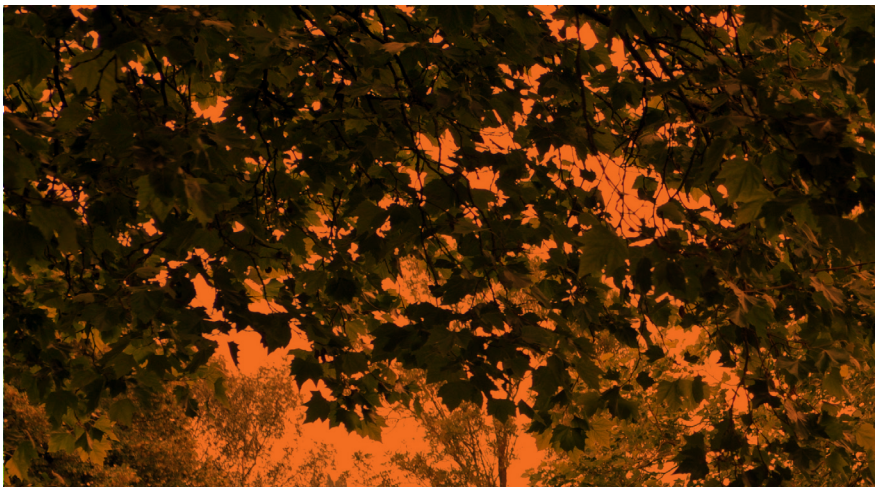
5. Heritage and Culture

- We will protect and improve:
 - Historic buildings
 - Restaurants and bars
 - Cultural and sports venues
 - Existing creative work spaces
 - Pubs
- We will support cultural and creative organisations



6. Parks and Open Spaces

- Big new developments should include parks and spaces with greenery
- Rivers and canals will be opened up for everyone to use
- Existing trees, plants and wildlife will be protected and more will be provided in new developments



7. Sustainable Infrastructure

- New buildings should be environmentally-friendly
- New buildings should not be put in places at high risk of flooding and should be designed to reduce flooding
- New buildings should not cause problems for drains and sewers

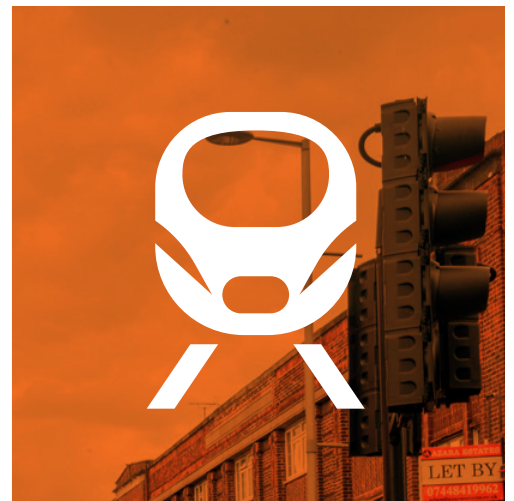
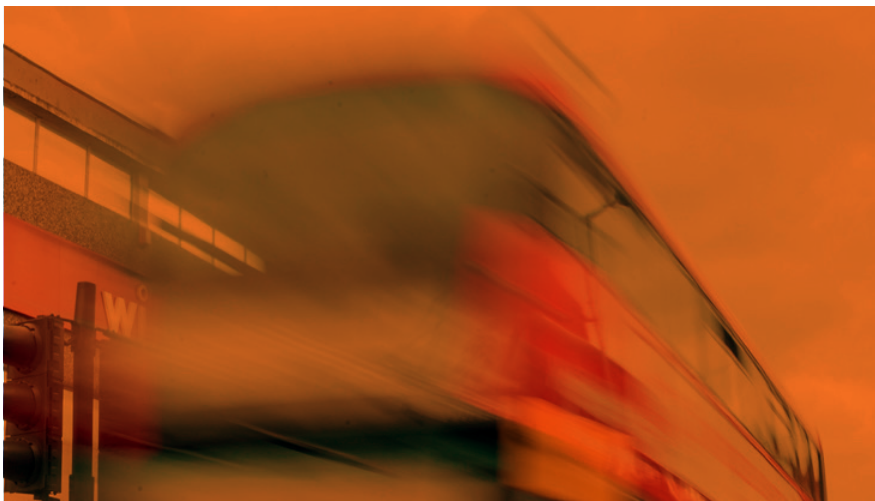
Sustainable means...

- That it will last for a very long time!



8. Transport

- New developments should help people walk, run and cycle more, and use buses and trains instead of cars
- Streets will be safe for people to walk and cycle on
- There will be a new train service linking Harlesden, Neasden and Staples Corner/ Brent Cross
- More tube and overground stations will have step-free access
- More charging points for electric cars will be installed



Monitoring the Local Plan

- The council cannot make all these plans happen by itself.
- The council must work with local residents, developers, the Mayor of London, the national Government and other organisations.
- The council receives money from developers to help pay for making any improvements in the borough.
- The council will keep checking to make sure the Local Plan is doing what it is supposed to do.



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