

Our ref: Q100200
Your ref: [REDACTED]
Date: 18 August 2021



London Borough of Brent
Planning Policy Team
Brent Civic Centre
Engineers Way
Wembley
HA9 0FJ

By Email

Dear Sir or Madam,

London Borough of Brent – Local Plan – Main Modifications Consultation Representations submitted on behalf of Barratt London

Quod is instructed by our client Barratt London (“Barratt”) to submit representations to the Brent Local Plan: Main Modifications (“DBLP-MM”) consultation being undertaken by the London Borough of Brent (‘the LBB’).

Representations are made in respect of the emerging policy context of draft Site Allocation – BCSA7: Wembley Park Station and the emerging Wembley Park Tall Building Zone. We trust that the representation hereby submitted provide a constructive commentary to the DBLP-MM Site Allocation and Policy Map.

Main Modification MM15 - Site Allocation: BCSA7

Barratt welcome the separation of Site Allocation BCSA7 into two separate entities in accordance with proposed Map Modification 9. We consider the allocation of the northern site to Site Allocation BCSA20: Wembley Park Station (North) and the retention of the southern site as BCSA7: Wembley Park Station (South) better responds to the different context that each site is located within and the different strategic planning context of each site.

Indicative Capacity

Barratt supports the revised indicative capacity of 456 homes at Site Allocation BCSA7. This capacity accords with the design led approach undertaken for planning application reference 20/0967.

The planning application proposes 454 new homes and is supported by Brent Council, the Mayor of London, the Design Council, and the Mayor of London’s Design Advocates as an appropriate design response to the site characterises of Site Allocation BCSA7.

Planning History

The site allocation text should be revised to account for planning application 20/0967 and should read as follows:

Quod | 8-14 Meard Street London W1F 0EQ | 020 3597 1000 | quod.com

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20/0967 - Resolution to grant planning permission – Demolition of existing buildings and structure and redevelopment of the site to provide 454 residential units, 1,101sqm of replacement train crew accommodation and 115sqm of commercial floorspace across five buildings ranging from 13-21 storeys in height.

Planning Considerations

The site allocation text should be revised to better reflect the site's development context and technical reports submitted in accordance with application 20/0967.

- *There is a row of mature trees along the site boundary on Brook Avenue which are of a limited quality. Development proposals should look to retain the existing trees but where this is not possible, compensatory tree planting should be provided that delivers a betterment on the existing, both in terms of tree quality and quantum.*

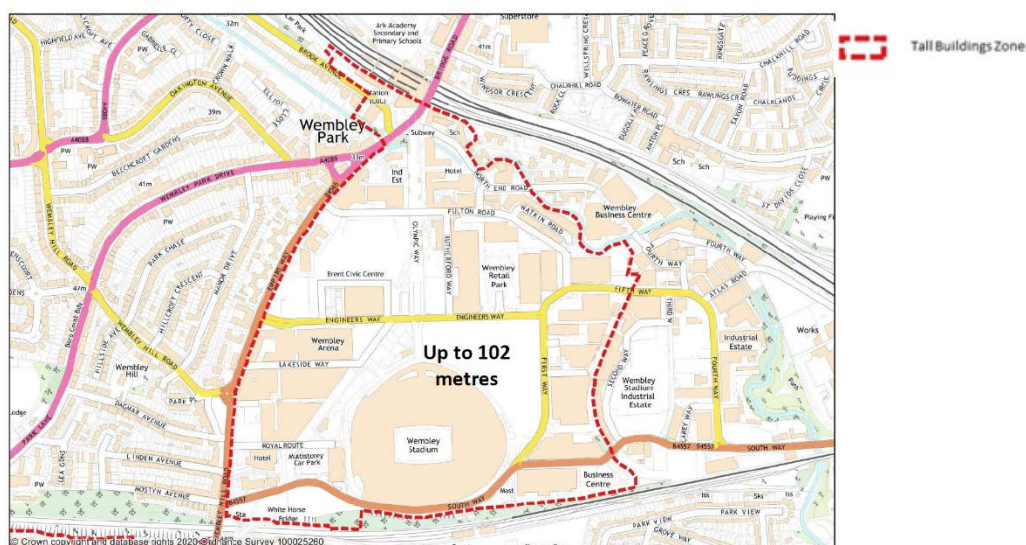
As the site falls within the Tall Building Zone, to ensure consistency with the other site allocations in the DBLP-MM, and to reflect the design led approach agreed under planning application 20/0967, it would be appropriate to include the following text *“The site falls within the Tall Building Zone as such it is suitable for tall buildings.”*

Main Modification MM94 and Map Modification 26 - Policy BD2: Tall Building

Barratt support Brent's Tall Building Zone strategy and the inclusion of Site Allocation BCSA7 within the Wembley Tall Building Zone.

Barratt support the removal of the 'core' area from the Wembley Park Tall Building Zone as shown at Figure 1.

Figure 1 - Map Modification 26: Wembley Park Tall Building Zone





It is acknowledged that the setting of an appropriate building height across the Wembley Tall Building Zone accords with Policy D9(B) of the adopted London Plan. We note that the applied upper building height of 102 meters equates to an estimated building height of 34 storeys (3m per floor as indicated at paragraph 6.1.14 of the DBLP). We would welcome clarification within Policy BD2 that the metric within the tall building zone relates to the height of buildings, rather than AODm. We believe this is the case.

Main Modification MM107 - Policy BE1: Economic Growth and Employment Opportunities for All

Barratt support the DBLP-MM which resolve outstanding objections to Policy BE1. The policy has been correctly amended and now requires 10% of employment floorspace within major developments exceeding 3000 sq.m. of employment floorspace to be affordable research and development, light industrial and studio workspace.

We also welcome the mechanism that where exceptional circumstances preclude the delivery of new affordable workspace as part of a development, that a financial contribution to provide affordable workspace off-site can be secured.

Conclusion

Subject to our recommended amendments, Barratt remain supportive of the DBLP-MM and would welcome confirmation of the submission of these representations.

Kind regards.

Yours sincerely,

[Redacted signature block]

[Redacted contact information]



Brent Local Plan
Examination Stage Proposed
Modifications Representation Form

Council
Reference
Number:

Representations on the proposed modifications must be received by the Council by 5pm 19th August 2021.

All the representations should be submitted to planningstrategy@brent.gov.uk or Paul Lewin, Planning Policy Team Leader, Brent Civic Centre, Engineer's Way, Wembley, HA9 0FJ. Ideally provide your response in Word or similarly editable document formats. This will make it easier for us to summarise representations and speed up the process of reporting to the Inspectors.

Data Protection

The personal information you provide on this form will be processed in accordance with the Data Protection Act 2018 and the Privacy and Electronic Communications (EC Directive) Regulations 2003. It may be used by the Council, the Planning Inspectors or the Local Plan Programme Officer to contact you, if necessary, regarding your submission. All representations including all accompanying personal data will be sent to the appointed Planning Inspectors undertaking the Local Plan examination. Please see the [Council's planning](#) and [Planning Inspectorate's](#) privacy notices

Your name, organisation name (if relevant) and comments will be made available for public inspection when displaying and reporting the outcome of the consultation. No other personal data will be displayed. No anonymous representations will be accepted.

If you consent the Council will place your details on our Planning Policy consultation database and inform you of any next stages in the Local Plan adoption process.

I wish / do not wish to be informed of the next stages, such as publication of the Inspectors recommendations or the adoption of the Local Plan - **delete as appropriate.**

If you consent, the Council will also retain your details to inform you of any further planning policy consultations, such as any review of the Local Plan, Community Infrastructure Levy, Supplementary Planning Documents, Article 4 Directions, conservation area/ other heritage asset reviews and neighbourhood planning.

I wish / do not wish to be informed of other planning policy consultations - **delete as appropriate.**

Please sign and date this form. Forms signed electronically or with typeset will be accepted.

Declaration:

By completing and signing this form, I agree to the above use of data submitted in association with my representations.

Signature:



Date:

18/08/2021

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

**1. Personal
Details***

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

**2. Agent's Details (if
applicable)**

| | | |
|--|---|---|
| Title | <input type="text" value="c/o Agent"/> | <input type="text" value=""/> |
| First Name | <input type="text" value="c/o Agent"/> | <input type="text" value=""/> |
| Last Name | <input type="text" value="c/o Agent"/> | <input type="text" value=""/> |
| Job Title (where relevant) | <input type="text"/> | <input type="text" value=""/> |
| Organisation (where relevant) | <input type="text" value="Barratt London"/> | <input type="text" value="Quod (on behalf of Barratt London)"/> |
| Address Line 1 | <input type="text"/> | <input type="text" value="8-14 Meard Street"/> |
| Line 2 | <input type="text"/> | <input type="text" value="Soho"/> |
| Line 3 | <input type="text"/> | <input type="text" value="London"/> |
| Line 4 | <input type="text"/> | <input type="text"/> |
| Post Code | <input type="text"/> | <input type="text" value="W1F 0EQ"/> |
| Telephone Number | <input type="text"/> | <input type="text"/> |
| E-mail Address (necessary to assist in communicating with you effectively and ensuring the examination process is not subject to delay) | <input type="text"/> | <input type="text" value=""/> |

Part B – Please use a separate sheet for each representation

Name or Organisation: Quod

3. To which proposed modification does this representation relate?

Modification Reference e.g. MM1

4. Do you consider the Local Plan is :

| | | | | |
|--|-----|--------------------------|----|-------------------------------------|
| 4.(1) Legally compliant | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4.(2) Sound | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 4 (3) Complies with the Duty to co-operate | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to supporting letter.

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please refer to supporting letter.

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspectors, based on the matters and issues they identify for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Name or Organisation: Quod

3. To which proposed modification does this representation relate?

Modification Reference e.g. MM1

4. Do you consider the Local Plan is :

| | | | | |
|--|-----|--------------------------|----|--------------------------|
| 4.(1) Legally compliant | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4.(2) Sound | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4 (3) Complies with the Duty to co-operate | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

Please tick as appropriate

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Please note the Inspectors will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspectors have identified the matters and issues for examination.

Name or Organisation: Quod

3. To which proposed modification does this representation relate?

Modification Reference e.g. MM1

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Yes

No

4.(2) Sound

Yes

No

4 (3) Complies with the Duty to co-operate

Yes

No

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

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Guidance Note to Accompany Model Representation Form

1. Introduction

1.1. The Council has proposed modifications to the Brent Local Plan that it has been submitted for examination by the appointed Planning Inspectors. It is only the proposed modifications and associated documents that are subject to consultation. All previous representations received on the submitted Plan have been considered by the Inspectors as part of the examination process to date and do not need to be re-submitted, or additional points made on them. The *Planning and Compulsory Purchase Act 2004*, as amended, [PCPA] states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspectors will consider all representations on the plan that are made within specified consultation periods.

1.2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names of those making representations can be made available and taken into account by the Inspector.

2. Legal Compliance and Duty to Co-operate

2.1. You should consider the following before making a representation on legal compliance:

- The plan should be included in the Council's current Local Development Scheme [LDS] and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the Council proposes to bring forward for examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the Council's website and available at its main offices.
- The process of community involvement for the plan in question should be in general accordance with the Council's Statement of Community Involvement [SCI]. The SCI sets out the Council's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.
- The Council is required to provide a Sustainability Appraisal [SA] report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- The plan should be in general conformity with the London Plan (formally known as the Spatial Development Strategy).
- The plan should comply with all other relevant requirements of the PCPA and the *Town and Country Planning (Local Planning) (England) Regulations 2012*, as amended [the Regulations].

2.3. You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the Council to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the plan. The Council will be expected to provide evidence of how they have complied with the duty.
- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore, the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the plan.

3. Soundness

3.1. The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

3.2. If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy or the London Plan?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

4. General advice

4.1. If you wish to make a representation seeking a modification to a plan or part of a plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

4.2 You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You

should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.

4.3. Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

4.4. Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.