



**Brent Local Plan**  
Examination Stage Proposed  
Modifications Representation Form

**Council  
Reference  
Number:  
9a**

**Representations on the proposed modifications must be received by the Council by 5pm 19<sup>th</sup> August 2021.**

All the representations should be submitted to [planningstrategy@brent.gov.uk](mailto: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 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 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:

[Redacted Signature]

Date:

19/08/21

---

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\***

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

*\*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.*

Title	<input type="text" value="█"/>	<input type="text" value="█"/>
First Name	<input type="text" value="████"/>	<input type="text" value="████"/>
Last Name	<input type="text" value="████████"/>	<input type="text" value="████"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="Ikea Properties Investments Limited"/>	<input type="text" value="Quod"/>
Address Line 1	<input type="text" value="c/o agent"/>	<input type="text" value="Capitol"/>
Line 2	<input type="text"/>	<input type="text" value="Bond Court"/>
Line 3	<input type="text"/>	<input type="text" value="Leeds"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="LS1 5SP"/>
Telephone Number	<input type="text"/>	<input type="text" value="████████"/>
E-mail Address	<input type="text"/>	<input type="text" value="████████████████"/>

(necessary to assist in communicating with you effectively and ensuring the examination process is not subject to delay)

---

---

**Part B – Please use a separate sheet for each representation**

Name or Organisation:

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="text" value="Y"/>	No	<input type="text"/>
4.(2) Sound	Yes	<input type="text" value="Y"/>	No	<input type="text"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text" value="Y"/>	No	<input type="text"/>

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.

n/a

Please refer to enclosed Cover Letter which outlines support for 'Map Mod 32'.

(Continue on a separate sheet /expand box if necessary)

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.

n/a

Please refer to enclosed Cover Letter which outlines support for 'Map Mod 32'.

(Continue on a separate sheet /expand box if necessary)

**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:

n/a

Please refer to enclosed Cover Letter which outlines support for 'Map Mod 32'.

***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.***

## **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.



**Our ref:** Q10004/jb  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 18 August 2021

Paul Lewin  
Planning Policy Team Leader  
Brent Council  
Brent Civic Centre  
Engineers Way  
Wembley  
HA9 0FJ

By Email

Dear Mr Lewin

### **Draft Brent Local Plan: Proposed Main Modifications (Map Mod 32)**

I write on behalf of 'Ikea Properties Investments Limited' (IKEA) and enclose representations to the proposed Main Modifications (MM) to the draft Brent Local Plan. They relate specifically to IKEA's existing Wembley store and 'Map Mod 32', which amends the boundary of the Wembley Strategic Industrial Location (SIL) to remove IKEA's site from the SIL boundary, resulting in the IKEA site being unallocated 'white' land.

These representations express support for this modification and agree that it is necessary to ensure that the Local Plan is justified by evidence and therefore prepared on a 'sound' basis.

By way of relevant background, IKEA have previously objected to the IKEA sites inclusion within the Wembley SIL at several consultation stages of the emerging Local Plan. This culminated in Quod's participation at the Examination in Public whereby it was explained how the site's inclusion within SIL was not supported by any evidence and, as a consequence, the SIL allocation was unsound in Quod's view.

Following the Inspector's subsequent recognition of this and request to remove the IKEA site from the SIL boundary, we subsequently met with Officers on 10<sup>th</sup> March 2021 to discuss the revised allocation of this land. During these discussions (and in subsequent written correspondence dated 16<sup>th</sup> March 2021), we outlined Quod's opinion as to why it can only be a *sound* approach for the Site to be removed from SIL and remain as unallocated 'white' land.

It was subsequently confirmed by Officers that this position was justified and agreed, and this is now formalised through 'Map Mod 32' of the proposed MMs.

We are therefore fully supportive of this proposed modification and consider it a necessary amendment to ensure a sound Local Plan.

**Quod** | Capitol Bond Court Leeds LS1 5SP | 0113 245 1243 | quod.com

Quod Limited. Registered England at above No. 7170188







I trust that the above is helpful and clarifies IKEA's position on this matter. Please do not hesitate to contact me should you require any further information, however.

Yours sincerely

[Redacted signature block]

[Redacted text block]

[Redacted text block]