

**From:** [REDACTED]  
**Sent:** 19 August 2021 15:19  
**To:** Planning Strategy  
**Subject:** Fwd: Brent Local Plan: Consultation on Proposed Main Modifications

Good afternoon,

Regarding area 5.2 East.

Let me point out that Neasden is an area which is predominantly suburban -2 storey housing.

Therefore I do not agree with Map Mod 20  
Mod 20 which suggests buildings up to 60 Metres as appropriate for Neasden. (60 Metres is 18 storeys!)

Existing Brent proposal

**Map Mod 20 Neasden Tall Building Zone remove the Core designation.**

**Before**



Brent/Developer Proposed modifications:

**Map Mod 20 Neasden Tall Building Zone remove the Core designation.**

After



Mod 20 also contradicts;

- <https://www.brent.gov.uk/media/16411795/brent-design-guide-spd1-nov-2018.pdf> "In the areas of Brent that are predominantly suburban in character, new tall buildings are unlikely to be appropriate." *Brent Design Guide SPD1 - Urban Design - p.7*
- Core Strategy Policy CP 17: **Protecting** and. Enhancing the **Suburban Character of Brent**

Map Mod 20	6.1 Design	BD2 – Tall Building Zones	Neasden Tall Building Zone Remove the Core Designation, and add appropriate heights	Core is not referenced in Policy BD2. Include appropriate heights as identified in the Tall Building Strategy and required by London Plan policy.
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	5.2 East	5.2.15, pg.86	<p><i>Amend para 5.2.15 to read:</i></p> <p>Elsewhere opportunities for taller buildings (up to 5 storeys) are considered likely to be appropriate along intensification corridors and Neasden town centre (up to</p>	To reflect policy BD2
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DRAFT BRENT LOCAL PLAN PROPOSED MINOR MODIFICATIONS

15

Modification Number	Chapter/Policy Number	Paragraph Number or Section	Modification Proposed	Reason for Modification
			6 storeys) where the larger scale buildings in the area already exist.	

Bearing in mind the increase in working from home and the exodus of EU citizens from London Brent and its developer chums risk turning London into a ghost city full of blinking mostly empty and entirely unaffordable tower blocks.

The future of London should be resident led, not determined by developers and their pension fund backers. After all it is residents of Brent who pay council tax whereas developers pay 0% tax on new builds .

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Begin forwarded message:

**From:** Planning Strategy <[planningstrategy@brent.gov.uk](mailto:planningstrategy@brent.gov.uk)>  
**Subject:** Brent Local Plan: Consultation on Proposed Main Modifications  
**Date:** 7 July 2021 at 12:32:15 BST  
**To:** Planning Strategy <[planningstrategy@brent.gov.uk](mailto:planningstrategy@brent.gov.uk)>

Dear Sir/Madam,

### **Brent Local Plan: Consultation on Proposed Main Modifications**

The draft Brent Local Plan was submitted by the Council for examination on 17<sup>th</sup> March 2020. As part of the examination process a series of public hearing sessions were held between 29<sup>th</sup> September and 16<sup>th</sup> October 2020. The independent Planning Inspectors appointed on behalf of the Secretary of State have requested that the Council now undertake consultation on a number of Main Modifications (reference: *Core\_04d*). These are required to make the Plan sound in the light of issues identified during the examination. This is without prejudice to the Inspectors' ultimate conclusions and recommendations on the Plan. The Main Modifications set out a series of changes required to resolve issues that make the Local Plan unsound or where it is not legally compliant.

The Council have also published a number of revisions to the Policies Map (reference: *Core\_06e*) required as a result of a Main Modification. These are published alongside the Main Modifications and comments are also invited on these as part of this consultation stage.

In addition to the Main Modifications, the Council is publishing a schedule of proposed Additional Minor Modifications (*Reference: Core\_04e*) to the Local Plan. These are changes that taken together the Council considers do not materially affect the Plan and which it can therefore make when the Plan is adopted. These are minor changes not required to make the plan sound and include updates, changes for consistency and clarity and corrections. This is not part of the formal Local Plan examination. The Council, rather than the Inspectors will consider any comments received on these modifications.

An addendum to the Integrated Impact Assessment (incorporating Strategic Environmental Assessment), plus other supporting documents of the Council's responses to Inspectors' Actions (PHA1-PHA23) are also available for view and comment. All documents can be viewed at [www.brent.gov.uk/shapebrent](http://www.brent.gov.uk/shapebrent). In addition to being on the website, the Main Modifications, revisions to the Policies Map and Additional Modifications will be made available for viewing in all the Council's public libraries during their respective opening hours.

The consultation period is for six weeks from **8<sup>th</sup> July to 19<sup>th</sup> August 2021 5pm**.

All the representations using the Representations Form available on the Council's website [www.brent.gov.uk/shapebrent](http://www.brent.gov.uk/shapebrent) should be submitted to the Council at [planningstrategy@brent.gov.uk](mailto:planningstrategy@brent.gov.uk) or sent to: Paul Lewin, Planning Policy Team Leader, Brent Civic Centre, Engineer's Way, Wembley, HA9 0FJ and received by **5pm 19<sup>th</sup> August 2021**. Wherever possible we would appreciate submission in Word or in an editable format that allows us to be able to cut and paste representations received. This will greatly speed up our ability to summarise representations for the Inspectors and the timing of responses to the consultation. Representations may be accompanied by a request to be notified of the publication of the recommendations of the Inspectors carrying out the independent examination of the Local Plan and the adoption of the Local Plan.

Yours faithfully

P. Lewin

**Paul Lewin**  
**Team Leader Planning Policy**

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