



## Sudbury Town Neighbourhood Forum

### General Meeting 31<sup>st</sup> March, 2025

At Sudbury Baptist Church Hall, 2 District Road, Wembley HA0 2LD

Time: 7.30pm

#### Present

Members: 8

Others: 5

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| <b>1</b> | <b>Welcome:</b><br>Satvinder Riyat (SR) welcomed everyone and thanked them for attending the meeting.  |
| <b>2</b> | <b>Agenda</b>  |
| 2.1      | SR went through the Agenda for this meeting.   |
| <b>3</b> | <b>Neighbourhood Plan Health Check</b>   |
| 3.1      | SR explained that Troy Planning have been engaged to do a review of the Neighbourhood Plan. SR advised that Jon Herbert from the Company is assisting. He was involved in preparing the original Plan and is keen to support with this review.   |
| 3.2      | The consultants will look at current and other national policies against the Plan. They will look at how Brent Council has considered the Plan when they look at bigger planning application. SR advised they will not look at general home applications such as extensions.   |
| 3.3      | SR advised the consultants will contact the Council and the Forum Officers for their feedback. They will then prepare the final Health check document.   |
| 3.4      | Jon Herbert will prepare a presentation and attend a General Meeting. SR informed that 19 <sup>th</sup> May has been set as the date.  |
| <b>4</b> | <b>Neighbourhood Area and Plan</b>   |
| 4.1      | SR showed all present at the meeting a map of the Neighbourhood Area and streets list as a reminder of the Forum Area. She recapped the background to the Plan and the 4 objectives before moving on to the 2 Objectives being covered today.  |
| <b>5</b> | <b>Objective 1: Shops and Services</b>   |
| 5.1      | SR informed all that information on the slides are extracts from the actual Plan. There are fuller background details and members should refer to the Plan. SR advised she will focus on policies and aspirations. SR advised much work was done over the years on areas included in the Plan and is one of the reasons for the review.  |
| 5.2      | SR referred to comments in Plan about appearance of shops originally and mentioned that a grant was received in the past to address this. Members will recall work on shop signage, planters and trees. There have been changes to shops in the High Street, but a high number of fast-food shops is still showing. Only 3 vacant shops – 6 when the Plan was drawn. The Plan does include policy on new food and betting shops. The review could look at what could be done, for example how to diversify shops.  |
| 5.3      | SR said she had mentioned at the last meeting that the Brent Local Plan had identified areas along Harrow Road and Watford Road for development. The Local Plan referred to intensification corridors in areas with good transport links. We needed to be aware Sudbury Town had good links and Brent has housing needs. Cllr Teo Benea commented on the 30,000+ on the housing list and pressures the Council is facing. There will be targets set – the Cllr indicated that the London Plan likely to be available in 2026 and the Brent Plan will be looked at after that – could be into 2027. |

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| <b>6</b> | <b>Objective 2: Local Green Spaces</b>  |
| 6.1      | SR outlined that Brent Council has designated Barham Park, Butlers Green, Vale Farm and Maybank as Local Green Space. The Neighbourhood Plan has policies about the uses of these spaces.   |
| 6.2      | For Butlers Green, Plan referred to the disused buildings and SR mentioned that aware a lot of work was done to re-use these for the community's benefit. It didn't proceed because of the cost of the lease from Brent Council and cost of the work needed.  |
| 6.3      | SR touched on the issues regarding change of covenants on 2 properties previously sold by the Trustees of Barham Park. SR indicated that the Forum looks at development applications and could confirm that the Sudbury Matters group had responded objecting to the properties planning application. The other issues are part of a separate wider discussion that need to include all areas of Wembley.   |
| 6.4      | SR said the Plan was clear in wanting Vale Farm to be a centre of excellence for sports. It has been noted that a high level of investment is needed but there has always been pressure on funding. SR advised that we need to consider that Ealing Council also has an agreement with Brent Council so knowing all the stakeholders will be important.   |
| 6.5      | SR mentioned that selling some of the land to fund this has been referred to in many discussions. All aware of the housing needs and this discussion will be important.   |
| 6.6      | SR asked the question 'what do we mean when we say a centre of sports excellence?' SR said the Plan doesn't give details. Are we going for 1 or 2 specific sports which could leave out the sports interest of most of the community? Or are we looking for a wider spread of sporting facilities? These are the things a review could focus on   |
| 6.7      | The Plans talks about the 'Former Wasps RUFC Training Ground and Club House'. SR explained that this refers to the temple at Repton Road, area behind and grounds next to the temple. However, this will need to be checked. A question was asked what the lease was, and SR advised she did not know. This will need more detailed research and was just identifying the area for this meeting.  |
| <b>7</b> | <b>Summary</b>  |
| 7.1      | SR went through the Summary slide. She highlighted that the 2 Objectives for the next meeting will look at movement and especially planning and development in the Area.  |
| 7.2      | SR asked all present to encourage neighbours and friends to come to the meetings as we talk about building in the Area. The Vice-Chair of STRA commented that they are looking at a meeting in June and asked if the Forum could do a presentation. SR mentioned she had been to one of their meetings and happy to go to others. She asked that they strongly encourage STRA members to come to these Forum meetings as they can be involved. These meeting are specifically for the planning and development of our Area. |
| 7.3      | SR reminded all the dates of the next meeting and of the Health Check Presentation on the 19 <sup>th</sup> May.   |
| <b>8</b> | <b>Dates of next meeting –28<sup>th</sup> April, 2025 and 19<sup>th</sup> May, 2025.</b>  |
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|          | Sr thanked all for coming and meeting closed at 8.35pm  |
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