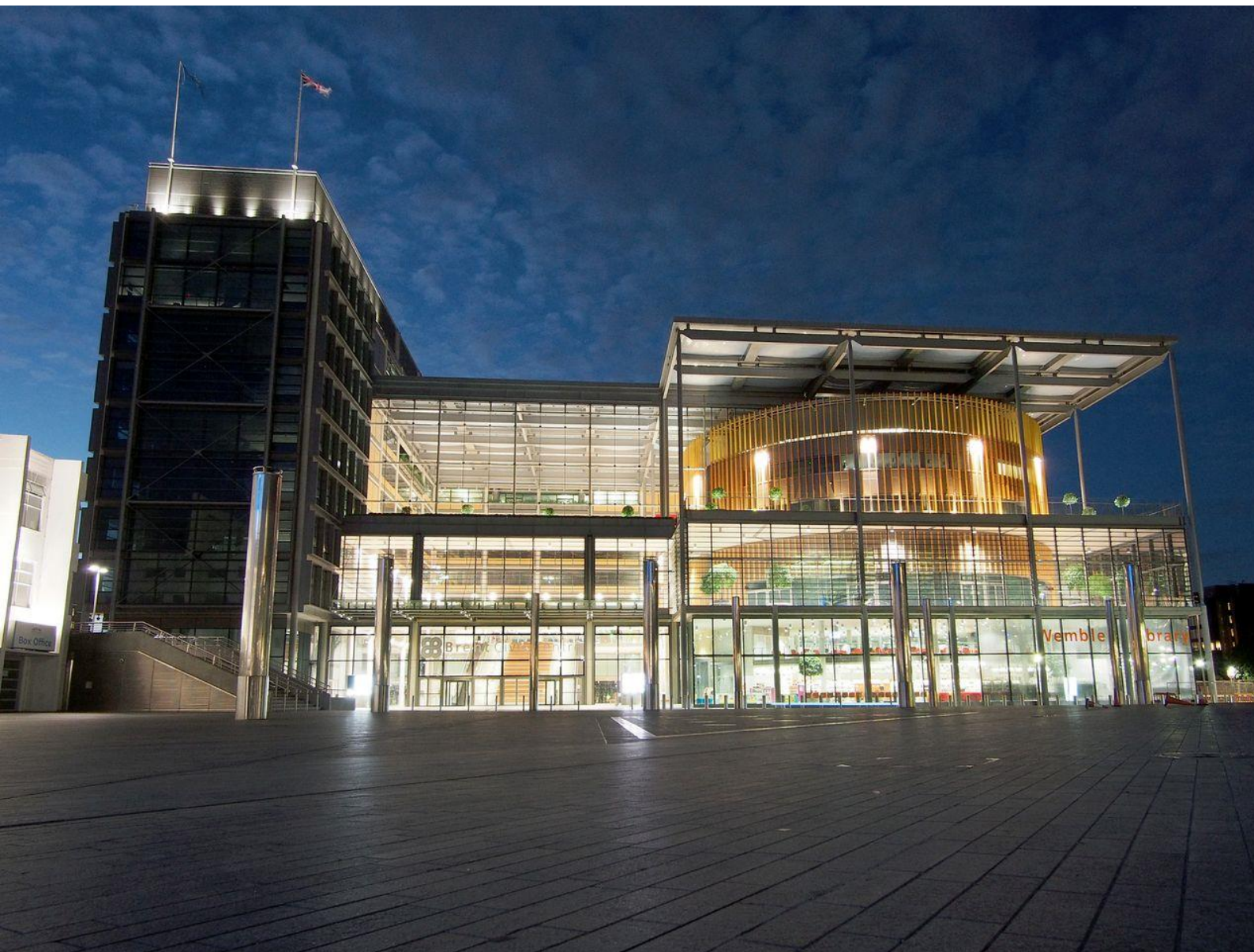


London Borough of Brent

# Annual Monitoring Report

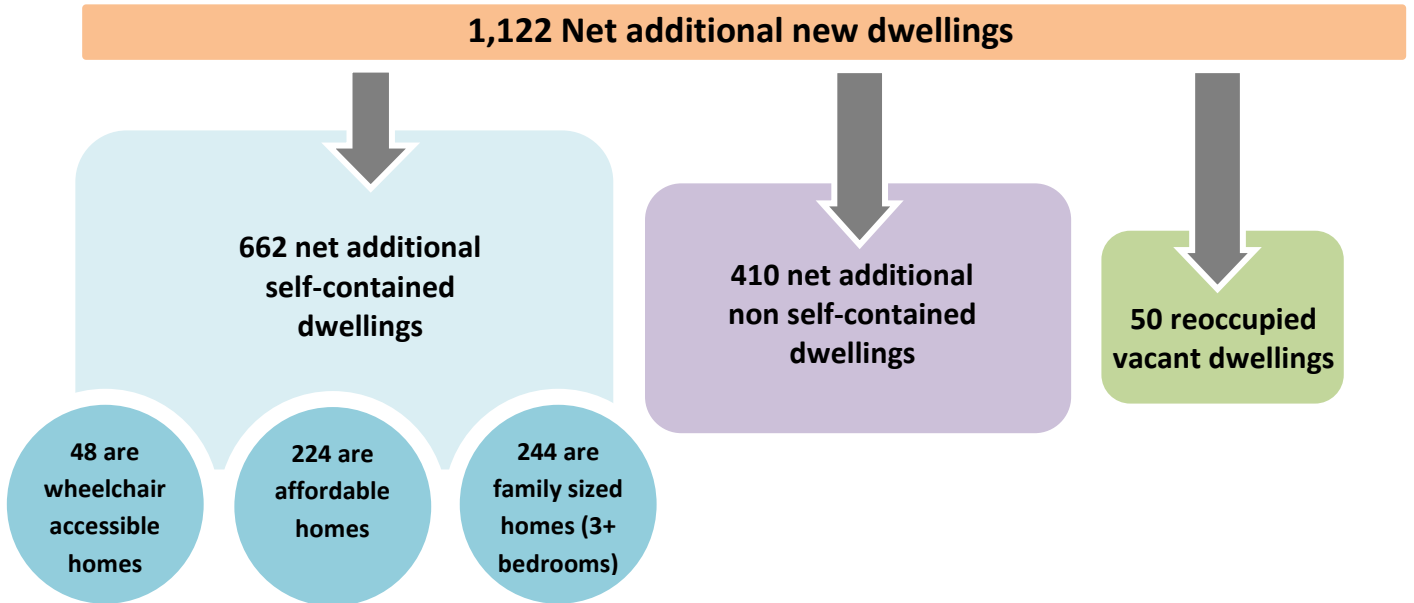
## 2012-2013



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## 1. Summary of Findings

This section highlights key information from the Monitoring Report.



We are delivering more than our target of 1,065 net additional dwellings a year. However, a significant proportion of these are non-self contained units comprised mainly of student housing. We are below our target of 975 self contained units.



We are currently delivering 34% (net) affordable homes. This is below our target of 50% net additional affordable homes. However, the below target figure for net affordable home completions is partly due to the first demolition phases of major estate regeneration schemes in Barnham Park and South Kilburn resulting in a temporary reduction in affordable dwellings. These dwellings will be replaced as future phases are delivered. The total number of affordable homes delivered (gross figure) is 507. This is 48% of total new self-contained dwellings.



## **2. Purpose and Structure of the Report**

This is the ninth Monitoring Report (formerly known as the Annual Monitoring Report or AMR) for the London Borough of Brent and covers the period 2012-13. Its purpose is to assess the extent to which the policies set out in the local development documents are being achieved. The information in this report allows Brent's planning service to identify which policies are performing as intended, and if any need to be reviewed.

The report starts by looking at the context for planning and development in the London Borough of Brent. This includes some key statistics about the geography, population and economic conditions of the borough.

The report then provides an overview of the work of the planning service including the number of applications, decisions and enforcement cases that have been dealt with over the period. Monitoring Reports must contain information about the progress of Local Plans, delivery of new homes, neighbourhood planning, the Community Infrastructure Levy (CIL) and the duty to cooperate. This is provided here.

Finally, the report provides a performance assessment of the policies in the Core Strategy and Site Specific Allocations document. This is in the form of a table which analyses the success of each Plan's monitoring targets.

## **3. Overview of the Planning Service**

This section briefly outlines the main work of the Planning Service during 2012-13.

### **Applications Received and Determined**

Brent received 3439 planning applications, and issued 2980 decisions during 2012-13. This represents a decrease of 24.8% in applications received and an increase of 18% in those determined compared to the previous year.

### **Appeals**

Applicants who are refused planning permission have the right to appeal to the Planning Inspectorate. Only 35 (30%) of 116 appeals against refusal of planning permission decided in 2012-13 were allowed or part allowed. The high proportion of upheld refusal decisions is a good proxy indicator for establishing the general robustness of the Local Plan, particularly as it compares very favourably with the Government's acceptable guideline of 40% successful appeals.

### **Enforcement**

Ensuring that approved proposals are properly implemented and preventing unauthorised schemes is an important contribution towards sustainable development. Brent issued 162 Enforcement Notices, a fall of 29% on the previous year.

## The progress of the Local Plan

The Local Development Scheme (LDS) November 2011 sets the timetable for the period 2011-12. The following table shows if the target dates were met, and provides reasons for any departure from the scheme.

Table 1: Documents in Brent's Local Plan

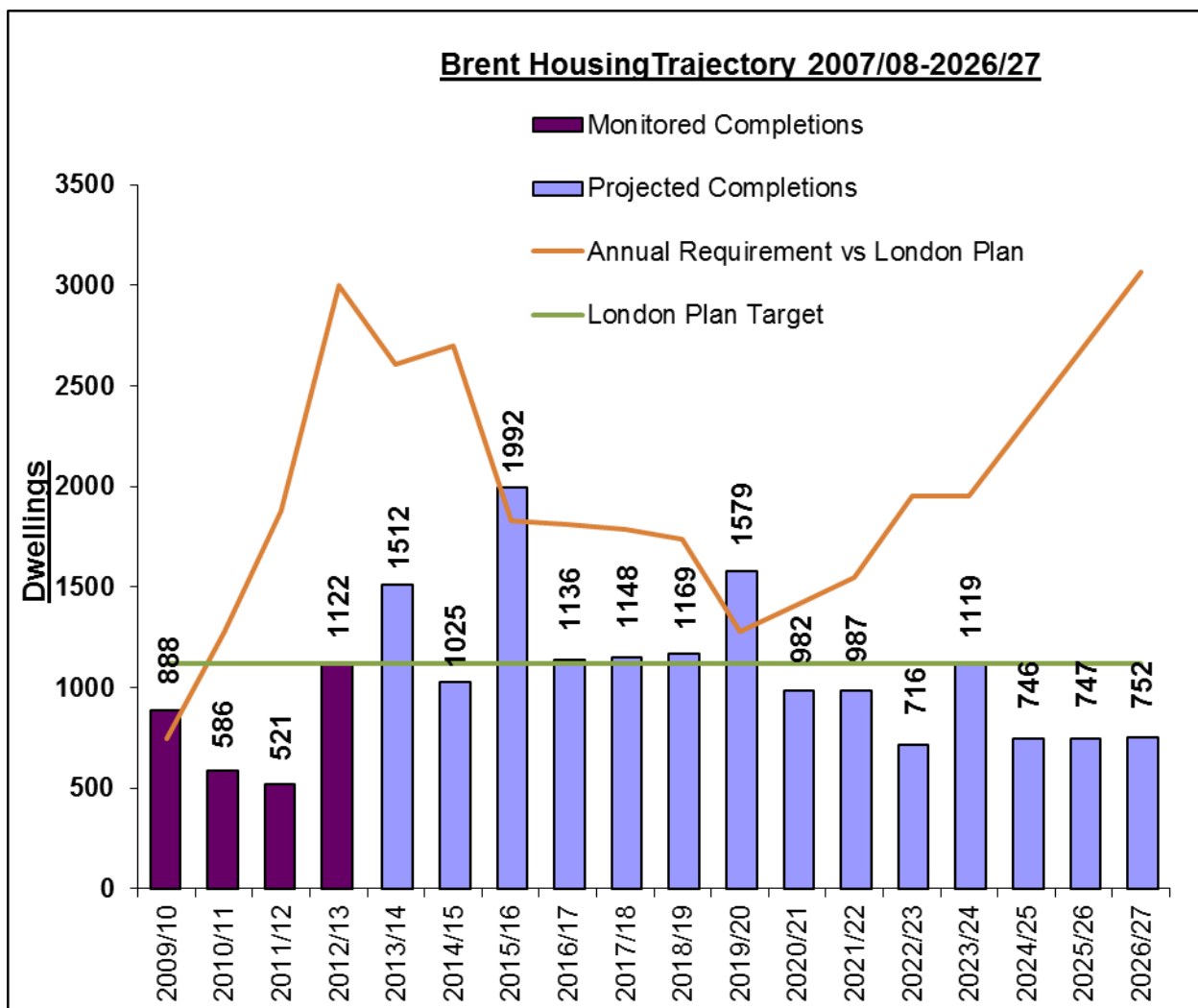
<b>Title</b>	<b>Stage reached at March 2013</b>	<b>Change from LDS schedule</b>	<b>Reason</b>	<b>Adoption</b>
Core Strategy	Adopted	N/A	N/A	July 2010
UDP	Saved Policies	N/A	N/A	2004
Site Specific Allocations	Adopted	None	N/A	July 2011
Brent Town Hall Planning Brief	Adopted	None	N/A	March 2012
Wembley AAP	Consultation on draft plan (submission stage)	None	N/A	N/A
Joint Waste Plan	Pre-submission publication	Delay	Duty to cooperate	N/A
Design Guide for New Development	Evidence gathering stage	Delay	Staff resources	N/A
Community Infrastructure Levy	Consultation complete on charging schedule	N/A	N/A	N/A
Development Management Policies	Pre-development	None	N/A	N/A

## Delivery of new homes

The Core Strategy policy for new housing is CP2 which plans for a total of 22,000 additional homes over the plan period, and over 11,200 of these between 2007/08 and 2016/17. The policy has a target of 50% of all new housing to be affordable. The London Plan identifies an annual borough target of 1,065 net additional new homes, this is broken down to 975 conventional supply, 61 reoccupied homes and 29 non-self contained homes (for example student accommodation).

Table 2: Summary of housing figures in Brent 2012-13

Completions	Target	2012-2013
<b>Total new dwellings</b>	N/A	1,569 1,067 self contained 452 non self contained 50 reoccupations (grant funded)
<b>Total net additional dwellings</b>	1,065 net additional new homes annually	1,122 662 self contained 410 non self contained 50 reoccupations (grant funded)
<b>Net additional self-contained dwellings</b>	975 additional self-contained homes annually	662 (68% of target)
<b>Reoccupied vacant dwellings (Grant funded re-occupations only)</b>	61	50
<b>Net additional Non-self contained</b>	29	410
<b>Net additional affordable dwellings</b>	50% of total	224 (34% of net self contained dwellings)
<b>Family-sized homes</b>	25%	244 (23% of total new self contained dwelling)
<b>Wheelchair accessible homes</b>	10%	48 (7% of net self contained dwellings)



Brent’s Housing trajectory demonstrates a five year supply of specific deliverable housing sites and an additional 5% buffer.

The trajectory is largely based on specific and deliverable sites with a small windfall allowance, the supply is again met in full for years 6-10. The trajectory does not currently include new SHLAA sites which will be identified in the GLA’s London wide SHLAA generating new housing sites which are likely to be deliverable towards the end of the trajectory timescale.

See appendix 1 for table of new housing units by type and year.

**Neighbourhood Planning**

Sudbury Town Resident’s Association submitted an application for a neighbourhood area and to become a neighbourhood forum in 2012. The applications were subject to a six week consultation period which ended on 19 October 2012. No comments were received.

On 12 December 2012 the council approved the designation of Sudbury Town Neighbourhood Forum and Neighbourhood Area.



[More information about neighbourhood planning](#) can be found on our website.

### Community Infrastructure Levy (CIL)

The council's draft CIL Charging Schedule was published for consultation, in accordance with regulation 16, between the 2 July 2012 and the 3 August 2012. During this period the council received 16 representations from interested parties in accordance with regulation 17. The council is seeking to formally introduce CIL in July 2013.

Brent is also a collecting authority for the Mayor's CIL which was introduced from 1 April 2012.

[More information on CIL](#) can be found on our website.

### Duty to Cooperate

The Duty to Co-operate came into effect in November 2011. The duty requires Brent to co-operate with neighbouring boroughs and other public bodies to address strategic planning issues in their area, including the preparation of Local Plans. The Wembley Area Action Plan is the only strategic plan to undergo consultation during 2012-13 – at Preferred Options stage in August 2012 and Submission Stage in March 2013. The table below shows which of the mandatory bodies we consulted and the outcome.

Table 3: Fulfilling the duty to cooperate: Wembley Area Action Plan

Stage	Preferred Options		Proposed Submission		
Body/Organisation	Invitation to comment	Response received	Invitation to comment	Response received	Outcome
Environment Agency	✓	✓	✓	✓	Changes made to AAP
English Heritage	✓	✓	✓	✓	N/A
Natural England	✓	✓	✓	✓	Changes made to AAP
Mayor of London	✓	✓	✓	✓	Changes made to AAP
Civil Aviation Authority	✓	x	✓	x	N/A
Homes and Communities Agency	✓	x	✓	x	N/A
Primary Care Trust	✓	x	✓	x	N/A
Office of Rail Regulation	✓	x	✓	x	N/A
Transport for London	✓	✓	✓	✓	Changes made to AAP
Highways Authority	✓	✓	✓	✓	Changes made to AAP

Local Enterprise Panel	✓	×	✓	×	N/A
Neighbouring boroughs	✓	✓	✓	×	No changes sought.

#### 4. Implementation of policies / delivery targets

All Local Plan policies are being implemented. More information about [Brent's Local Plan documents](#) can be found on our website.

The tables below contain the specific monitoring targets from adopted Local Plan documents in 2012-13 and set out the performance of each target.

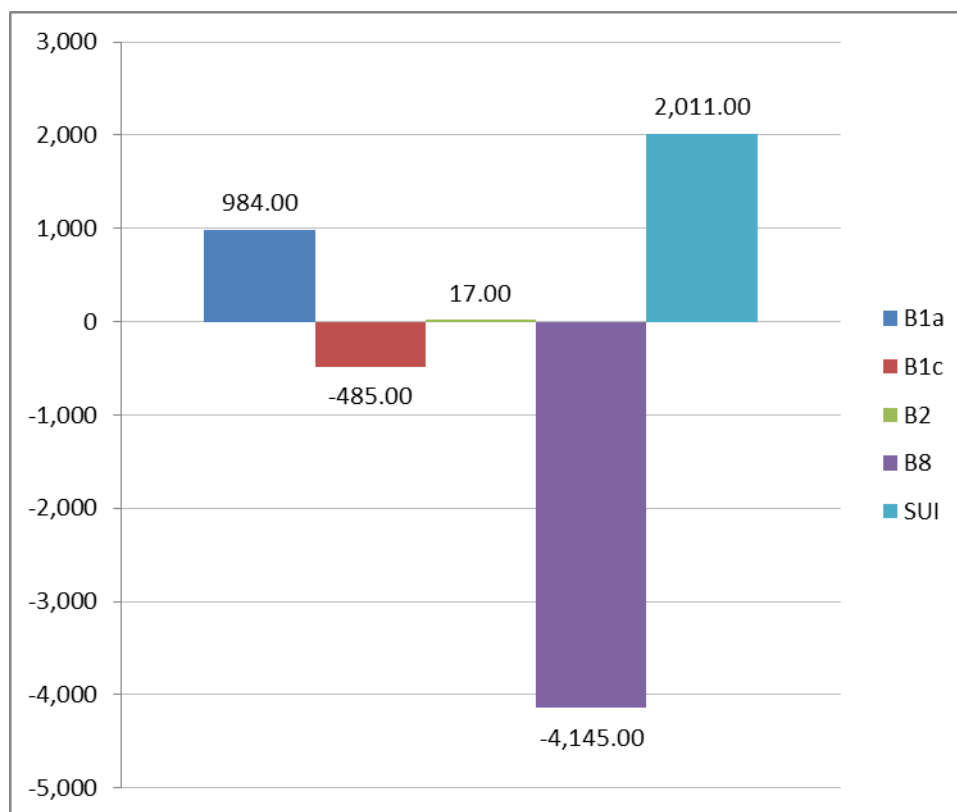
#### Core Strategy (adopted July 2010)

Table 4: Assessment of Core Strategy monitoring targets

Performance Measure	Target	Monitoring Point	Specific policies to be monitored	Achievement 2012-13
<b>Local employment change</b>	10,000 new jobs within Wembley to 2026	Net increase of 500 jobs p.a. in Wembley area. <b>When:</b> Annually	Policies CP1, CP3 and CP7	There was a net increase of 2,209 jobs in Wembley between 2011 and 2012. This represented an increase of 14.5%. (Source: Nomis Business Register and Employment Survey).  Employment figures for 2013 are currently not available.
<b>Amount of new retail floor space developed by type in Wembley</b>	30,000 m <sup>2</sup> increase in the new retail floor space in Wembley, on that currently existing or consented, by 2026	Percentage and amount of completed gross retail floor space by type in Wembley. <b>When:</b> Annually	Policies CP1, CP7 and CP16	There was no retail floor space completed in Wembley Town Centre and Wembley Park Town Centre over the AMR period.  The London Designer Outlet Centre was on site and is scheduled to complete in late 2013. The permission for the centre allows for up to 26,400 m <sup>2</sup> in A1 (retail) and 8,000 m <sup>2</sup> A1/A2 (retail/ professional and financial services).
<b>Amount of land developed or redeveloped in Park Royal</b>	Development or redevelopment of 50 hectares of land for employment purposes	1200m <sup>2</sup> annual net increase in gross internal floor space (m <sup>2</sup> ) for B1 & other suitable	CP3 and CP12	Within Park Royal SIL there was an increase of new employment floor space of 4914 m <sup>2</sup> in B1c use(light Industry), 5096 m <sup>2</sup> in B2 use(general industrial), 4428 m <sup>2</sup> in B8 use(storage or distribution) and 331 m <sup>2</sup> Sui Generis. This increase was due to the redevelopment of a site

<b>for employment purposes (Core)</b>		employment uses in Park Royal area to 2017. <b>When:</b> Annually		for 9 units (11/0631) and extensions to three existing premises.
<b>No net loss of floor space in other SIL and LSIS (Core)</b>	No Net loss of floor space in SIL & LSIS outside of site specific allocations (Park Royal has separate target).	No net loss of gross internal floor space (m <sup>2</sup> ) for use classes B1 and related uses 2007-2017 in SIL and LSIS <b>When:</b> Annually	CP1, CP3 and CP20	Net decrease of 1618 m <sup>2</sup> of floor space. See below for further detail.

### Change in Employment floorspace (m<sup>2</sup>) within SIL and LSIS outside of Park Royal

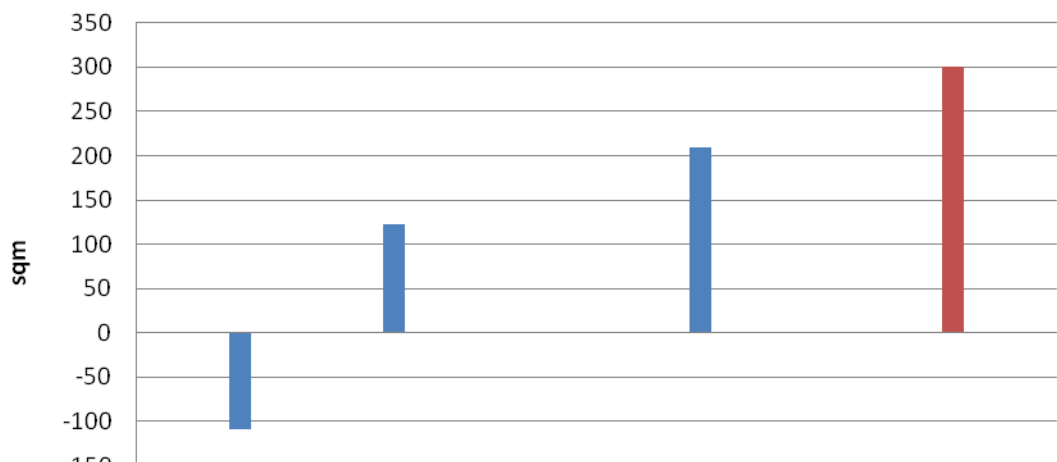


There has been an overall net decrease in floor space in Strategic Industrial Location and Locally Significant Industrial Sites outside of Park Royal of 1618 sqm. The most significant loss was in B8 floor space. This was largely due to a number of change of use consents to Sui Generis, B1 or B2 use. One implemented consent resulted in the demolition of an existing B8 unit (10/1482).

<b>Secure job placements from new development</b>	Secure 800 job placements p.a from 2007-17.	Number of placements made by Brentin2Work each year. <b>When:</b> Annually	CP1	107 job placements were made during this period. Of these jobs 9 were in construction and 98 were in businesses located in Wembley including Hilton Hotel, Victoria Hall and APT Student Accommodation.
<b>Amount of</b>	A net	The completed	CP16	See below.

<b>completed retail, office and leisure development (Core)</b>	increase in retail, office and leisure floor space in Brent's major and district town centres outside Wembley.	amount of gross floor space (m <sup>2</sup> ) for use classes B1(a), A1, A2 and D2 should be greater than that lost through change of use / redevelopment. <b>When:</b> Annually		
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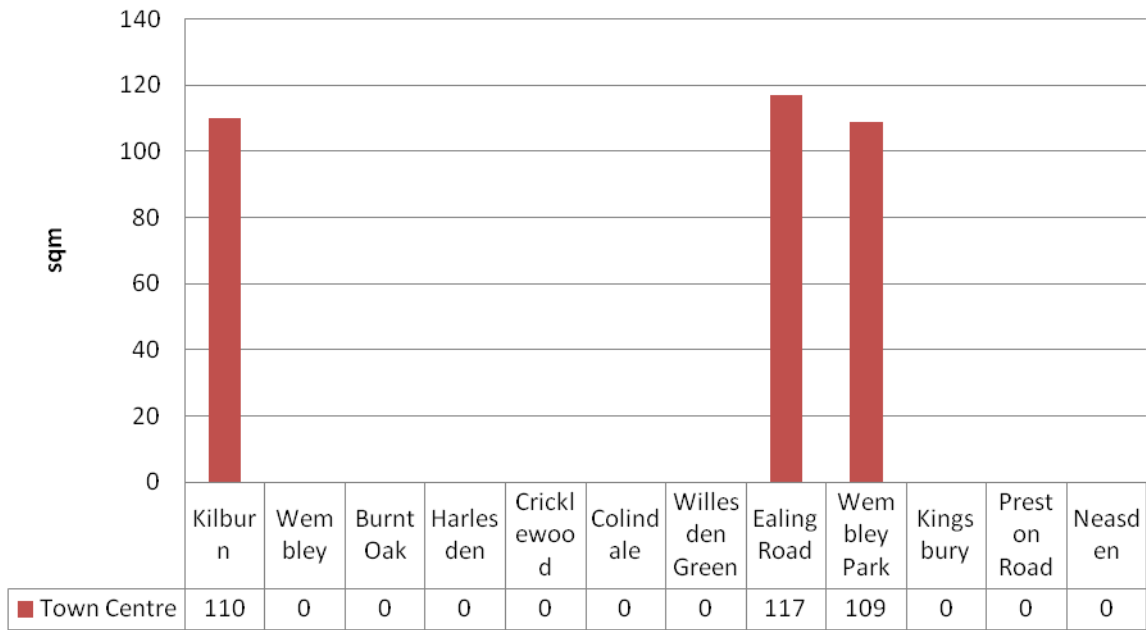
### Change in A1 floorspace



	Kilburn	Wembley	Burnt Oak	Harlesden	Cricklewood	Colindale	Willesden Green	Ealing Road	Wembley Park	Kingsbury	Preston Road	Neasden
■ Town Centre	0	-109	0	123	0	0	0	210	0	0	0	0
■ Edge-of-centre	0	0	0	0	0	0	0	0	0	0	301	0

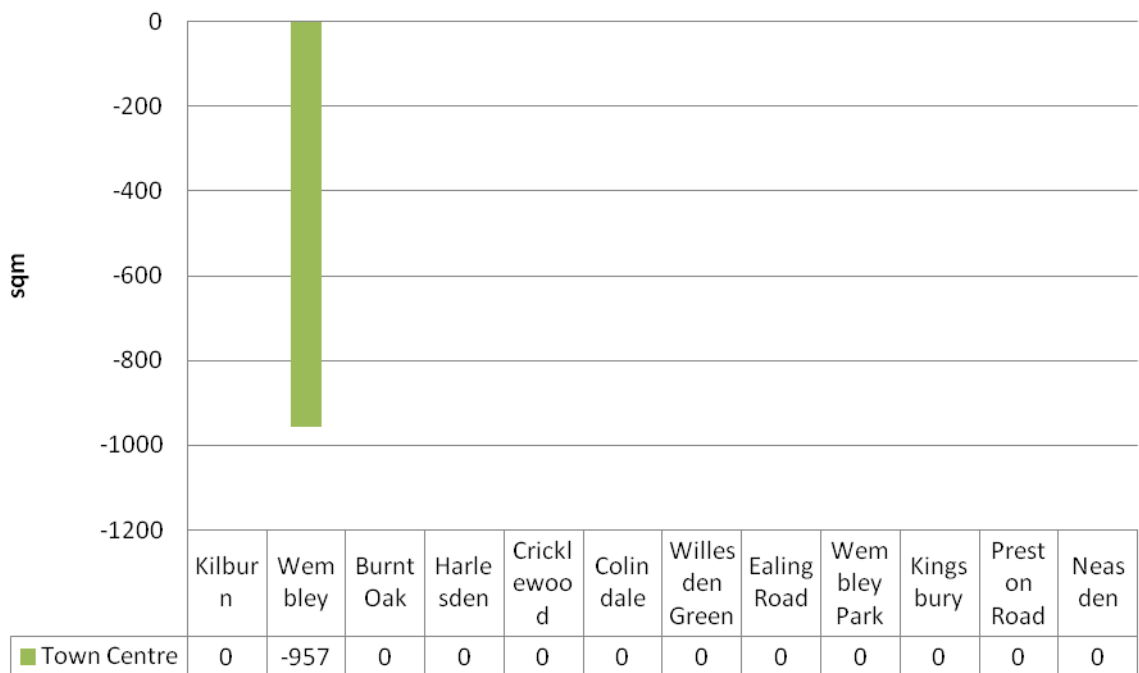
Changes of use within Brent's major and district centres represented a slight decrease in A1 floor space in Wembley, and an increase in Harlesden and Ealing Road. This was due to change of use to a betting shop (A2 Use Class) in Wembley, and refurbishment and extensions to existing premises on Ealing Road and Harlesden. There was an increase in A1 floor space on the edge of Preston Road centre due to change of use from premises in A2 use to a shop and café.

### Change in A2 floorspace in town centres



Changes of use within Brent’s major and district centres generally represented a slight increase in A2 floor space. This was primarily due to change of use from Sui Generis and A1 Uses. The result has been an increase in floor space in use as betting shops.

### Change in B1a floorspace in town centres



Changes of use within Brent’s major and district centres represented a decrease in B1a floor space. The loss in office floor space is due to the demolition of Elizabeth House on Wembley High Road and construction of apartments above ground floor commercial floor space.

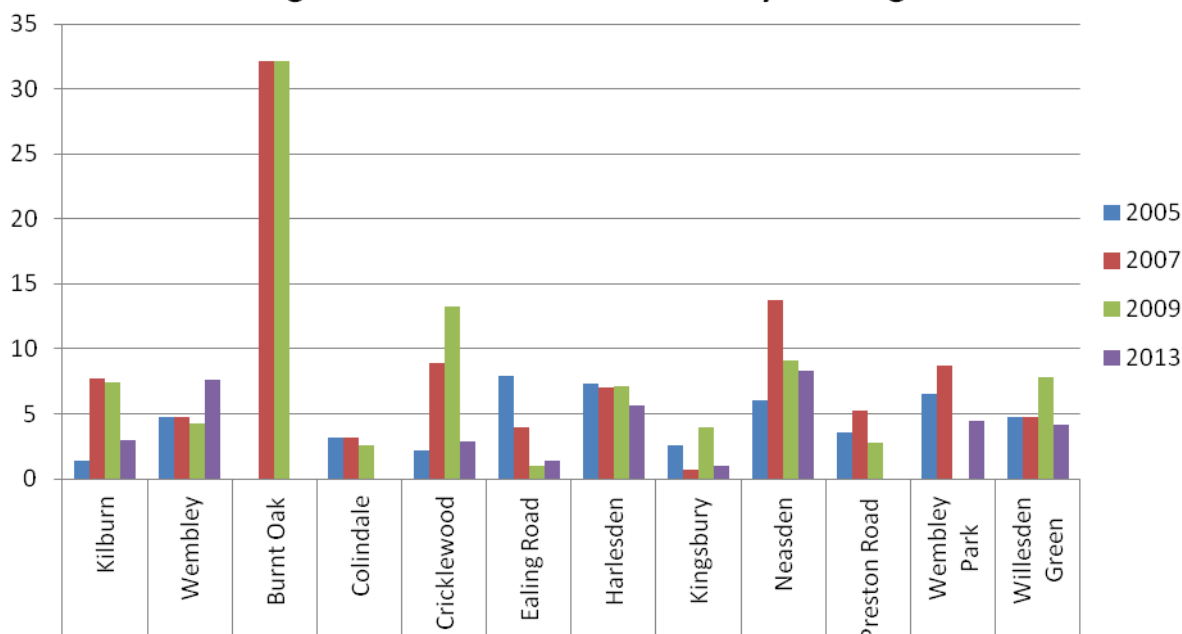
There was no change in D2 floor space within town centres.

<b>Town Centre Vacancy rates</b>	No increase of vacancy rates in primary shopping frontage from 2007 to 2026.	The amount of vacant shopfront within major and district centres primary shopping frontages.  <b>When:</b> Annually	CP16	<u>Change</u> in primary frontage vacancy rate since 2009	
				Kilburn	-4.4%
				Wembley	3.3%
				Burnt Oak	-32.1%
				Colindale	-2.6%
				Cricklewood	-10.3%
				Ealing Road	0.4%
				Harlesden	-1.5%
				Kingsbury	-3.0%
				Neasden	-0.8%
				Preston Road	-2.8%
				Wembley Park	4.4%
Willesden Green	-3.6%				

The figure below compares vacant primary frontage lengths within the borough since 2005. The national average vacancy rate in London stands at 9.4% (Local Data Company, 2013). This compares to an average of 5.4% unit vacancy rate in Brent’s centres.

As the figure below indicates, with the exception of Wembley and Wembley Park town centres, the amount of vacant primary frontage has fallen in all of Brent’s major and district centres since 2009, bucking the national trend. The increase in vacant primary frontage in Wembley is due to the redevelopment of Wembley Central Square. It is anticipated upon completion of the redevelopment (which is expected in 2014) vacancy rates will fall. The increased vacancy rate in Wembley Park is due to one vacant unit. The big decrease in vacancy in Burnt Oak was due to the re-occupation of a single large unit by a clothes shop.

**Change in amount of Vacant Primary Frontage**



Source: Town Centre Health Check Data

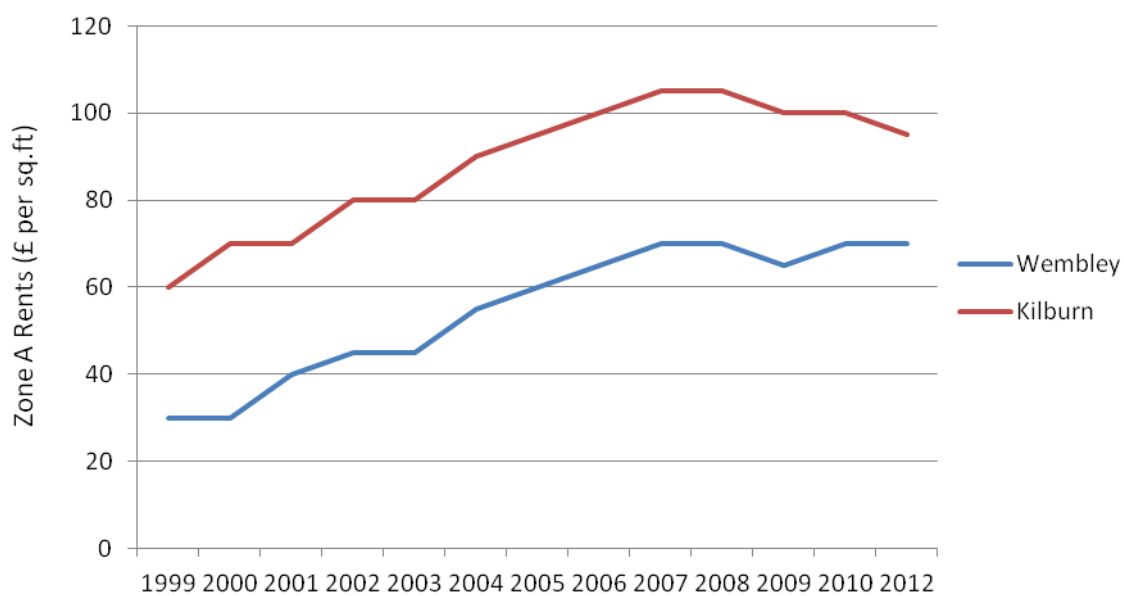
<p><b>Health of Town Centres</b></p>	<p>*No reduction in inflation adjusted median rent levels in primary shopping area. *No reduction in pedestrian footfall in town centres covered in 'health check'.</p>	<p>Annual Rental survey 2 yearly health check data.</p>	<p>CP16</p>	
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Retail Zone 'A' rents are monitored across the UK by Colliers CRE. Average prime retail rents in Outer London decreased by 5% between June 2011 and June 2012. This was slightly higher than the national average, which fell by 4.5% over the same period. However, at £121 per m<sup>2</sup> the average prime retail rent in Outer London remains higher than the average for Great Britain which now stands at £110 per m<sup>2</sup>. This suggests Brent and Outer London remain in a stronger position than the rest of the country.

Within the prime (Zone A) town centres in Brent, Wembley's rental rates remained the same whilst Kilburn's has decreased by £5 per sqft, which shows the situation has not improved since 2010.

N.B. Data is currently not available for 2013.

**Key Town Centre Retail Rents by Year**



Source: Colliers CRE

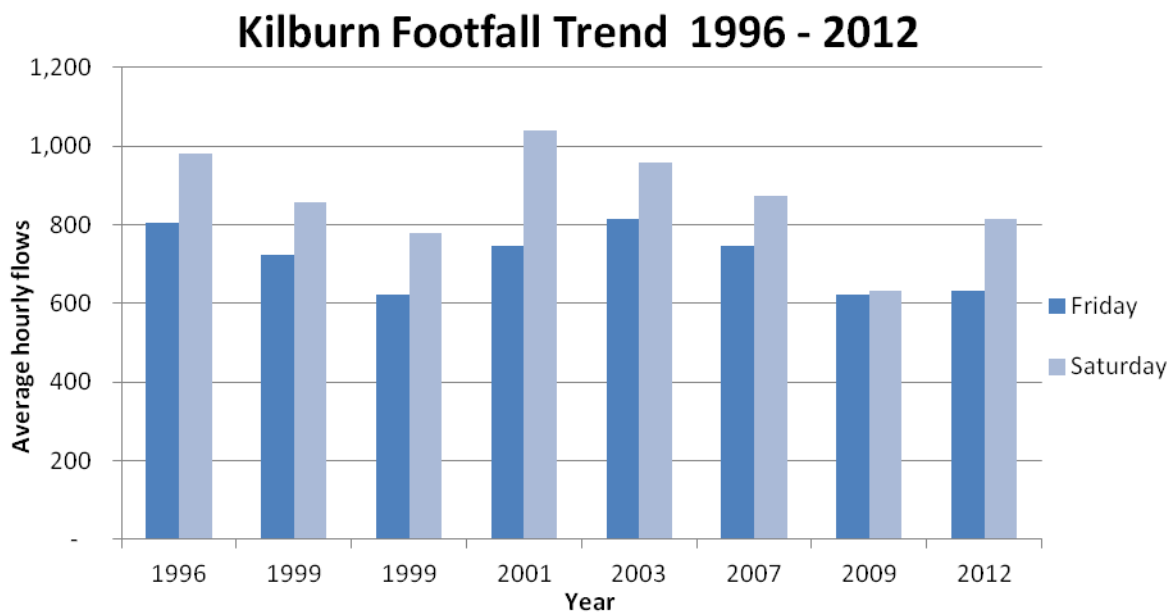
**Footfall Data**

Every two years, the council commissions pedestrian footfall counts within Wembley and Kilburn Major centres, and Harlesden District centre. The pedestrian flow counts help to assess the vitality and viability of the town centres, by recording the number of visitors in a number of different points within the town centres.

The charts below show an estimate of the total number of pedestrians passing each site, in each town centre, over a six hour period between the hours of 10.00am -5.00pm on Friday and Saturday, and during the whole week (Monday-Saturday). The totals given for Friday and Saturday represent samples which are grossed up by a factor of 30, the reciprocal of the sampling fraction, to allow for the fact that on either day pedestrian movements were counted for a total of 12 minutes out of a possible 6 hours. Each of the charts show the indexed count points relative to the average pedestrian flow, and indicates the locational hierarchies throughout the centres.

Since 2009 there has been an overall increase in footfall, with the exception of footfall on a Friday in Wembley and Harlesden.

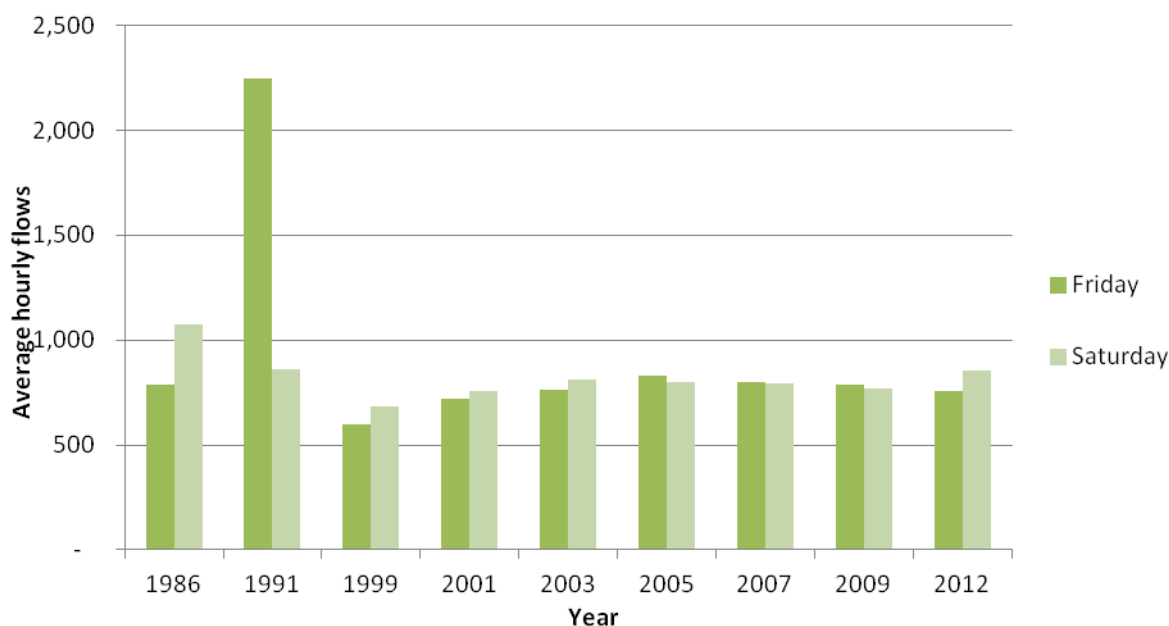
Footfall in Kilburn was at its lowest in 1999 and 2009 and is once again increasing. This indicates the health of the centre is improving. The locations in Kilburn which receive the highest footfall are adjacent Marks and Spencer’s Simply Food, Sainsbury’s and Poundland.



Footfall in Wembley town centre fell in 1999 and has subsequently gradually increased, indicating the health of the centre has improved. The locations in Wembley which receive the highest footfall are adjacent Primark and Poundland.



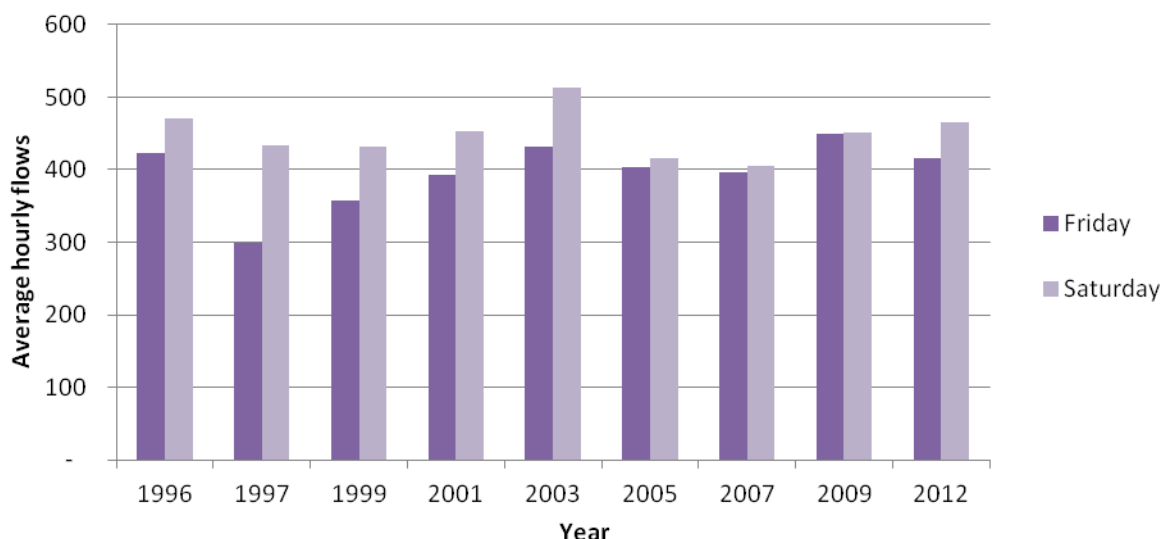
### Wembley Footfall Trend 1986 - 2012



Harlesden receives a far lower footfall than both Wembley and Kilburn. Footfall in Harlesden was at its lowest in 1997. It has subsequently increased indicating the health of the centre has improved. The locations which receive the highest footfall are adjacent Iceland foodstore, Peacocks Clothing and Romik Boutique on Harlesden Plaza.

N.B. As footfall data is collected every two years data is not available for 2013.

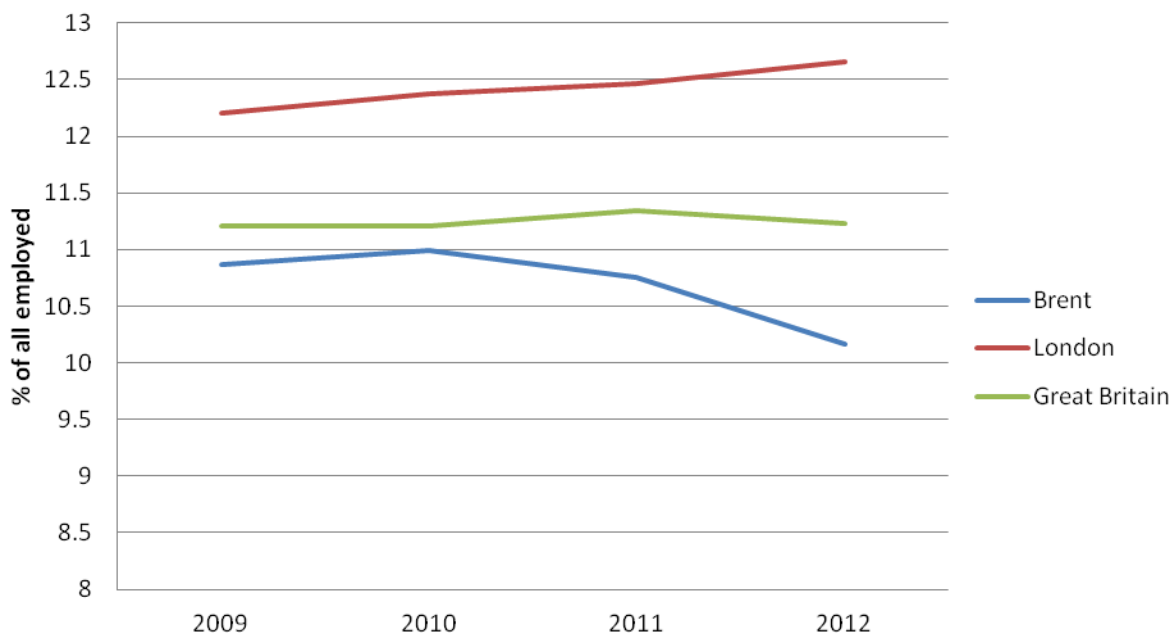
### Harlesden Footfall Trends 1996 - 2012



<p><b>Net increase of cultural/leisure facilities (core)</b></p>	<p>Net increase in floor space of leisure uses</p>	<p>Completions survey <b>When:</b> Annually</p>	<p>CP7 and CP10</p>	<p>Floor space in leisure use (Class D2) increased by 656 m<sup>2</sup>.  The increase in culture and leisure floor space was due to the creation of additional floor space on the existing roof terrace on the northern side of Wembley Stadium.</p>
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<b>Brent's Tourism economy: Local employment in the Tourism Industry.</b>	Increase in Brent employment in Tourism Sector.	% of Brent residents employed within Tourism industry. 4% baseline 2004. <b>When:</b> Annually	CP1 and CP7	See below.
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### Proportion of Brent Residents Employed in Tourism



Source: Business Register and Employment Survey

Although the proportion of Brent residents employed in tourism related jobs\* has decreased since 2009 the total number employed increased by 700 between 2009 and 2012.

\* Tourism related jobs include accommodation and food services, arts, entertainment, recreation and other services.

<b>Provision of new or extended community facilities.</b>	Provide new community facilities at a rate of 370 m <sup>2</sup> per 1000 new population created by new housing development	New or extended floor space that meets rate of population growth. <b>When:</b> Annually	CP7, CP8, CP9, CP10, CP11 and CP23	There was a net increase in D1 floor space (excluding education and medical uses) of 12,745 m <sup>2</sup>  The completion of the new Brent Civic Centre, including a new library and gallery space, and the conversion of the Gaumont State Cinema to a place of worship contributed significantly to this figure.
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<b>Provide new school places for increased population.</b>	Approval for and construction of new and extended schools in Growth Areas and Park Royal as set out in policies CP7 to CP12 inclusive	Number of new schools and extensions to schools with permission for development and completed or under construction by 2017. <b>When:</b> Annually	CP7, CP8, CP9, CP10, CP11 and CP12	<b>27,534 m<sup>2</sup></b> (net) of school floor space was completed in the 12/13 period.  This comprised of the implementation of 22 permissions, the largest of which was the completion of a new SEN school on part of the Grove Park School site.  Significant developments include the completion of; a new sixth form block at Wembley High Technology College (10/0436), a new main school building at Sudbury Primary School (10/0192) and a new Special Educational Needs School at Hay Lane (10/2996).
<b>Health Facilities- facilities to meet GP service needs as set out in IIF.</b>	To meet target for GP facilities related to population growth needs.	Secure floor space for 1 GP per 1500 new population. <b>When:</b> Annually	CP7, CP8, CP9, CP10, CP11 and CP12	There was a net gain of 138m <sup>2</sup> of GP floor space. There were 4 implemented permissions, two resulted in a gain (located in Burnt Oak and Neasden) and two resulted in a loss of GP floor space (located in Queensbury and Kilburn).
<b>Secure new community swimming pools for the borough.</b>	Complete and open one new community swimming pool in the borough by 2017.	Swimming pool completion. <b>When:</b> Annually	CP7 and CP18	No swimming pool completion. A new community swimming pool was approved in June 2011 as part of the redevelopment of Dexion House on Empire Way.
<b>Total additional Homes (Core)</b>	Minimum of 11,200 homes (9150 self contained) supplied 2007/8 - 2016/17	No. of self-contained homes completed in borough. <b>When:</b> Annually	CP2	662

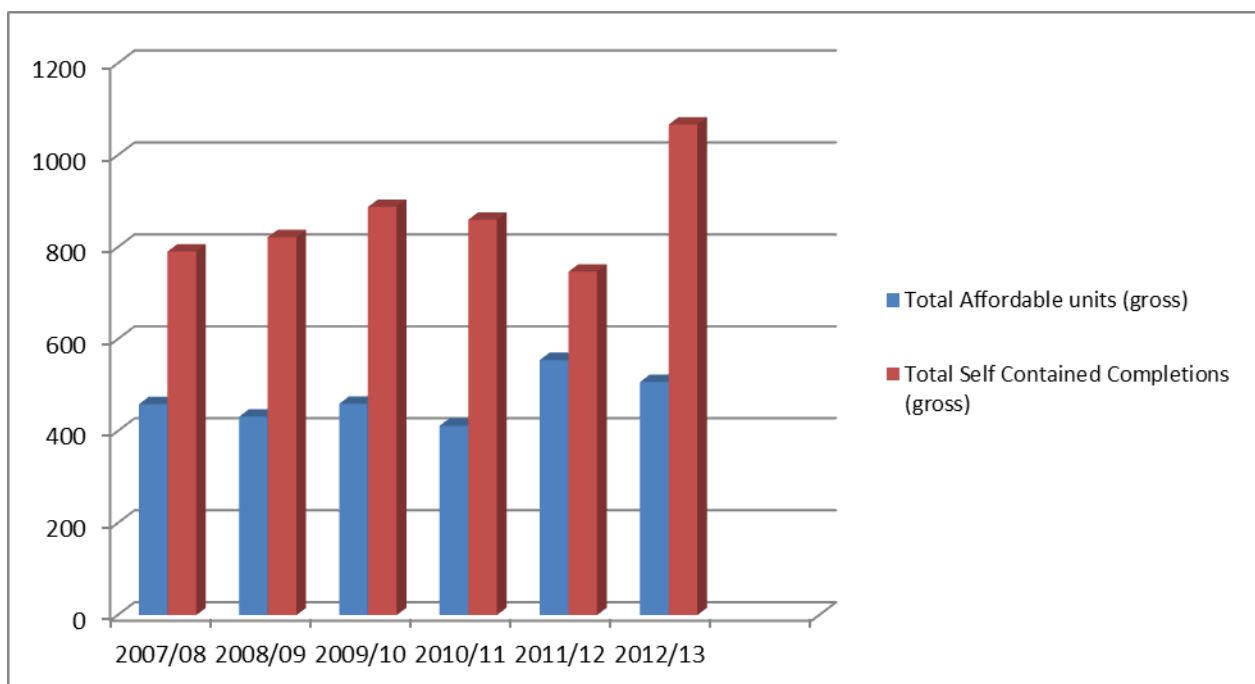
The total net additional new self contained homes completed is significantly lower than the borough's monitoring target for the year. Clearly the slow recovery in the national economy, and particularly the poor nation-wide performance in house building, has been a major contributor to the failure to meet targets. However, housing completions have steadily increased since 2009-10, suggesting as the economy recovers the housing construction industry is picking up.

Major estate regeneration schemes in Barnham Park and South Kilburn have also been a factor, resulting in a temporary reduction in dwellings. These dwellings will be replaced as future phases are delivered.

Planning consents for housing in the year reached 941 units (gross). This included 3 large schemes; Bronte House & Fielding House, Kilburn (229 units), Cullen House, Queen's Park (137 units) and Albert Road, Kilburn (144 units).

<b>No. of homes completed in growth areas (Core)</b>	Minimum of 85% completed are in growth area 2007/8 – 2016/17.	No. of completed units. <b>When:</b> Annually	CP2	491 units completed in growth areas (355 net units)  46% in Growth Areas (based on total self contained units completed).
<b>No. of affordable Units (Core)</b>	Minimum of 4,575 or 50% completions; 2007/8 - 2016/17.	No. of completed units. <b>When:</b> Annually	CP2	507 total affordable units completed  224 net additional units (34% of net self contained dwellings)

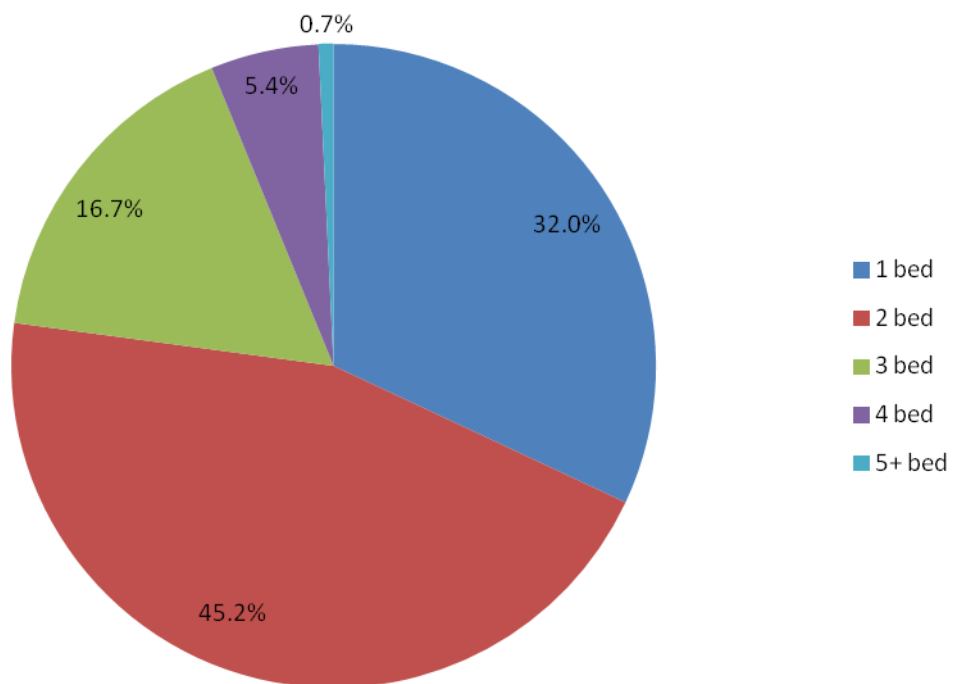
**Affordable housing comprised 48% of gross total number of new homes built in 2012/13.**



Source: Brent Decisions Analysis / LDD

<b>Ensure reasonable proportion of family homes (Core)</b>	That 25% of all self-contained homes are 3 bed or larger.	No. of new family homes completed per annum. <b>When:</b> Annually	CP21	244 of the units completed are 3+ beds  23% of total new homes (see below for further details).
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The proportion of family homes built in the year was slightly below the target of 25% of total new homes.



Source: Brent Decisions Analysis / LDD

<b>Wheelchair adaptable</b>	10% (of 10 units + schemes)	No. of completed new homes that are wheelchair adaptable. <b>When:</b> Annually	London Plan Policy 3.8Bd*	48 (5.5%)
<b>Existing housing loss, including affordable.</b>	No net loss	Housing units lost on completed new development. <b>When:</b> Annually	CP21	Overall there was a net gain of 662 units.  In 2012/13 the redevelopment of the Barnham Estate resulted in a net loss of 95 units, however, in future phases a further 216 residential units will be delivered, resulting in an overall net gain of 121 units.  The conversion of self-contained flats to single-family dwellings, and demolition of units to allow the development of a care home, resulted in a small net loss on 14 individual schemes.
<b>Lifetime homes.</b>	100%	No. of completed new homes built to lifetime home standards. <b>When:</b> Annually	London Plan Policy 3.8Bc*	655 – 62% of total completions

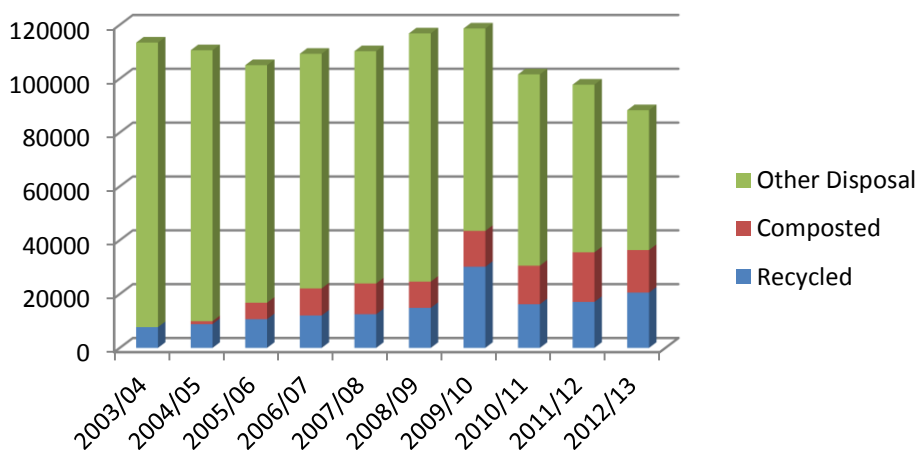
<b>Proportion of trips made by public transport.</b>	Reducing proportion of car trips as a result of Wembley development from a baseline (currently estimated at 37%), by a minimum of 10% over the life of the development	MVA model currently calculates modal share of 37% car use. Re-run model to refine estimates as land uses become more certain. Monitor targets through the travel plan process <b>When:</b> every 3-5 years	CP7	N/A
<b>Secure interchange improvements</b>	Secure major improvements at Queen's Park, First Central, Wembley Stadium, Wembley Central and Alperton stations by 2017	Record Planning Obligations and direct works that secure improvements. <b>When:</b> Annually	CP14 and CP15	No improvements 2011/12
<b>Protection of all open space of value (Core)</b>	No net loss of open space to alternative uses	Amount of open space lost to alternative uses. <b>When:</b> Annually	CP18	One completion resulted in the net loss of public open space. This was the development of land comprising the former scout hut and adjacent car park at the John Billam Playing Fields. Justification for this loss was considered in the planning report.
<b>Protection of areas designated for intrinsic environmental value including sites of national or regional/sub-regional significance (Core)</b>	No net loss of areas of wildlife and nature conservation importance	No net loss of land of nature conservation value on designated sites (SSSI, local nature reserves, Sites of more than local Importance for Nature Conservation) <b>When:</b> Annually	CP18	No net loss.

<b>Provision for new or extended public open space.</b>	To meet open space targets in growth areas Wembley - 2.4ha Alperton - 1.6ha S Kilburn - 0.8ha Burnt Oak - 0.6ha Church End - 2ha.	Measure new open spaces created and laid out as a result of development. <b>When:</b> Annually	CP7, CP8, CP9, CP11, CP12 and CP18	There was a net gain of 10,369m <sup>2</sup> of new public open space in 2012/13. The redevelopment of Chalkhill Medical Centre and the completion of the Brent Civic Centre contributed significantly to this figure.
<b>Improvement of existing public open space.</b>	To increase the number of parks maintained to Green Flag award standard.	Measure number of parks awarded Green Flag status. <b>When:</b> Annually	CP18	In 2012/13 the number of parks with Green Flag status reduced to 7. This was due to Barham Park losing the status, however, the council is seeking to implement a development programme to improve the park. There was continued infrastructure improvements to pathways and improvements to shrub area and infrastructure at Furness Road Open Space.
<b>Improvement of existing and provision for new areas of nature conservation.</b>	Enhance and increase nature conservation areas. Reduce area of wildlife deficiency.	Monies negotiated through S106 agreements for application sites in areas of deficiency, where monies have been spent and extent of areas of wildlife deficiency. <b>When:</b> Annually	CP18	None in 2012/13
<b>New Tree Planting for new neighbourhoods.</b>	To meet tree planting targets in growth area set out in IIF, by 2017 Wembley 1,000 Park royal 4,000 Alperton 500 Church End, Burnt Oak, South Kilburn 200.	Count of new trees planted in growth areas. <b>When:</b> Annually	CP7, CP8, CP9, CP10, CP11 and CP12	281 trees were planted by the council in the borough outside of development sites and parks. 78 of these trees were in Growth Areas.

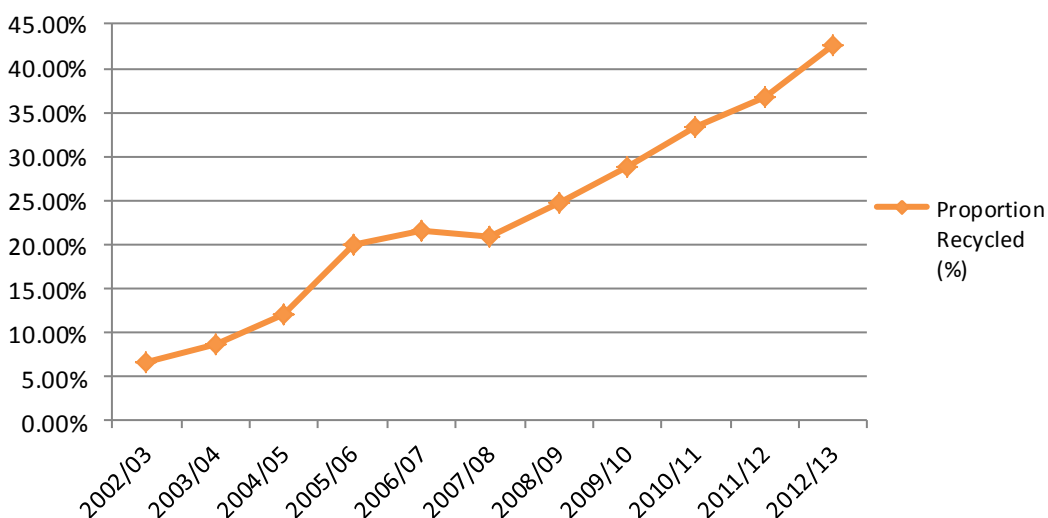
<b>Provision for new or improved Children's Play Areas.</b>	Meet standards on children's play as set out in Infrastructure & Investment Framework .	Measure number of compliant schemes. <b>When:</b> Annually	CP5, CP7, CP8, CP9, CP10, CP11 and CP18	A new park opened at Chalkhill open space and a new play area was installed at Maybank open space.
<b>Installation of Sustainable Urban Drainage systems (SUDS) in new development.</b>	Appropriate major proposals should secure SUDS or apply water retention or harvesting measures	Applications which include SUD measures. <b>When:</b> Annually	London Plan Policy5.13A*	19 Major applications were approved over the 12-13 period. Of these, 15 (79%) incorporated Sustainable Urban Drainage systems.
<b>Application of the GLA's energy hierarchy in order to secure high levels of renewable energy generation in Growth Areas</b>	All major proposals should submit energy and feasibility assessment and apply Mayor's energy hierarchy. Major proposals to achieve 20% carbon reduction through renewable energy requirements or secure carbon offset payment.	Number of applications includes energy and feasibility assessments. All large schemes over 100 units to secure onsite renewable energy generation – by type and energy generated (where available - as GLA hierarchy). <b>When:</b> ongoing	CP19, London Plan Policy 5.2*	There were three applications of over 100 units approved in 2012/13. All were within the South Kilburn Growth area and provided an energy statement confirming CSH L4 in line with our policy. All three also included on-site renewable energy generation.
<b>Secure district wide CHP in Wembley Area.</b>	Complete one CHP plant	To meet GLA energy hierarchy on very large regeneration schemes. <b>When:</b> Annually	CP7	None to date.



<p><b>Production of secondary / recycled aggregates (Core)</b></p>	<p>A minimum 10% of inputs for key standard components coming from recovered sources.</p>	<p>Number of schemes involving demolition and redevelopment which apply the ICE Demolition Protocol. <b>When:</b> Annually</p>		<p>No longer a requirement in the revised London Plan, 2011.</p>
<p><b>Safeguard existing waste facilities and secure land for new waste operations.</b></p>	<p>Net increase of waste facilities. No net loss of existing waste facilities.</p>	<p>Planning approvals p.a. <b>When:</b> Annually</p>	<p>London Plan policy 5.17G* and 5.17H*</p>	<p>No waste facilities were lost to other uses in 2012/13.</p>
<p><b>Waste stream: recycled or composted.</b></p>	<p>35% of municipal waste recycled by 2010 and 45% by 2015 (in line with the London Plan)</p>	<p>Amount of municipal waste recycled or composted. <b>When:</b> Annually</p>	<p>London Plan policy 5.16Bc*</p>	<p>See below</p>



### Proportion Recycled (%)



The target of 35% of the municipal waste stream to be recycled was met in 2013 with 42.5% recycled. At the rate of progression shown above, the council should hit the target of 45% recycled by 2015. The total municipal waste stream continues to fall from 122,327 tonnes in 2008/09 to 90,320 in 2012/13, a fall of 26%.

<p><b>Protection of existing community facilities</b></p>	<p>No net loss of community facilities unless compensation provided</p>	<p>Number of applications approved resulting in the net loss of a community facility for which no compensation made through planning obligation or other agreement. <b>When:</b> Annually</p>	<p>CP23</p>	<p>4 implemented planning consents resulted in a net loss of use class D1. Three were former GP surgeries / health centres, one was a vacant D1 unit.</p> <p>Reasons why there should be an exception to policy CP23 were put forward in all cases. These included, newly created or surplus provision in close proximity.</p>
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\*Core Strategy monitoring references to London Plan policies have been updated in this AMR to reflect the policies in the current London Plan (July 2011)

**Site Specific Allocations (adopted July 2011)**

The implementation of Site Specific Allocations will be assessed in the Monitoring Report. Sites will be monitored against the estimated phasing of the delivery of development and will also be assessed as to whether or not development is in accordance with the guidance for each site.

Site Specific Allocation	Landowner	First phase housing complete	Other land uses proposed	Target date for planning application	Achievement 2012-13
					Completed
					On target 15
					Later years
					Behind target
					No progress & behind target
<b>W1 Wembley West End</b>	Private	2018	Retail/leisure/public car parking	2015	No progress
<b>W3 Brent Town Hall</b>	Council/private	2016	Office/hotel/community	2014	Application for use as school expected summer 2013.
<b>W4 Shubette Hse./Karma Hse./Apex Hse</b>	Private	2012	Hotel/ retail/ offices/ managed affordable workspace	PP for Shubette Hse. granted in 2011  PP for Karma Hse granted in 2005	Shubette House site under construction.
<b>W5 Wembley Eastern Lands</b>	Private	2012	Leisure/ hotel/ office /open space	Planning application 2011	Planning Permission granted Oct 2012 for student flats
<b>W6 Amex Hse</b>	Private	2012	Workspace for creative industries/ managed affordable workspace	Planning application 2011	No progress
<b>W7 Chesterfield Hse.</b>	Private	N/A	Hotel/retail/food & drink by 2014	Planning application 2011	Application for student accommodation withdrawn.
<b>W8 Brent Hse. /Elizabeth Hse.</b>	Council/Private	2012	Retail/Office	Planning permission for Elizabeth House. Granted in 2010  Planning application for Brent House 2017	Elizabeth House under construction.

<b>W9 Wembley High Road</b>	Private	2016	Retail/offices	2014	No progress
<b>W10 Wembley Chiltern Embankments</b>	Private	2018	Town centre uses	2016	No progress
<b>W11 Former Wembley mini-market</b>	Private	2014	Commercial or car parking	Planning permission granted in 2010	21 flats completed in Dec 2011
<b>A1 Alperton House</b>	Private	2016	Workshops/ food & drink	2014	No progress
<b>A2 Minavil House &amp; Unit 7 Rosemont Road</b>	Private	2012	Offices	Planning permission granted in 2010	No progress to date. Owner of site is seeking a JV partner.
<b>A3 Former B&amp;Q and Marvellairs House</b>	Private	2012	B1 workspace and A3	Planning permission granted for B&Q site in 2010	B&Q site – target for construction to commence May 2013
<b>A4 Atlip Road</b>	Private	2012	Employment and A3 uses	Planning permissions granted for parts of the site in 2006, 2007 & 2009	No further progress.
<b>A5 Sunleigh Road</b>	Private	2016	Commercial, including workspace & A3 use	2014	No progress
<b>A6 Woodside Avenue</b>	Private	2014	B class uses including affordable workspace	2012	No progress
<b>A7 Mount Pleasant/ Beresford Ave.</b>	Private	2018	Work-live/ managed affordable workspace	2016	No progress
<b>SK1. Queen's Park Station Area</b>	Private	2014	Community Facilities, retail and bus interchange	Planning application 2012	No progress – site on hold due to HS2.
<b>SK2 British Legion, Marshall Hse &amp; Albert Rd Day Centre</b>	Council/ Private	2013	N/A	Planning application 2011	Full planning permission granted Sep 2012 (12/1516). The council is selecting a development partner via the OJEU process.
<b>SK4 Canterbury Works</b>	Private	2012	Offices and community facilities	2011	No progress
<b>SK5 Moberley Sports Centre</b>	W'minster City Council	2016	Sports & nursery school	2014	Pre-application discussions
<b>CE1. Church End Local Centre</b>	Council/ housing	2012	Retail, public square, local offices	Planning application 2011	Application expected to be submitted by

	association / private		and health centre		Catalyst Housing Spring / Summer 2013 for mixed use residential development.
<b>CE3. Former N/A White Hart PH and Church</b>	Private	2014	Retail	Planning permission granted in 2009	White Hart PH scheme complete Sep 2012.
<b>CE5 Chancel House</b>	Private	2020	Employment use	2018	No progress
<b>CE4. Homebase</b>	Private	2014	Retail	Planning application 2012	No progress
<b>CE6. Asiatic Carpets</b>	Private	2014	Light Industrial/Managed affordable work space	Planning application 2012	No progress
<b>B/C1 Oriental City &amp; Asda</b>	Private	2014	Retail/ community use (incl. school) /commercial	Planning Permission renewed in 2010.	Application (12/2166) submitted Sept 2012 for a mixed-use scheme comprising 7,817sqm A1 supermarket; 5,207sqm mixed use Oriental and Far Eastern centre and associated parking. Outline permission sought for 23,991sqm C3 floor space and associated parking.
<b>B/C2 Sarena Hse/Grove Park/Edgware Rd</b>	Private	2014	Workspace (incl.managed affordable)	Planning application 2012	No progress
<b>B/C3 Capitol Way</b>	Private	2012	Retail / car showroom / community use	Planning permission 2009	Site preparation and demolition of existing structures underway.
<b>B/C4 3-5 Burnt Oak Broadway</b>	Private	2012	Retail	Part completed and planning permission renewed for remainder 2010	An updated s106 was signed July 2012.
<b>PR1 Former Guinness Brewery</b>	Private	N/A	Industry and warehousing	Planning permission 2008	No further progress.
<b>PR2 First Central</b>	Private	2014	B1 offices / hotel	Planning permission for offices/hotel 1999 part implemented. Planning application for residential 2010	No further progress.

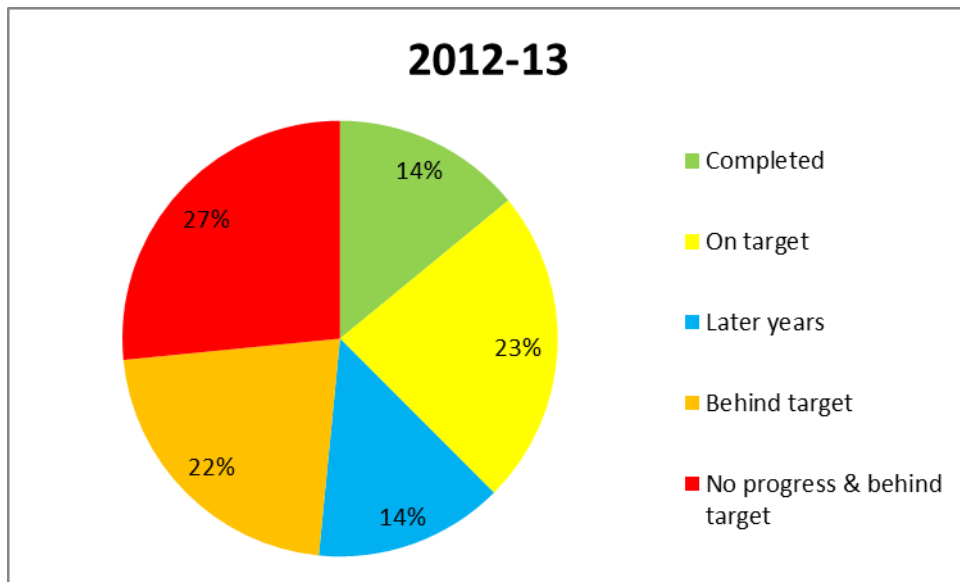
<b>PR3 Former Central Middlesex Hospital</b>	Private	N/A	Hospital expansion and industrial / employment development	Planning application 2012	Construction has commenced on application 05/3174 to provide 9 mixed use business units.
<b>1. Metro Hse.</b>	Private	2012	Safer Neighbourhood Team base	Planning permission 2010	Construction underway for permission 09/2650.
<b>2. Garages at Barnhill Rd</b>	Private	2012	N/A	Planning permission 2007	Construction underway (10/2104).
<b>3. Dollis Hill Estate</b>	Private	2012	New school and employment development	Planning permission 2010	Construction underway (10/1388).
<b>4. Dollis Hill House</b>	Council	N/A	Food & drink use / community use / conferencing	-	Site now landscaped as feature in the park. Completed 2012
<b>5. Priestly Way, North Circular Road</b>	Private	N/A	Employment development	-	No progress
<b>6. Neasden Lane / Birse Crescent</b>	Private	2012	Retail	Planning application 2011	No progress
<b>7. Neasden Lane / North Circular Road</b>	Private	2012	Hotel/retail	Planning application 2011	No progress
<b>8. Former N/A Kingsbury Library &amp; Community Centre</b>	Council/ Private	2012	Community / education use	Planning application 2011	Planning Permission for use as education centre (08/1106) complete.
<b>9. Harlesden Plaza, Manor Park Road</b>	Private	2016	Retail / community use	Planning application 2014	Consent 09/0732 under construction.
<b>10. Former Willesden Court House</b>	Private	2012	Community use	Planning permission 2009	Planning Permission granted for 38 flats in 2009 (08/1629) Completed 2011/12
<b>11. Manor Park Road</b>	Private	2014	N/A	Planning application 2012	No progress.
<b>12. Former Willesden Social Club &amp; St. Joseph's Court</b>	Private	2012	Community use	Planning permission subject to S106, 2010	Application 13/0507 submitted Feb 2013 for 22 self contained units and ground floor A1/D1.
<b>13. Sainsbury's Superstore</b>	Private	2014	Retail	Planning application 2012	No progress
<b>14. Clock Cottage</b>	Private	2012	Community use / residential institution	Planning application 2011	No progress
<b>16. Morrison's supermarket</b>	Private	2017	Retail	Planning application 2016	No progress
<b>17. Alpine House</b>	Private	2012	Residential/Affordable workspace	Planning permission 2008	Application 12/2612 submitted October

					2012 for a mixed-use scheme of 149 residential units, employment workspace and 5 live / work units.
<b>18. Bridge Road</b>	Private	2012	N/A	Planning application 2011	Construction underway for consent 10/3226.
<b>19. Stonebridge Schools</b>	Council	2014	N/A	Planning application 2012	Planning application 07/2932 withdrawn July 2012.
<b>20. Former Unisys &amp; Bridge Park Centre</b>	Council/ Private	2014	Community use, sports facilities, B1, local needs retail and hotel	Planning application 2012	No progress.
<b>21. Land Adjoining St. Johns Church</b>	Private	2014	Community facility	Planning permission 2010	Construction completed for consent 09/3104 Autumn 2012.
<b>22. Roundtree Road</b>	Housing Association	2011	Community /retail	Planning permission 2010	Construction completed for consent 09/2350 late 2012.
<b>23. Vale Farm Sports Centre</b>	Council	N/A	Sport and recreation	-	No progress
<b>24. Wembley Point</b>	Private	N/A	Office/local retail/leisure/community use	Planning application 2014	Application 12/2686 submitted Oct 2012 for conversion to a hotel.
<b>25. Vivien Ave.</b>	Private	N/A	Community use	-	Application 12/2653 submitted Oct 2012 and approved March 2013.
<b>26. Old St. Andrew's Church</b>	Private	N/A	Community use	-	Now in use as a church.
<b>27. Hawthorn Road</b>	Private	2014	N/A	Planning application 2012	Construction underway for consent 11/0952.
<b>28. Queen's Parade / Electric House</b>	Housing Association	2014	Retail /food & drink	Planning application 2012	No progress.
<b>29. Former Dudden Hill Lane Playground</b>	Private	2012	Community /leisure or retail	Planning application 2011	No progress.
<b>30. Gaumont State Cinema</b>	Private	N/A	Community /arts & culture /retail /entertainment / employment workspace	Planning permission 2009	Change of use to place of worship implemented
<b>31. Kilburn Square</b>	Private	2010	Community use and retail	Planning permission 2009.	Planning Permission granted for conversion

				Revised planning application 2010	of existing 9 flats into 18 flats Aug 2011 (09/0410).
<b>32. Former Rucklidge Service Station</b>	Private	2014	N/A	Planning application 2012	Consent 07/2829 under construction.

The vast majority of the allocated sites are privately owned and will be brought forward for development by private developers, so there will be little opportunity for the council to intervene directly to ensure implementation. Where it is apparent that sites are not coming forward for development as anticipated, where no planning application has been submitted by the target date or where development has not commenced at a point which would ensure completion in-line with the completion target dates, then the council will seek to establish with landowners or agents what the obstacles to delivery are.

Since the last monitoring report for the 2011/12 financial year, an additional 4 SSA sites have completed. A further 29 schemes are currently progressing through planning or are already on site.





**Appendix 1**  
**Brent Housing Trajectory, Additional Homes 2003/04 – 2025/26**

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
<b>Housing Consents</b>	888	393	459	662	674	831	1123	790	794	175	176	154	155	150	150	200	200	150
<b>LDF Proposals (no permission)</b>						17	67	116	117	484	487	571	573	424	426	352	353	416
<b>Estate Redevelopment (no permission)</b>							45	2	3	269	271	83	85	3	3	61	61	
<b>Student Housing</b>			435		660		550				400				400			
<b>Other Sites incl windfall</b>					76	75	105	126	132	139	143	72	72	37	38	30	30	83
<b>Vacant Homes</b>	189	0	102	76	102	102	102	102	102	102	102	102	102	102	102	103	103	103
<b>Past Completions</b>	888	586	521	1122														
<b>Projected Completions</b>					1512	1025	1992	1136	1148	1169	1579	982	987	716	1119	746	747	752
<b>MANAGE</b> - Annual requirement taking account of past/projected completions	745	1279	1878	2998	2606	2701	1829	1813	1785	1736	1277	1415	1548	1952	1953	2327	2700	3068
<b>London Plan Target, Annualised</b>	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120
<b>Cumulative Completions</b>	2615	3201	3722	4844	6356	7381	9373	10509	11657	12826	14405	15387	16374	17090	18209	18955	19702	20454
<b>MONITOR</b> - No. dwellings above or below cumulative allocation	232	534	599	1120	-392	95	-872	-16	-28	-49	-459	138	133	404	1	374	373	368