

London Borough of Brent

Annual Monitoring Report

2013-2014



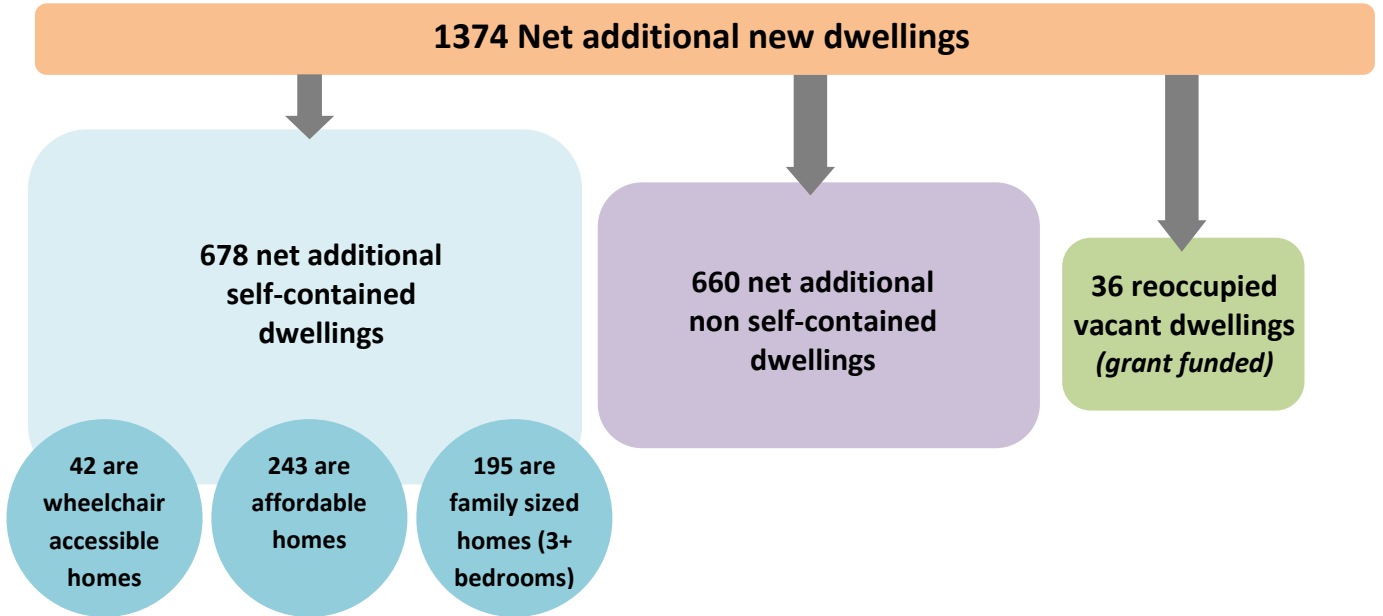
Brent

Planning & Regeneration

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1. Summary of Findings

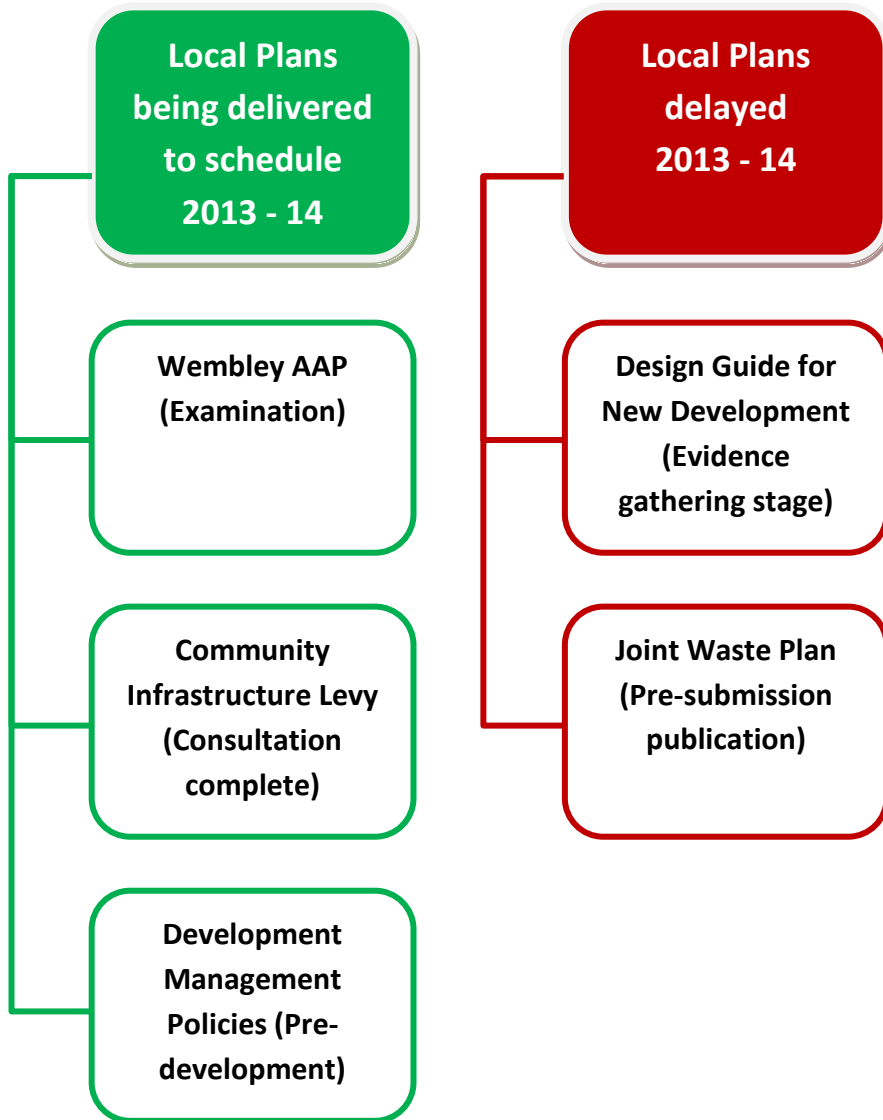
This section highlights key information from the Monitoring Report.



We are above our target of 1,065 new homes a year.



We are delivering less than our 50% target for affordable homes



2. Purpose and Structure of the Report

This is the tenth Monitoring Report (formerly known as the Annual Monitoring Report or AMR) for the London Borough of Brent and covers the period 2013-14. 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.

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.

In addition, following the formal introduction of Brent's CIL on 1 July 2013 CIL receipts and expenditure are also monitored.

3. Overview of the Planning Service

This section briefly outlines the main work of the Planning Service during 2013-14.

Applications Received and Determined

Brent received 4413 planning applications, and issued 3675 decisions during 2013-14. This represents an increase of 28% in applications received and an increase of 23% in those determined compared to the previous year.

Appeals

Applicants who are refused planning permission have the right to appeal to the Planning Inspectorate. 42 of 111 appeals against refusal of planning permission decided in 2013-14 were allowed or part allowed. This is within 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 189 Enforcement Notices, an increase of 17% on the previous year. This figure ranks the London Borough of Brent 4th nationally in terms of notices issued.

The progress of the Local Plan

The Local Development Scheme (LDS) sets the timetable for the period 2013-14. 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

Title	Stage reached at March 2014	Change from LDS schedule	Reason	Adoption
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	Examination	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

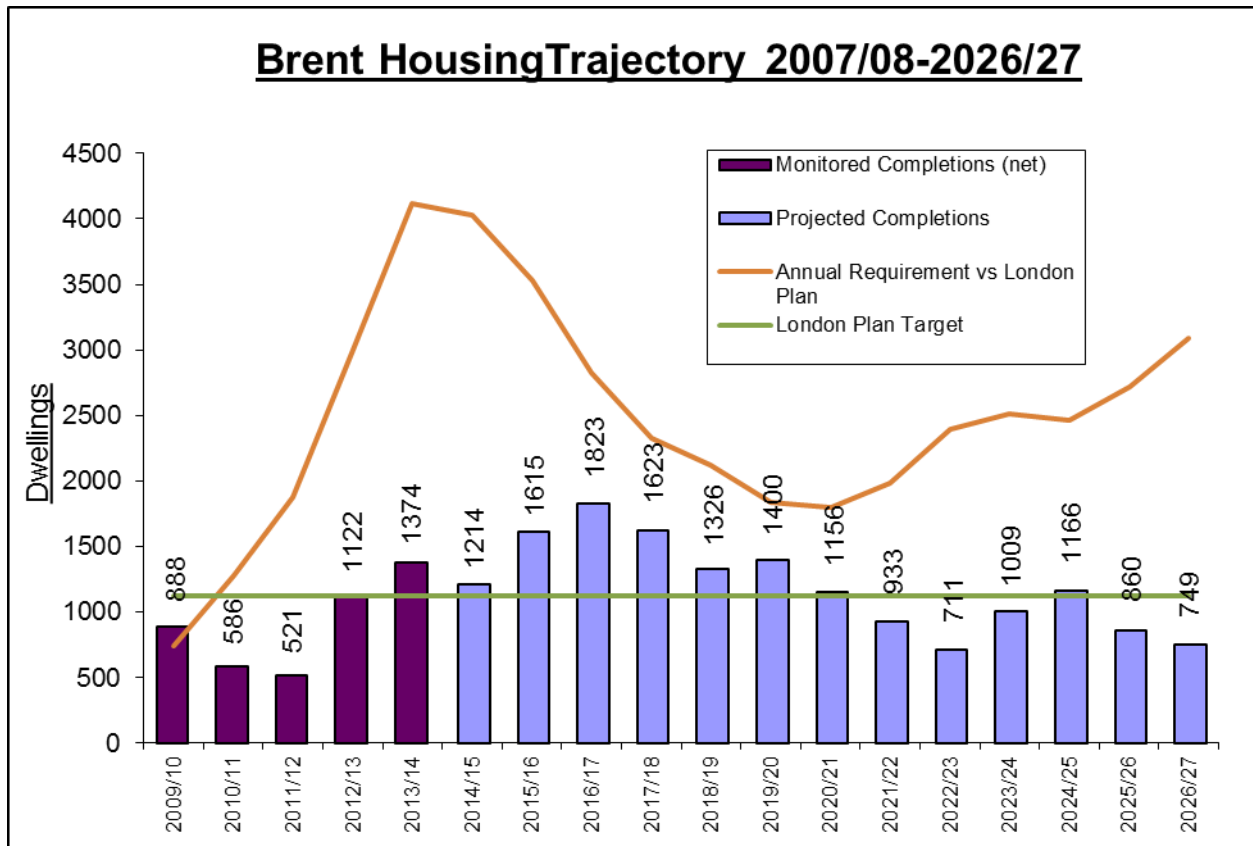
[More information about the LDS](#) can be found on our website.

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 new homes built in Brent 2012-13

Completions	Target	2013-2014
Total new dwellings	N/A	1483 787 self contained 36 reoccupations (grant funded) 660 Non-self contained
Total net additional dwellings	1,065 net additional new homes annually	1374 678 self contained 36 reoccupations (grant funded) 660 Non-self contained
Net additional self-contained dwellings	975 additional self-contained homes annually	678
Reoccupied vacant dwellings (Grant funded re-occupations only)	61	36
Total net non-self contained	29	660
Net additional affordable dwellings	50% of total	243 (36% of net self contained dwellings)
Family-sized homes	25%	195 (25% of total new self contained dwellings)
Wheelchair accessible homes	10%	42 (6% 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. A draft Sudbury Town Neighbourhood Plan underwent consultation between January and March 2014.

In May 2013 Brent Fair Share Trust applied to become The Unity (Church End and Roundwood) neighbourhood forum and to designate a neighbourhood area.

The application was subject to a six week consultation period which ended on 15 July 2013. One comment was received supporting the neighbourhood forum.

On 10 September 2013 the council approved the designation of The Unity (Church End and Roundwood) Neighbourhood Forum and Neighbourhood Area.

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

Community Infrastructure Levy (CIL)

The council formally introduced Brent CIL in July 2013.

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

For the financial year 2013/14;

- The total CIL receipts totalled **£15,199.58**
- The total CIL expenditure was **£0**
- The amount of CIL applied to administrative expenses was **5% (£759.98)**
- The total amount of CIL receipts retained at the end of the year totalled **£14,439.60**

[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 2013-14 – at Submission Stage between March and April 2013 and on proposed changes between 11 October and 21 November 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	Proposed Submission		Consultation on Proposed changes		Outcome
	Invitation to comment	Response received	Invitation to comment	Response received	
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	✓	✗	✓	✗	N/A
Homes and Communities Agency	✓	✗	✓	✗	N/A
Primary Care Trust	✓	✗	✓	✗	N/A
Office of Rail Regulation	✓	✗	✓	✗	N/A
Transport for London	✓	✓	✓	✓	Changes made to AAP
Highways Agency	✓	✓	✓	✓	Changes made to AAP
Local Enterprise Panel	✓	✗	✓	✗	N/A
Neighbouring boroughs	✓	✓	✓	✗	No changes

					sought.
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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 2013-14 and set out the performance of each target.

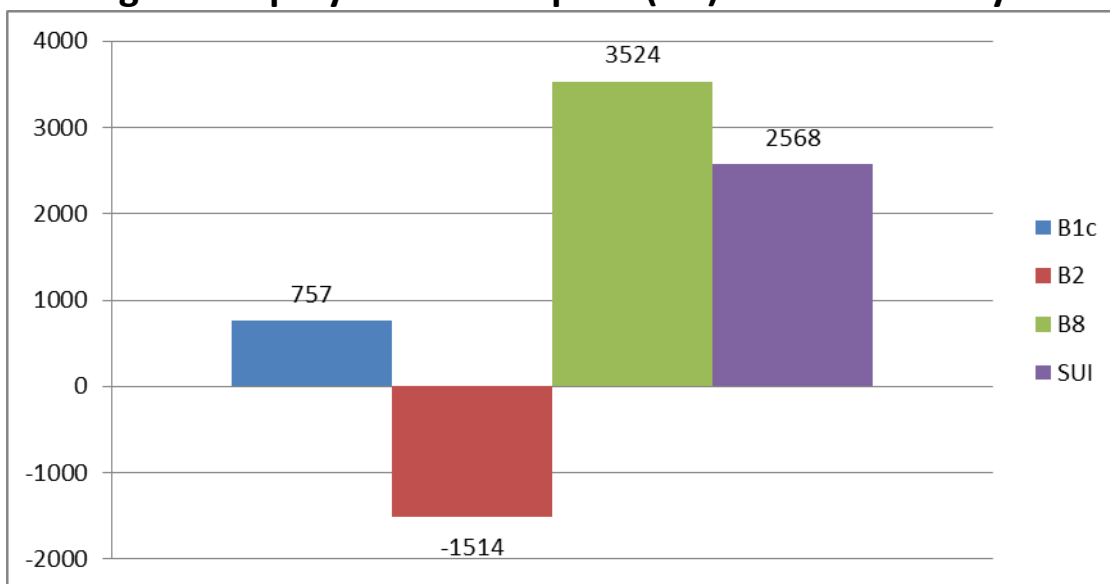
Core Strategy (adopted July 2010)

Table 4: Assessment of Core Strategy monitoring targets

Performance Measure	Target	Monitoring Point	Specific policies to be monitored	Achievement 2012-13
Local employment change	10,000 new jobs within Wembley to 2026	Net increase of 500 jobs p.a. in Wembley area. When: Annually	Policies CP1, CP3 and CP7	There was a net increase of 293 jobs in Wembley between 2012 and 2013. This represented an increase of 1.68% on the previous year. Figures of 2014 are currently not available. (Source: Nomis Business Register and Employment Survey)
Amount of new retail floorspace developed by type in Wembley	30,000 m2 increase in the new retail floorspace in Wembley, on that currently existing or consented, by 2026	Percentage and amount of completed gross retail floorspace by type in Wembley. When: Annually	Policies CP1, CP7 and CP16	There was a net increase of 7,197m ² of retail floorspace completed in Wembley Town Centre and Wembley Park Town Centre over the AMR period. The London Designer Outlet Centre was completed in the period and contributed an additional 7,850m ² of new retail floor space. Loss of retail floor space was in the most part due to change of use.
Amount of land developed or redeveloped in Park Royal for employment purposes (Core)	Development or redevelopment of 50 hectares of land for employment purposes	1200m ² annual net increase in gross internal floorspace (m ²) for B1 & other suitable employment uses in Park Royal area to	CP3 and CP12	Within Park Royal SIL there was a net increase of new employment floorspace of 5335 m ² . This was comprised of; 757m ² in B1 use (business), -1514m ² in B2 use (general industrial), 3524m ² in B8 use (storage/distribution), 2568 m ² Sui Generis*. *This figure comprised of 3 planning applications; a conversion of a warehouse into a bus garage (13/0874), erection of a two

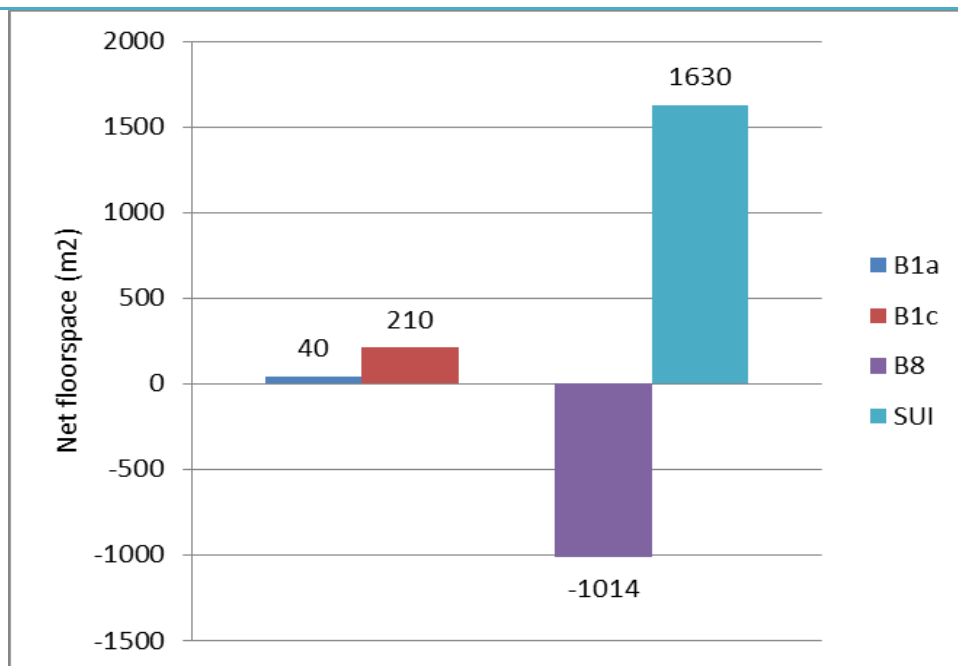
		2017. When: Annually		storey policing facility (12/1935) and the demolition of an existing building classified as Sui Generis (12/2112)
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Change in Employment floorspace (m²) within Park Royal SIL



<p>No net loss of floorspace in other SIL and LSIS (Core)</p>	<p>No Net loss of floorspace in SIL & LSIS outside of site specific allocations (Park Royal has separate target).</p>	<p>No net loss of gross internal floorspace (m²) for use classes B1 and related uses 2007-2017 in SIL and LSIS When: Annually</p>	<p>CP1, CP3 and CP20</p>	<p>Within SIL and LSILs (excluding Park Royal), there was a net increase of new employment floorspace of 866m².</p> <p>This was comprised of;</p> <p>250m² in B1 use (business), -14m² in B2 use (general industrial), -1000m² in B8 use (storage/distribution), 1630 m² Sui Generis.</p>
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Change in Employment floorspace within SIL and LSIS outside of Park Royal



Secure job placements from new development	Secure 800 job placements p.a from 2007-17.	Number of placements made by Brentin2Work each year. When: Annually	CP1	353 job placements were made by the Council's employment and enterprise service during this period.
Amount of completed retail, office and leisure development (Core)	A net increase in retail, office and leisure floorspace in Brent's major and district town centres outside Wembley.	The completed amount of gross floorspace (m ²) for use classes B1(a), A1, A2 and D2 should be greater than that lost through change of use/redevelopment. When: Annually	CP16	See below

The table below details the net change in m² of floor space under each use class within Brent's major (*) and district town centres. The significant increase in floor space in Wembley is due to the completion of the London Designer Outlet. Excluding Wembley, there was an overall net gain of 682 m² of A1, A2, B1a and D2 floor space within Brent's major and district centres during the 13/14 period.

The figures below do not reflect the changes of use that will not have required planning permission. Additional changes to the use of permitted development rights became effective from 30 May 2013. Amongst the changes, subject to conditions, it allows uses falling within use class A1 (shops), A2 (financial and Professional services, A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) to convert to a flexible use falling in either class A1, A2, A3 or B1 for a two year period. premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination.

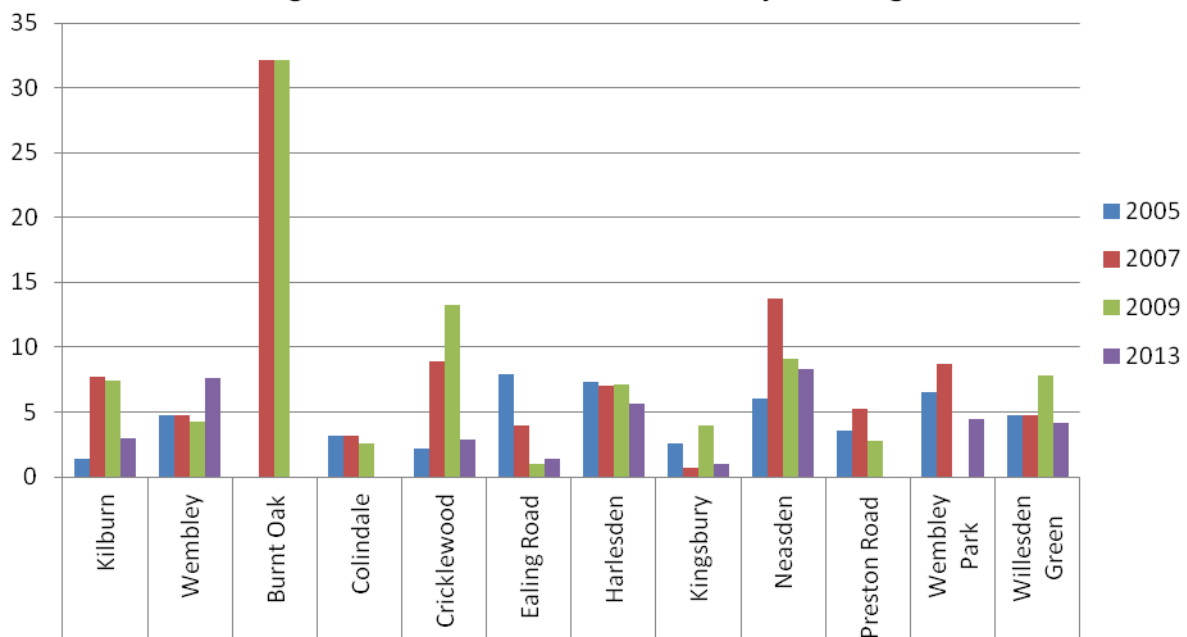
	A1	A2	B1A	D2	Total
Burnt Oak	0	0	0	0	0
Harlesden	1159	0	-297	0	862
Cricklewood	0	0	0	0	0
Colindale	0	0	0	0	0
Willesden Green	0	0	0	0	0
Ealing Road	43	0	0	0	43
Wembley Park	0	0	0	0	0
Kingsbury	0	0	0	0	0
Preston Road	0	0	-178	0	-178
Neasden	0	0	0	0	0
Wembley*	7983	-99	859	4767	13510
Kilburn*	-45	0	0	0	-45
Total	9140	-99	384	4767	14192

Town Centre Vacancy rates	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. When: Annually	CP16	Percentage change in primary frontage vacancy rate since 2009 taken from the Town Centre Health Check in 2013.
				<ul style="list-style-type: none"> 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, 2013

Health of Town Centres

*No reduction in inflation adjusted median rent levels in primary shopping area.
 *No reduction in pedestrian footfall in town centres covered in 'health check'.

Annual Rental survey 2 yearly health check data.

CP16

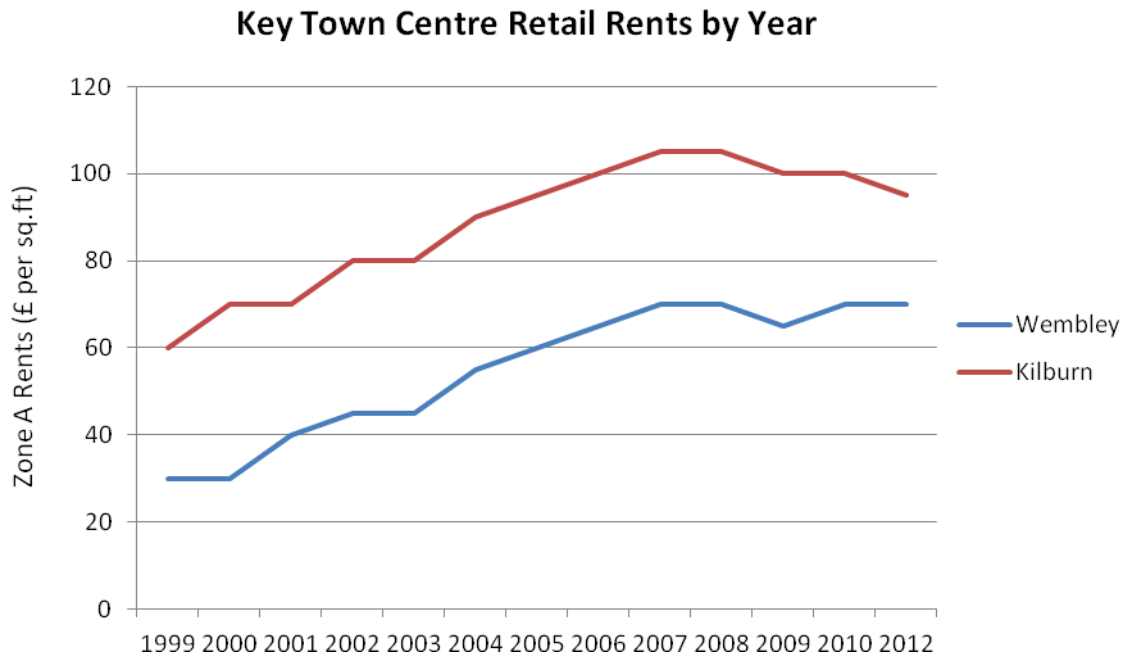
See below

Retail rents

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. However, Colliers report an impressive turn around for Outer London in 2013 where rental growth increased to 0.4%. Outside of London no other region experienced positive rental growth. At £131 per sqft the average prime retail rent in Outer London remains higher than the average for Great Britain which now stands at £104 psf. 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.



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 flowcounts 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.

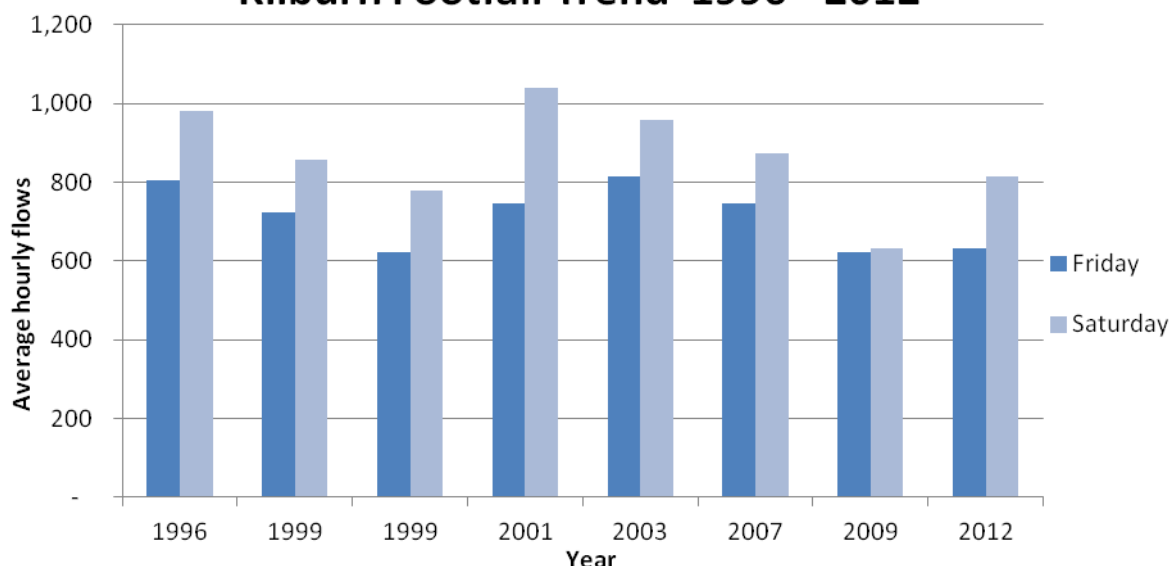
The charts below show an estimate of the total number of pedestrians passing each site, in each town centre, over a six hour period between the hours of 10.00am -5.00pm on Friday and Saturday, and during the whole week (Monday-Saturday). The totals given for Friday and Saturday represent samples which 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.

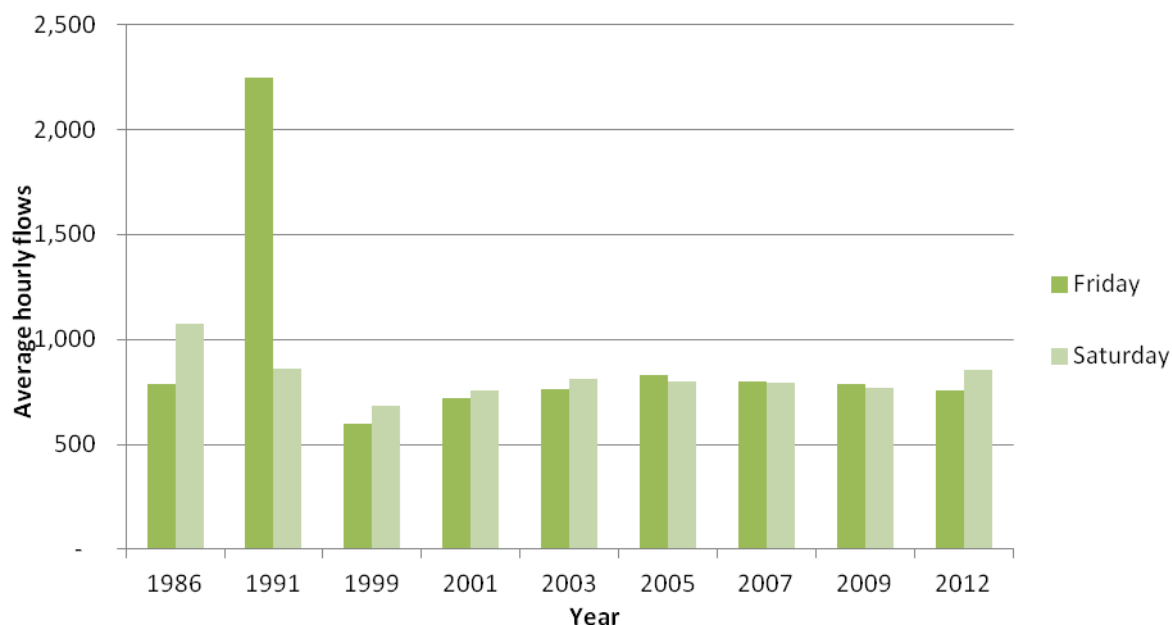
Footfall in Kilburn was at its lowest in 1999 and 2009 and is once again increasing. This indicates the health of the centre is improving. The locations in Kilburn which receive the highest footfall are adjacent Marks and Spencer's Simply Food, Sainsbury's and Poundland.

Kilburn Footfall Trend 1996 - 2012



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

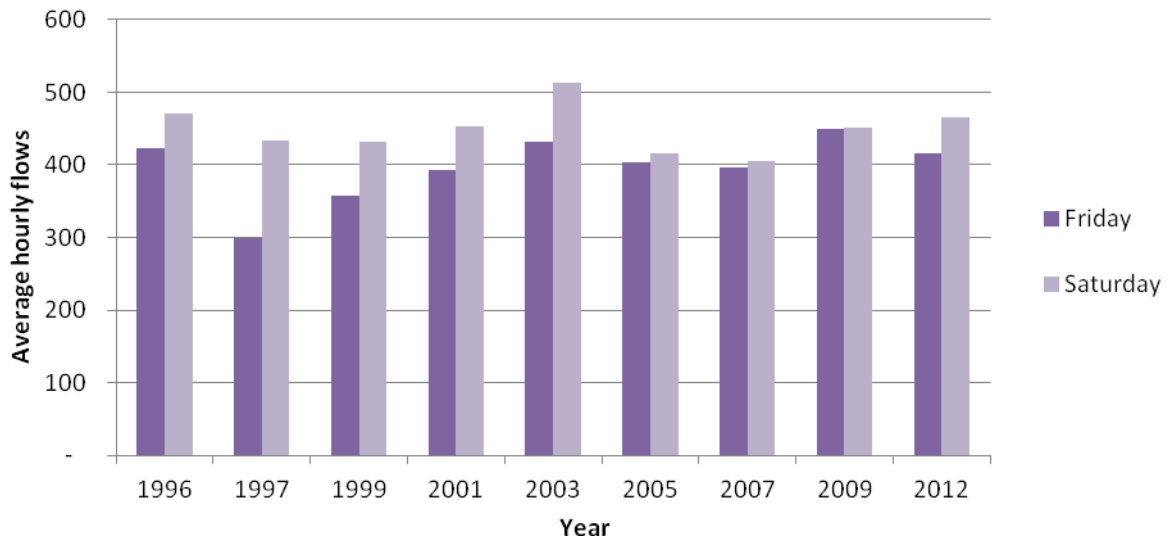


Harlesden receives a far lower footfall than both Wembley and Kilburn. Footfall in Harlesden was at its lowest in 1997. It has subsequently increased indicating the health of the centre has improved. The locations which receive

the highest footfall are adjacent Iceland foodstore, Peacocks Clothing and Romik Boutique on Harlesden Plaza.

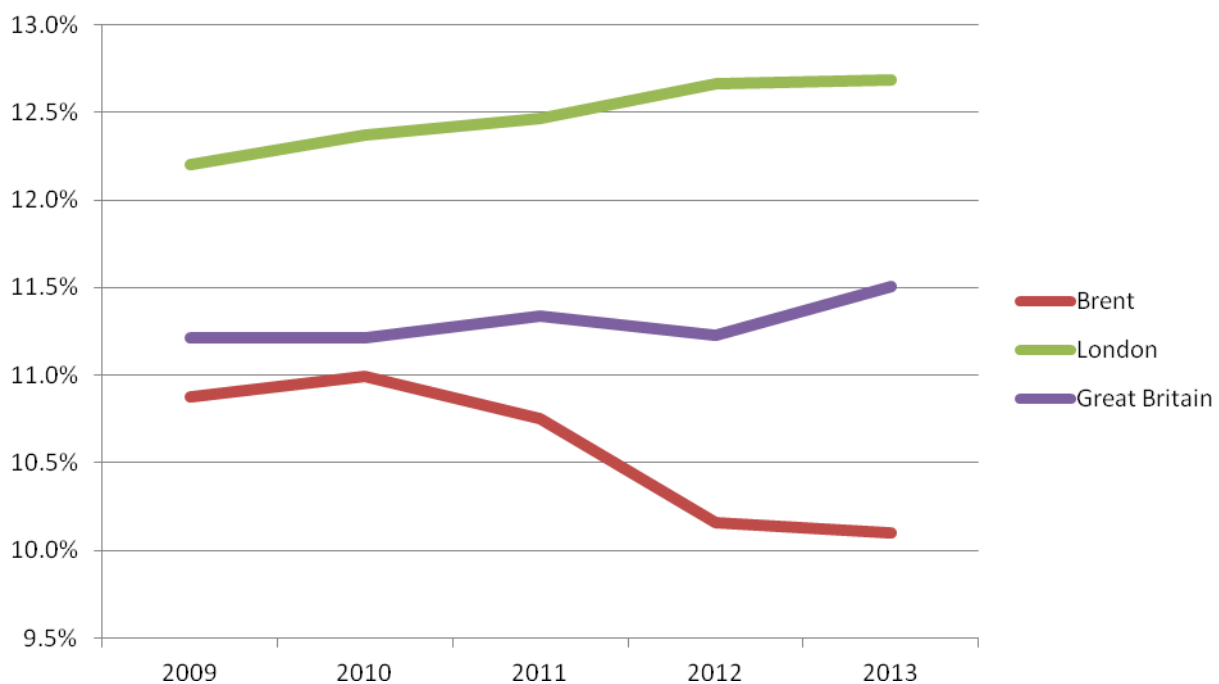
N.B. As footfall data is collected every two years data is not available for 2013.

Harlesden Footfall Trends 1996 - 2012



Net increase of cultural/leisure facilities (core)	Net increase in floorspace of leisure uses	Completions survey When: Annually	CP7 and CP10	Floorspace in leisure use (Class D2) increased by 5916m ² . The increase in culture and leisure floor space was mainly due to the completion of the 9 screen cinema in the London Designer Outlet within Wembley Park.
Brent's Tourism economy: Local employment in the Tourism Industry.	Increase in Brent employment in Tourism Sector.	% of Brent residents employed within Tourism industry. 4% baseline 2004. When: Annually	CP1 and CP7	10.1% of Brent's residents are employed in the tourism industry (see below).

Proportion of the workforce employed in the tourism sector



Source: NOMIS Business Register and Employment Survey

Although the proportion of Brent residents employed in tourism related jobs* has decreased since 2009 the total number employed has steadily increased every year. The number of people employed in the sector has increased by 868 since 2009, totalling 10,952.

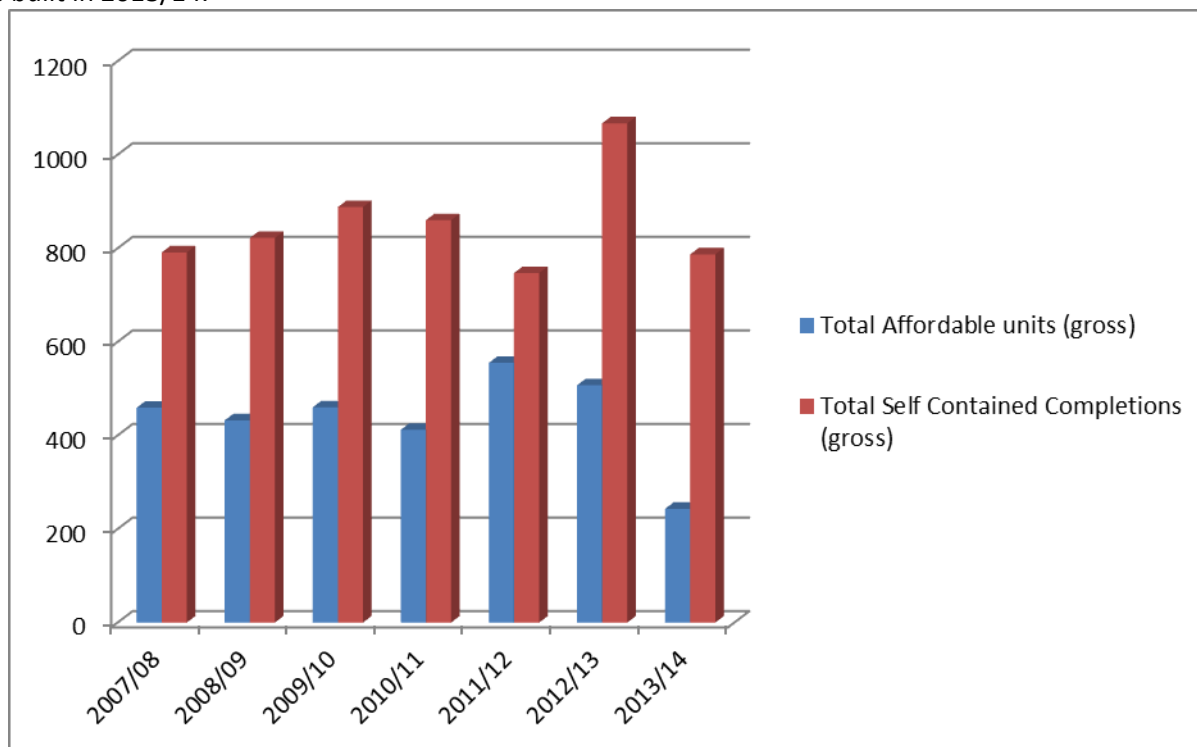
* Tourism related jobs include accommodation and food services, arts, entertainment, recreation and other services.

Provision of new or extended community facilities.	Provide new community facilities at a rate of 370 m ² per 1000 new population created by new housing development.	New or extended floorspace that meets rate of population growth. When: Annually	CP7, CP8, CP9, CP10,C P11 and CP23	There was an overall net gain of 2199 m ² of D1 community facilities (excluding medical or educational uses). Of this, 2049m ² (93%) comprised of new, or extensions to existing, places of worship.
Provide new school places for increased population.	Approval for and construction of new and extended schools in Growth Areas and Park Royal as set out	Number of new schools and extensions to schools with permission for development and completed or underconstruction by 2017. When: Annually	CP7, CP8, CP9, CP10,C P11 and CP12	10,863m ² of additional floor space was completed within schools in the 13/14 period. Of this, 1762m ² was within close proximity to Growth Areas. An additional 13,372m ² was approved during this period. The major contributor to this figure was the approval of the new French School in the Wembley growth area.

	in policies CP7 to CP12 inclusive			
Health Facilities-facilities to meet GP service needs as set out in IIF.	To meet target for GP facilities related to population growth needs.	Secure floorspace for 1 GP per 1500 new population. When: Annually	CP7, CP8, CP9, CP10,C P11 and CP12	There was no net loss or gain of GP floor space during the 13/14 period. An additional 905m ² (net) floor space was approved during this period.
Secure new community swimming pools for the borough.	Complete and open one new community swimming pool in the borough by 2017.	Swimming pool completion. When: Annually	CP7 and CP18	No swimming pool completion
Total additional Homes (Core)	Minimum of 11,200 homes (9150 self contained) supplied 2007/8 - 2016/17	No. of homes completed in borough. When: Annually	CP2	662 net new homes.
<p>Planning consents for housing in the year reached 1,365 units (gross). This represents a 45% increase in the number of residential units granted permission when compared to the previous reported year. There were five schemes that comprised of over 100 units;</p> <ul style="list-style-type: none"> • 12/2166B – Former Oriental City site – 183 units • 12/2612 – Alpine House, Honeypot Lane – 144 units • 12/3026 – Land next to Stonebridge Park Hotel – 117 units • 12/3499 – Brook Avenue car park – 109 units • 13/1522 – Olympic office centre, Wembley - 168 units 				
No. of homes completed in growth areas (Core)	Minimum of 85% completed are in growth area 2007/8 – 2016/17.	No.of completed units. When: Annually	CP2	296 self contained units completed in growth areas (net = 293) 38% in Growth Areas (based on total self contained units completed). Including non-self contained units, 956 (66%) of total new units were completed within growth areas.
No. of affordable Units (Core)	Minimum of 4,575 or 50% completions;	No. of completed units. When: Annually	CP2	243 gross affordable units completed in the 2013/14 period. There was no loss of affordable units. Therefore this figure also represents the net gain in affordable units. (36% of net self-contained dwellings)

2007/8 -
2016/17.

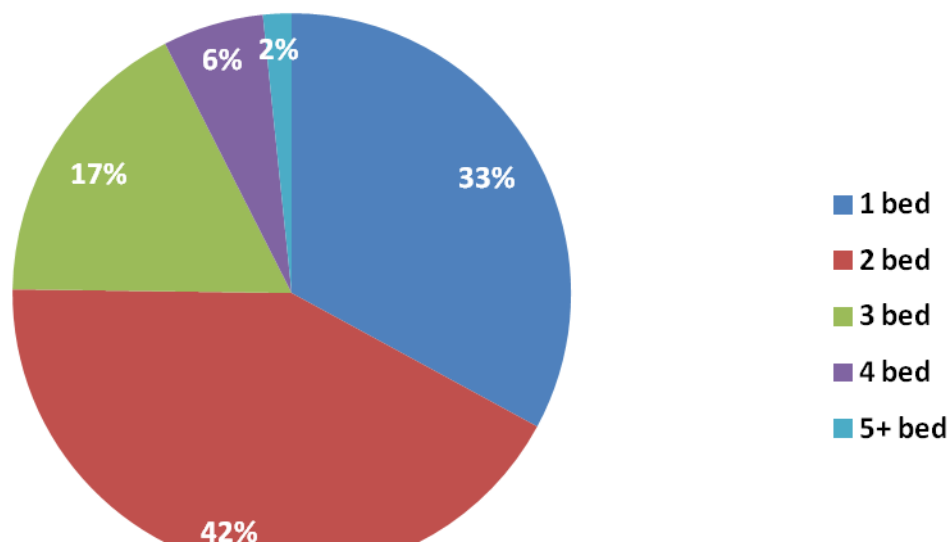
The total number of affordable homes completed represented 30.8% of gross total number of new self contained homes built in 2013/14.



Source: Brent Decisions Analysis / LDD

<p>Ensure reasonable proportion of family homes (Core)</p>	<p>That 25% of all self-contained homes are 3 bed or larger.</p>	<p>No. of new family homes completed per annum. When: Annually</p>	<p>CP21</p>	<p>195 of the units self contained units completed were 3+ beds This is equal to 25% of the total new self contained homes built over the reported year.</p>
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Breakdown of self contained completions by no. of bedrooms



Source: Brent Decisions Analysis / LDD

Wheelchair adaptable	10% (of 10 units + schemes)	No. of completed new homes that are wheelchair adaptable. When: Annually	London Plan Policy 3.8Bd*	42 - 6% of net new self contained dwellings.
Existing housing loss, including affordable.	No net loss	Housing units lost on completed new development When: Annually	CP21	Overall there was a net gain of 1374 units.
Lifetime homes.	100%	No. of completed new homes built to lifetime home standards. When: Annually	London Plan Policy 3.8Bc*	516 (66% of total self contained completions)
Proportion of trips made by public transport.	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 When: every 3-5 years	CP7	N/A
Secure interchange improvements	Secure major improvements at Queen's Park, First Central, Wembley Stadium,	Record Planning Obligations and direct works that secure	CP14 and CP15	No improvements 2011/12

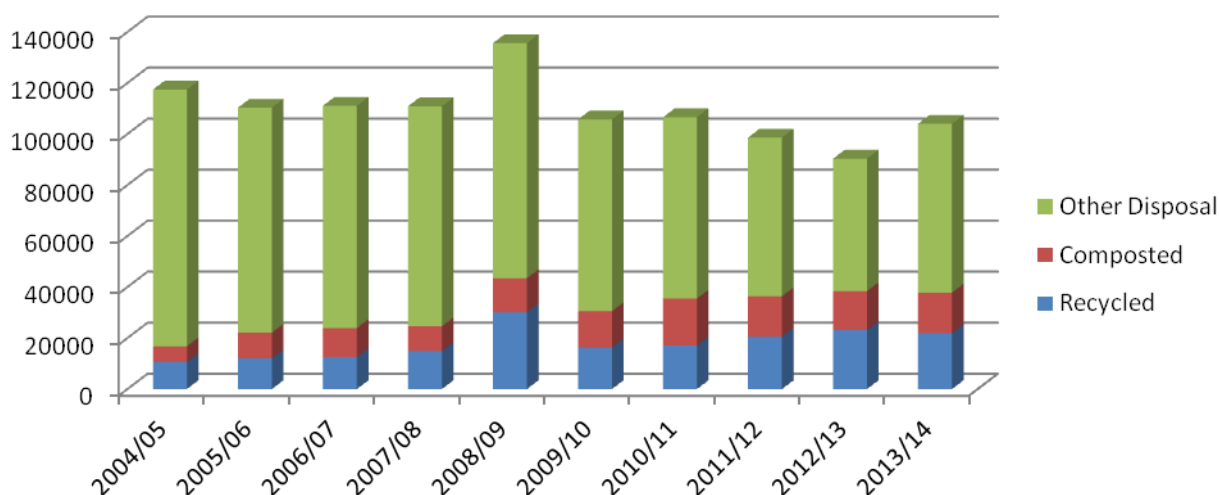
	Wembley Central and Alperton stations by 2017	improvements. When: Annually		
Protection of all open space of value (Core)	No net loss of open space to alternative uses	Amount of open space lost to alternative uses. When: Annually	CP18	No open space was lost due to development in 2013/14.
Protection of areas designated for intrinsic environmental value including sites of national or regional/sub-regional significance (Core)	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) When: Annually	CP18	No net loss.
Provision for new or extended public open space.	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 . When: Annually	CP7, CP8, CP9, CP11, CP12 and CP18	An additional 42m ² of public open space was created at Roundwood Sports Ground.
Improvement of existing public open space.	To increase the number of parks maintained to Green Flag award standard.	Measure number of parks awarded Green Flag status. When: Annually	CP18	In 2013/14 the number of parks with Green Flag status remained at 7. At John Billam sports Ground there were drainage improvements continued infrastructure improvements to pathways and the installation of three new DDA compliant unisex toilets.
Improvement of existing and	Enhance and increase nature	Monies negotiated	CP18	None

provision for new areas of nature conservation.	conservation areas. Reduce area of wildlife deficiency.	through S106 agreements for application sites in areas of deficiency, where monies have been spent and extent of areas of wildlife deficiency. When: Annually		
New Tree Planting for new neighbourhoods.	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. When: Annually	CP7, CP8, CP9, CP10, CP11 and CP12	45 trees were planted in Growth Areas.
Provision for new or improved Children's Play Areas.	Meet standards on children's play as set out in Infrastructure & Investment Framework.	Measure number of compliant schemes. When: Annually	CP5, CP7, CP8, CP9, CP10, CP11 and CP18	<ul style="list-style-type: none"> • BMX track and family cycle route installed in St David's Close, Chalkhill. • Improvement works to Masons Field Playground • Improvements to Tiverton Green including a cycle area for small children. • New play area at Church End open space and re-landscaping of area. • Tennis courts opened in Roe Green Park. • Outdoor gyms installed in six parks.
Installation of Sustainable Urban Drainage systems (SUDS) in new development.	Appropriate major proposals should secure SUDS or apply water retention or harvesting measures	Applications which include SUD measures. When: Annually	London Plan Policy 5.13 A*	26 major applications were granted permission in the reported year. Of these, 13 (50%) incorporated SUDS measures.
Application of the GLA's energy hierarchy in order to secure high levels of renewable energy generation in	All major proposals should submit energy and feasibility assessment and apply Mayor's energy hierarchy.	Number of applications includes energy and feasibility assessments. All large	CP19, London Plan Policy 5.2*	<p>There were 5 schemes of over 100 units approved in the 2013/14 period. All of these schemes incorporated on site renewable energy generation.</p> <ul style="list-style-type: none"> • 12/2166B • 12/2612

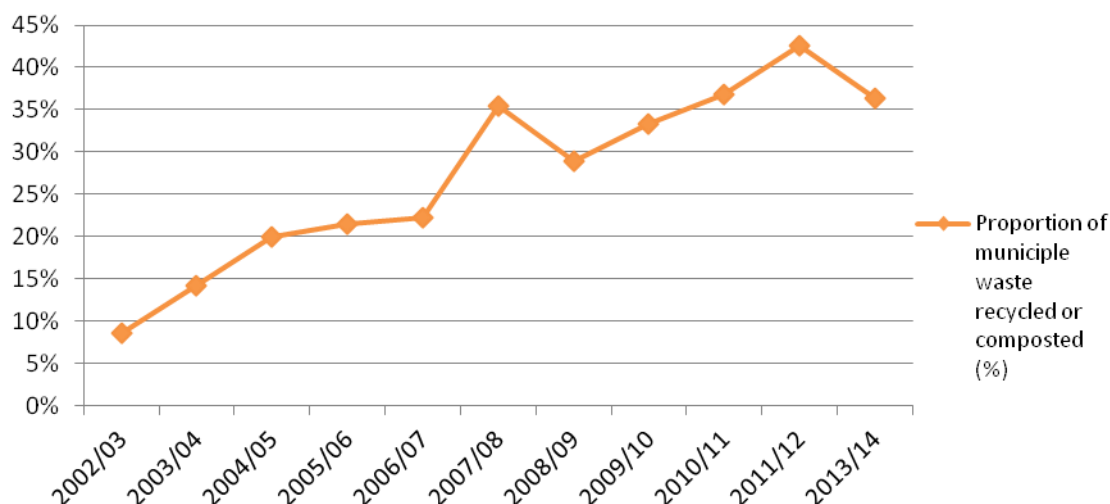
Growth Areas	Major proposals to achieve 20% carbon reduction through renewable energy requirements or secure carbon off set payment.	schemes over 100 units to secure onsite renewable energy generation – by type and energy generated (where available - as GLA hierarchy). When: ongoing		<ul style="list-style-type: none"> • 12/3026 • 12/3499 • 13/1522 <p>Of the major schemes (i.e. 10 or more units) completed during the 2013/14 period, 158 units were at CSH Level 4 and 330 were at CSH Level 3. There were 93 units that were granted consent prior to the adoption of the Core Strategy in 2010, therefore the CSH target did not apply.</p>
Secure district wide CHP in Wembley Area.	Complete one CHP plant	To meet GLA energy hierarchy on very large regeneration schemes. When: Annually	CP7	None to date.
Production of secondary / recycled aggregates (Core)	A minimum 10% of inputs for key standard components coming from recovered sources.	Number of schemes involving demolition and redevelopment which apply the ICE Demolition Protocol. When: Annually		No longer a requirement in the revised London Plan, 2011.
Safeguard existing waste facilities and secure land for new waste operations.	Net increase of waste facilities. No net loss of existing waste facilities.	Planning approvals p.a. When: Annually	London Plan policy 5.17G* and 5.17H*	No waste facilities were lost to other uses in 2013/14.

Waste stream: recycled or composted.	35% of municipal waste recycled by 2010 and 45% by 2015 (in line with the London Plan)	Amount of municipal waste recycled or composted. When: Annually	London Plan policy 5.16Bc*	36.4% of municipal waste was recycled or composted. This is above the London Plan target. The total amount of waste collected was 104,010 tonnes, a 15.2% increase on the previous year.
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Amount of municipal waste by disposal method (tonnes)



Proportion of municipal waste recycled or composted (%)



The target of 35% of the municipal waste stream to be recycled or composted was exceeded in 2013/14 with 36.4%. However, this represents a significant decrease from the previous year, where 42.5% of municipal waste was recycled or composted.

The actual tonnage of waste recycled or composted only decreased by 1.5% when compared to the previous year. However, due to the sharp increase in the tonnage of waste collected, the amount of recycled and composted waste in 2013/14 represents a significantly smaller proportion of the total municipal waste processed over the year.

The London Plan outlines a target of 45% of waste recycled or composted by 2015. The Council will need to make significant progress if it is to meet this target in the next financial year, either by reducing the total amount of waste collected or increasing the amount recycled or composted.

Protection of existing community facilities	No net loss of community facilities unless compensation provided	Number of applications approved resulting in the net loss of a community facility for which no compensation made through planning obligation or other agreement. When: Annually	CP23	1 implemented consent resulted in the net loss of D1 community space. This was the demolition of an adult education centre on the Dollis Hill Estate. Reasons why there should be an exception to policy CP23 were put forward in this case.
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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 2013-14
W1 Wembley West End	Private	2018	Retail/ leisure/ public car parking	2015	No progress
W3 Brent Town Hall	Council/ private	2016	Office/ hotel/ community	2014	Application for a school approved Jan 2014 (13/1995).
W4 Shubette Hse./Karma Hse./Apex Hse	Private	2012	Hotel/ retail/ offices/ managed affordable workspace	PP for Shubette Hse. granted in 2011 PP for Karma Hse granted in 2005	Former Shubette House site complete May 2013.
W5 Wembley Eastern Lands	Private	2012	Leisure/ hotel/ office/ open space	Planning application 2011	Planning Permission granted Oct 2012 for student flats
W6 Amex Hse	Private	2012	Workspace for creative Industries / managed affordable workspace	Planning application 2011	No progress
W7 Chesterfield Hse.	Private	N/A	Hotel/retail/food & drink by 2014	Planning application 2011	No progress.
W8 Brent Hse. /Elizabeth Hse.	Council/ Private	2012	Retail/Office	Planning permission for Elizabeth House. Granted in 2010 Planning application for Brent House 2017	Elizabeth House complete July 2013.

W9 Wembley High Road	Private	2016	Retail/offices	2014	Brent House Annexe, prior approval application 14/0229 approved March 2014 for Change of use from offices to residential.
W10 Wembley Chiltern Embankments	Private	2018	Town centre uses	2016	No progress
W11 Former Wembley mini-market	Private	2014	Commercial or car parking	Planning permission granted in 2010	21 flats completed in Dec 2011
A1 Alperton House	Private	2016	Workshops/food & drink	2014	No progress
A2 Minavil House & Unit 7 Rosemont Road	Private	2012	Offices	Planning permission granted in 2010	No progress to date. Owner of site is seeking a JV partner.
A3 Former B&Q and Marvellairs House	Private	2012	B1 workspace and A3	Planning permission granted for B&Q site in 2010	Construction commenced on 243 Ealing Road (B&Q site) June 2013.
A4 Atlip Road	Private	2012	Employment and A3 uses	Planning permissions granted for parts of the site in 2006, 2007 & 2009	No further progress.
A5 Sunleigh Road	Private	2016	Commercial, including workspace & A3 use	2014	No progress
A6 Woodside Avenue	Private	2014	B class uses including affordable workspace	2012	No progress
A7 Mount Pleasant/ Beresford Ave.	Private	2018	Work-live/managed affordable workspace	2016	No progress
SK1. Queen's Park Station Area	Private	2014	Community Facilities, retail and bus interchange	Planning application 2012	No progress. Start on site will not be until summer 2015 at the earliest.
SK2 British Legion, Marshall Hse & Albert Rd Day Centre	Council/Private	2013	N/A	Planning application 2011	Start on site expected May 2014.
SK4 Canterbury Works	Private	2012	Offices and community facilities	2011	No progress
SK5 Moberley Sports Centre	W'minster City Council	2016	Sports & nursery school	2014	Application 13/3682 submitted Dec 2013 for:

					9293sqm new Sports and Leisure Centre, 56 self contained 1 and 2 bed residential units, 15 4-bed terraced townhouses and 240sqm of retail floor space (A1/A2/A3).
CE1. Church End Local Centre	Council/housing association / private	2012	Retail, public square, local offices and health centre	Planning application 2011	Application granted July 2013 for mixed use residential scheme (13/1098). Application 13/2213 submitted Aug 2013 for 70 residential units, ground floor retail space and associated parking.
CE3. Former N/A White Hart PH and Church	Private	2014	Retail	Planning permission granted in 2009	White Hart PH scheme complete Sep 2012.
CE5 Chancel House	Private	2020	Employment use	2018	No progress
CE4. Homebase	Private	2014	Retail	Planning application 2012	No progress
CE6. Asiatic Carpets	Private	2014	Light Industrial/Managed affordable work space	Planning application 2012	No progress
B/C1 Oriental City & Asda	Private	2014	Retail/community use (incl. school) /commercial	Planning Permission renewed in 2010.	Application 12/2166 granted full planning permission June 13.
B/C2 Sarena Hse/Grove Park/Edgware Rd	Private	2014	Workspace (incl.managed affordable)	Planning application 2012	Pre-application discussions
B/C3 Capitol Way	Private	2012	Retail / car showroom / community use	Planning permission 2009	Construction started on site August 2013.
B/C4 3-5 Burnt Oak Broadway	Private	2012	Retail	Part completed and planning permission renewed for remainder 2010	No further progress to implement consent 11/0403.
PR1 Former Guinness Brewery	Private	N/A	Industry and warehousing	Planning permission 2008	No further progress.
PR2 First Central	Private	2014	B1 offices / hotel	Planning permission for offices/hotel 1999	Construction underway for the first phase of the scheme of 138

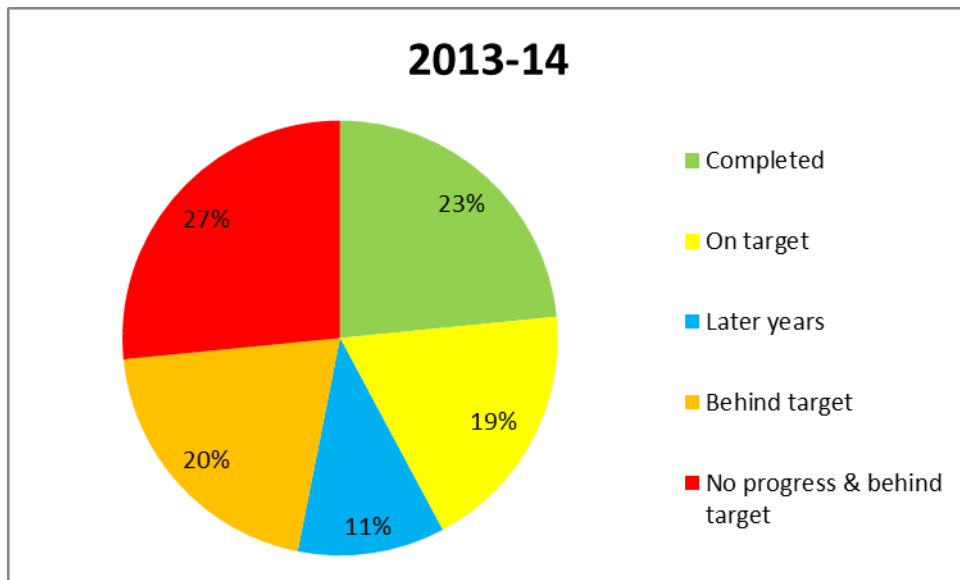
				part implemented. Planning application for residential 2010	affordable units being delivered by Catalyst Housing.
PR3 Former CentralMiddles ex Hospital	Private	N/A	Hospital expansion and industrial / employment development	Planning application 2012	Construction progressing on application 05/3174 to provide 9 mixed use business units.
1. Metro Hse.	Private	2012	Safer Neighbourhood Team base	Planning permission 2010	Construction underway for permission 09/2650.
2. Garages at Barnhill Rd	Private	2012	N/A	Planning permission 2007	Construction complete (10/2104) autumn 2013.
3. Dollis Hill Estate	Private	2012	New school and employment development	Planning permission 2010	Construction complete (10/1388) Jan 2014.
4. Dollis Hill House	Council	N/A	Food & drink use / community use / conferencing	-	Site now landscaped as feature in the park. Completed 2012
5. Priestly Way, North Circular Road	Private	N/A	Employment development	-	No progress
6. Neasden Lane / Birse Crescent	Private	2012	Retail	Planning application 2011	No progress
7. Neasden Lane / North Circular Road	Private	2012	Hotel/retail	Planning application 2011	No progress
8. Former N/A Kingsbury Community Centre	Council/ Private	2012	Community /education use	Planning application 2011	Planning Permission for use as education centre (08/1106) complete.
9. Harlesden Plaza, Manor Park Road	Private	2016	Retail /community use	Planning application 2014	Consent 09/0732 complete.
10. Former Willesden Court House	Private	2012	Community use	Planning permission 2009	Planning Permission granted for 38 flats in 2009 (08/1629) Completed 2011/12
11. Manor Park Road	Private	2014	N/A	Planning application 2012	No progress.
12. Former Willesden Social Club & St. Joseph's Court	Private	2012	Community use	Planning permission subject to S106, 2010	Application 13/0507 granted full planning permission June 2013. Application 13/3702 submitted Nov 2013 and granted full planning permission March 2014.

13. Sainsbury's Superstore	Private	2014	Retail	Planning application 2012	No progress
14. Clock Cottage	Private	2012	Community use / residential institution	Planning application 2011	No progress
16. Morrison's supermarket	Private	2017	Retail	Planning application 2016	No progress
17. Alpine House	Private	2012	Affordable workspace	Planning permission 2008	Application 12/2612 has been granted full planning permission May 2013 and construction commenced Oct 2013.
18. Bridge Road	Private	2012	N/A	Planning application 2011	Construction complete for consent 10/3226.
19. Stonebridge Schools	Council	2014	N/A	Planning application 2012	No further progress.
20. Former Unisys & Bridge Park Centre	Council/Private	2014	Community use, sports facilities, B1, local needs retail and hotel	Planning application 2012	No progress.
21. Land Adjoining St. Johns Church	Private	2014	Community facility	Planning permission 2010	Construction completed for consent 09/3104 Autumn 2012.
22. Roundtree Road	Housing Association	2011	Community /retail	Planning permission 2010	Construction completed for consent 09/2350 late 2012.
23. Vale Farm Sports Centre	Council	N/A	Sport and recreation	-	No progress
24. Wembley Point	Private	N/A	Office/local retail /leisure/community use	Planning application 2014	Application 12/2686 granted full planning permission May 2013.
25. Vivien Ave.	Private	N/A	Community use	-	Consent 12/2653 under construction.
26. Old St. Andrew's Church	Private	N/A	Community use	-	Now in use as a church.
27. Hawthorn Road	Private	2014	N/A	Planning application 2012	Construction underway for consent 11/0952.
28. Queen's Parade / Electric House	Housing Association	2014	Retail /food & drink	Planning application 2012	Application 13/1122 submitted and then withdrawn.
29. Former Dudden Hill Lane Playground	Private	2012	Community /leisure or Retail	Planning application 2011	No progress.
30. Gaumont State Cinema	Private	N/A	Community /arts & culture /retail /entertainment / employment workspace	Planning permission 2009	Change of use to place of worship implemented

31. Kilburn Square	Private	2010	Community use and retail	Planning permission 2009. Revised planning application 2010	Planning Permission granted for conversion of existing 9 flats into 18 flats Aug 2011 (09/0410).
32. Former Rucklidge Service Station	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 2012/13 financial year, an additional 6 SSA sites have completed, bringing the total to 15. A further 25 schemes are currently progressing through planning or are already on site.



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

	2007/08	2008/09	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
Housing Consents	791	936	888	393	459	941	1263	831	1123	790	794	175	176	154	155	150	150	200	200	150
LDF Proposals								17	67	116	117	484	487	571	573	424	426	352	353	416
Estate Redevelopment									45	2	3	269	271	83	85	3	3	61	61	
Student Housing					435		660		550				400				400			
Other Potential Sites						50	76	75	105	126	132	139	143	72	72	37	38	30	30	83
Vacant Homes	388	444	189	0	102	102	102	102	102	102	102	102	102	102	102	102	102	103	103	103
Monitored Completions (net)	791	936	888	586	521	1122	1374													
Projected Completions								1214	1615	1823	1623	1326	1400	1156	933	711	1009	1166	860	749
MANAGE - Annual requirement taking account of past/projected completions	329	513	745	1279	1878	2998	4118	4024	3529	2826	2323	2117	1837	1801	1988	2397	2508	2462	2722	3093
London Plan Target, Annualised	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120
Cumulative Completions	791	1727	2615	3201	3722	3722	3722	4936	6551	8374	9997	11323	12723	13879	14812	15523	16532	17698	18558	19307
MONITOR - No. dwellings above or below cumulative allocation	329	184	232	534	599	1120	1120	-94	-495	-703	-503	-206	-280	-36	187	409	111	-46	260	371