

London Borough of Brent

# Annual Monitoring Report

## 2014-2015

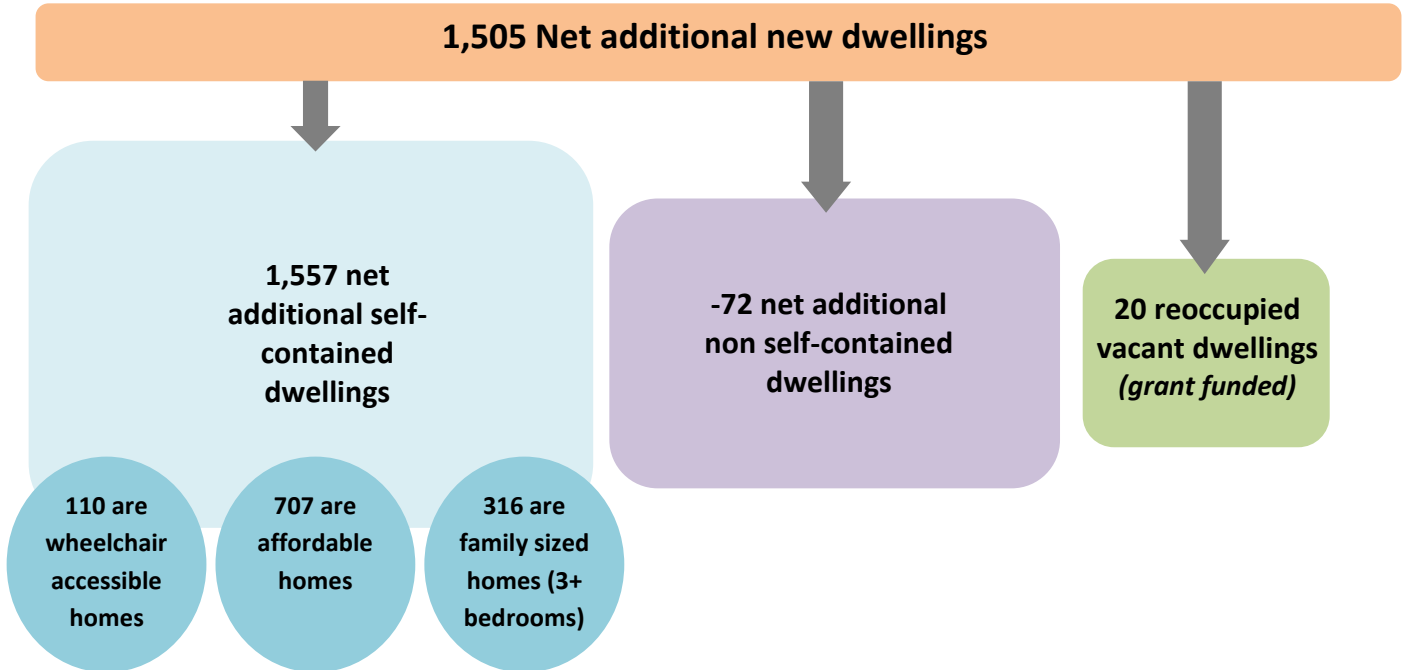


Planning & Regeneration

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## 1. Summary of Findings

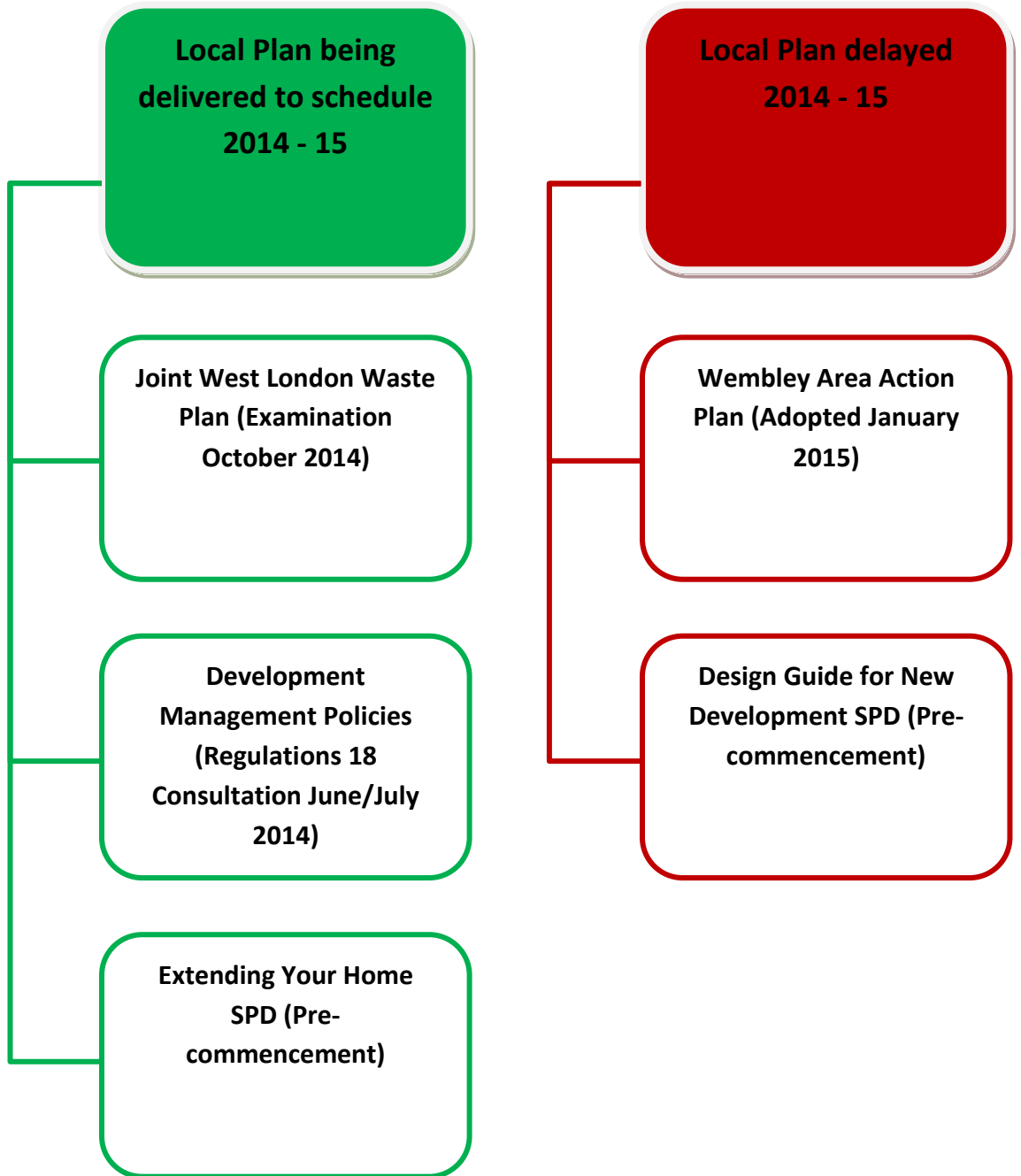
This section highlights key information from the Monitoring Report.



We exceeded our target for self-contained dwellings.



We did not achieve our target for affordable homes and family sized homes.



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

This is the eleventh Monitoring Report (formerly known as the Annual Monitoring Report or AMR) for the London Borough of Brent and covers the period 2014-15. 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 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.

### 3. Overview of the Planning Service

This section briefly outlines the main work of the Planning Service during 2014-15.

#### Applications Received and Determined

Brent received 3,472 planning applications (313 of which were subsequently withdrawn) and 792 applications for prior approval during 2014-15. This represents a decrease of 3% in applications received. Brent issued 2,740 decisions on planning applications and 788 on prior approval. This represents a decrease in applications determined of 4% compared to the previous year.

In addition 909 applications were received for Certificate of Lawful Development, and 926 applications were determined during 2014-15.

#### Appeals

Applicants who are refused planning permission have the right to appeal to the Planning Inspectorate. 30 of 93 appeals against refusal of planning permission decided in 2014-15 were allowed or part allowed. At 32% this is better performance than 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 187 Enforcement Notices, a slight decrease of 1% on the previous year.

#### The progress of the Local Plan

The Local Development Scheme (LDS) sets the timetable for the period 2014-15. The current LDS is available at [www.brent.gov.uk/localplan](http://www.brent.gov.uk/localplan). 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 2015	Change from LDS schedule	Reason	Adoption
UDP	Saved Policies	None	N/A	Jan 2004
Core Strategy	Adopted	None	N/A	July 2010
Site Specific Allocations	Adopted	None	N/A	July 2011
Brent Town Hall Planning Brief	Adopted	None	N/A	March 2012
Community Infrastructure Levy	Formally introduced	None	N/A	July 2013
Wembley Area Action Plan	Examination	Delay	First opportunity to take to Full	January 2015

			Council.	
<b>Joint Waste Plan</b>	Examination	None	N/A	N/A
<b>Development Management Policies</b>	Regulation 18 Consultation	None	N/A	N/A
<b>Design Guide for New Development SPD</b>	Pre-commencement	Delay	Staff resources	N/A
<b>Extending Your Home SPD</b>	Pre-commencement	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 for 2014/15 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 2014-15

Completions	Target	2014-2015
<b>Total new dwellings</b>	N/A	<b>1,747</b> 1,693 self contained 20 reoccupations (grant funded) 34 Non-self contained
<b>Total net additional dwellings</b>	1,065 net additional new homes annually	<b>1,505</b> 1,557 self contained 20 reoccupations (grant funded) -72 Non-self contained
<b>Net additional self-contained dwellings</b>	975 additional self-contained homes annually	1,557
<b>Reoccupied vacant dwellings (Grant funded re-occupations only)</b>	61	20
<b>Total net non-self contained</b>	29	-72
<b>Net additional affordable dwellings</b>	50% of total	707 (45.4% of net self contained dwellings)
<b>Family-sized homes</b>	25%	316 (20.3% of net self contained dwellings)

<b>Wheelchair accessible homes</b>	10%	110 (14% of new self contained dwellings)
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## Neighbourhood Planning

Forum	Applications	Designation	Publication	Examination	Referendum
Sudbury Town Neighbourhood Forum (Sudbury Town Resident's Association)	August 2012	December 2012	23 October to 3 December 2014	N/A	N/A
The Unity (Church End and Roundwood)	May 2013	September 2013	N/A	N/A	N/A

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

### Community Infrastructure Levy (CIL)

The council formally introduced Brent CIL in July 2013. For the financial year 2014/15;

- The total CIL receipts **£3,513,885.90**
- The total CIL expenditure was **£0**
- The amount of CIL applied to administrative expenses was **5% (£175,694.30)**
- The total amount of CIL receipts retained at the end of the year totalled **£3,352,631.21**

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.

Table 3: Fulfilling the duty to cooperate: Development Management Policies Development Plan Document

Body/Organisation	Preferred Options (2014)			Outcome
	Invitation	Comment	Topic area(s)	
Environment Agency	✓	✓	Built Environment, Open Space, Environmental Protection & Sustainability Appraisal	Text amended for clarity. Reference added in relation to borough strategies including the Brent River Corridor Improvement Plan, SFRA, SWMP and BAP.
English Heritage (now Historic England)	✓	✓	Built Environment & Open Space	Text amended to take account of emphasis on significance of heritage assets
Natural England	✓	✓	Sustainability Appraisal	Confirmed correct approach and methodology. No change.
Greater London Authority	✓	✓	Built Environment, Sustainability & Housing	Whole Plan amended to reflect the fact that it does not need to unnecessarily duplicate content within the London Plan and that some matters are sufficiently covered in this document to not warrant a local policy.
Civil Aviation Authority	✓	✗	N/A	N/A
Homes and Communities Agency (London )	In London the HCA London Board became part of the GLA in 2012.			See GLA.

Primary Care Trust (from 2013 Clinical Commissioning Groups)	✓	✗	N/A	These groups have been contacted about health care provision in the Borough associated with the planning process but no specific representations on the DPD have been received.
Network Rail	✓	✗	N/A	N/A
Transport for London	✓	✓	Transport, Town Centres & Built Environment	Transport chapter to give greater reference to TfL publications.
Highways Agency	✓	✓	Transport	Plan amended to make reference to HA needing to be consulted on applications that would affect the M1.
Marine Management Organisation	✓	✗	N/A	N/A
Neighbouring boroughs	✓	✓	N/A	City of Westminster confirmed no cross borough issues arising.
London Enterprise Panel	✓	✗	N/A	N/A
Local Nature Partnerships	The LNP was not formally established until August 2014 after the consultation.			

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

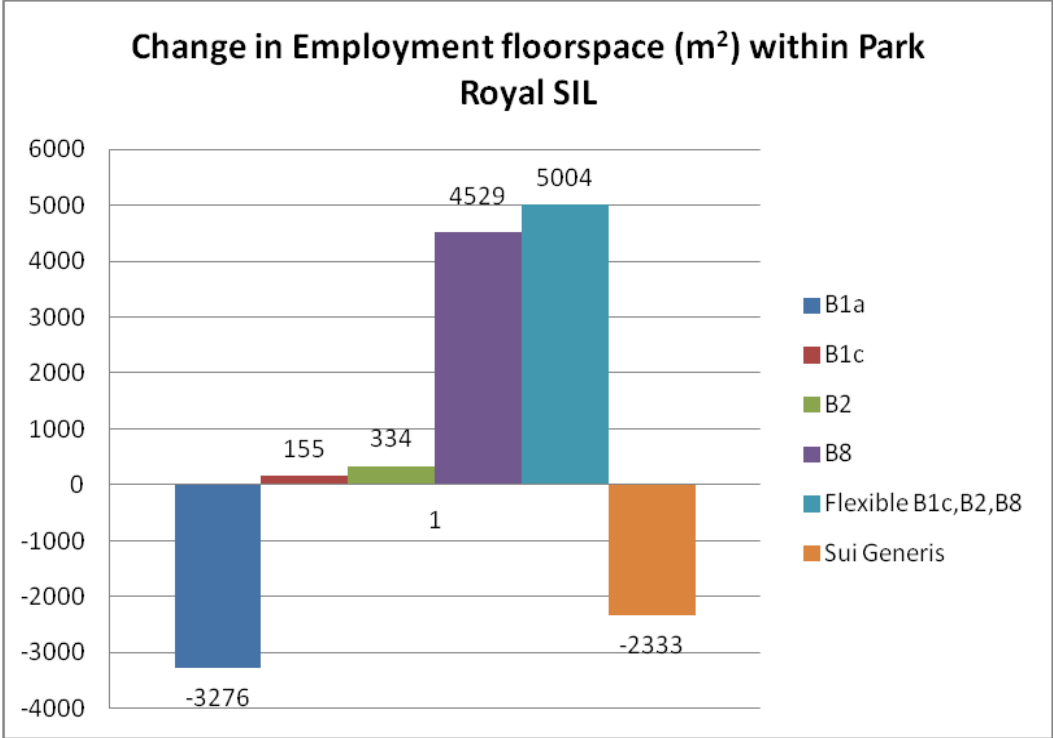
The tables below contain the specific monitoring targets from adopted Local Plan documents in 2014-15 and set out the performance of each target. More information about [Brent's Local Plan documents](#) can be found on our website.

##### Core Strategy (adopted July 2010)

Table 4: Assessment of Core Strategy monitoring targets

Ref.	Performance Measure	Target	Monitoring Point	Specific policies to be monitored	Achievement 2012-13
01	<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 2,480 jobs in Wembley between 2013 and 2014. This represented an increase of 14% on the previous year.  (Source: Nomis Business Register and Employment Survey)
02	<b>Amount of new retail floorspace developed by type in Wembley</b>	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. <b>When:</b> Annually	Policies CP1, CP7 and CP16	There was a net loss of -935m <sup>2</sup> of retail floorspace completed in Wembley Town Centre and Wembley Park Town Centre over the AMR period.  The loss was primarily due to the change of use of two retail units in Wembley Central Square to a health and fitness club and gym in D2 use.
03	<b>Amount of land developed or redeveloped in Park Royal for employment purposes (Core)</b>	Development or redevelopment of 50 hectares of land for employment purposes	1200m <sup>2</sup> annual net increase in gross internal floorspace (m <sup>2</sup> ) for B1 & other suitable employment uses in Park Royal area to 2017. <b>When:</b> Annually	CP3 and CP12	Within Park Royal Strategic Industrial Location (SIL) there was a net increase of new employment floorspace of 4,413m <sup>2</sup> . A breakdown by use class is shown in the table below.  The most significant developments in Park Royal during the AMR period comprised: <ul style="list-style-type: none"> <li>• Demolition of a building at 291 Abbey Road and erection of new 2-storey storage facility resulting in a net gain of 4,484m<sup>2</sup> B8 (storage &amp; distribution) floorspace.</li> <li>• Installation of 2 levels of storage mezzanine</li> </ul>

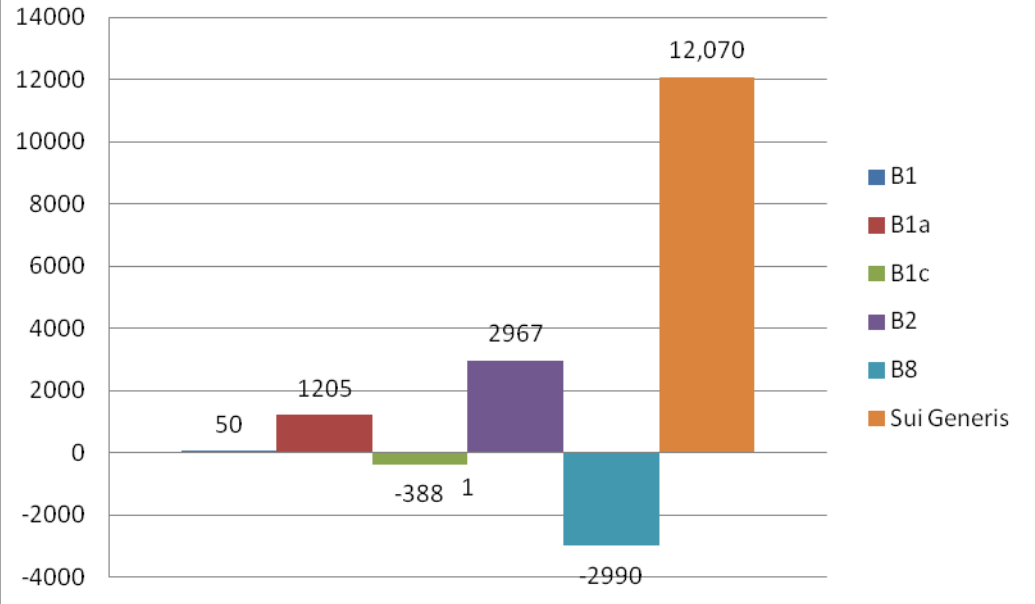
floor at Unit 6, Central Park resulting in the creation of 2,424m<sup>2</sup> flexible B1c (Business), B2 (General Industrial), B8 (Storage & Distribution) use class floorspace.



04	<p><b>No net loss of floorspace in other Strategic Industrial Location (SIL) and Locally Significant Industrial Site (LSIS) (Core)</b></p>	<p>No Net loss of floorspace in SIL &amp; LSIS outside of site specific allocations (Park Royal has separate</p>	<p>No net loss of gross internal floorspace (m<sup>2</sup>) for use classes B1 and related</p>	<p>CP1, CP3 and CP20</p>	<p>Within SIL and LSISs (excluding Park Royal), there was a net increase of new employment floorspace of 1,2914m<sup>2</sup>. A breakdown by use class is shown in the table below.</p> <p>The most significant developments in SIL and LSIS outside of Park Royal during the AMR period comprised:</p> <ul style="list-style-type: none"> <li>• Single storey rear and side infill extension to Redland House in</li> </ul>
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		target).	uses 2007-2017 in SIL and LSIS <b>When:</b> Annually		<p>Wembley SIL resulted in 7,641m<sup>2</sup> additional floorspace in B8 (Storage &amp; Distribution) use.</p> <ul style="list-style-type: none"> <li>• Change of use of site from a builders yard (Use Class B8) to a transport depot in Alperton LSIS resulted in 5,318m<sup>2</sup> floorspace in Sui Generis use.</li> <li>• Demolition of existing buildings and erection of separate two storey warehouse and office buildings for policing facilities in Alperton LSIS resulted in 2,828m<sup>2</sup> in sui generis use.</li> <li>• Change of use from B1, B2 and B8 to Sui Generis use to provide a commercial vehicle hire, vehicle storage and maintenance depot resulted in 1,630m<sup>2</sup> in sui generis use in Staples Corner LSIS.</li> <li>• Demolition of an existing building in B2 (General Industry) use and erection of a waste transfer and management station (Use Class B2) with ancillary offices in Alperton LSIS resulted in a net increase of 1,476m<sup>2</sup> floorspace in B2 use.</li> </ul>
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**Change in Employment floorspace in LSIS and SIL outside Park Royal**



05	<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	165 job placements were made through Wembley Works, part of the Council’s employment and enterprise service, during this period.
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06	<b>Amount of completed retail, office and leisure development (Core)</b>	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 <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	CP16	See below
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The table below details the net change in m<sup>2</sup> of floor space under each use class within Brent's major (\*) and district town centres. Excluding Wembley, there was an overall net loss of -2,217m<sup>2</sup> of A1, A2, B1a and D2 floor space within Brent's major and district centres during the 14/15 period. The figures below do not reflect the changes of use through permitted development rights. The conversion of premises in B1(a) office use to C3 residential use through prior approval resulted in a loss of 309m<sup>2</sup> in office floorspace within Brent's town centres.

	A1	A2	B1A	D2	Total
Burnt Oak	0	0	0	0	0
Harlesden	994	0	-2,476	0	-1,482
Cricklewood	-622	0	45	622	45
Colindale	-110	110	0	0	0
Willesden Green	-213	159	0	0	-54
Ealing Road	210	0	0	0	210



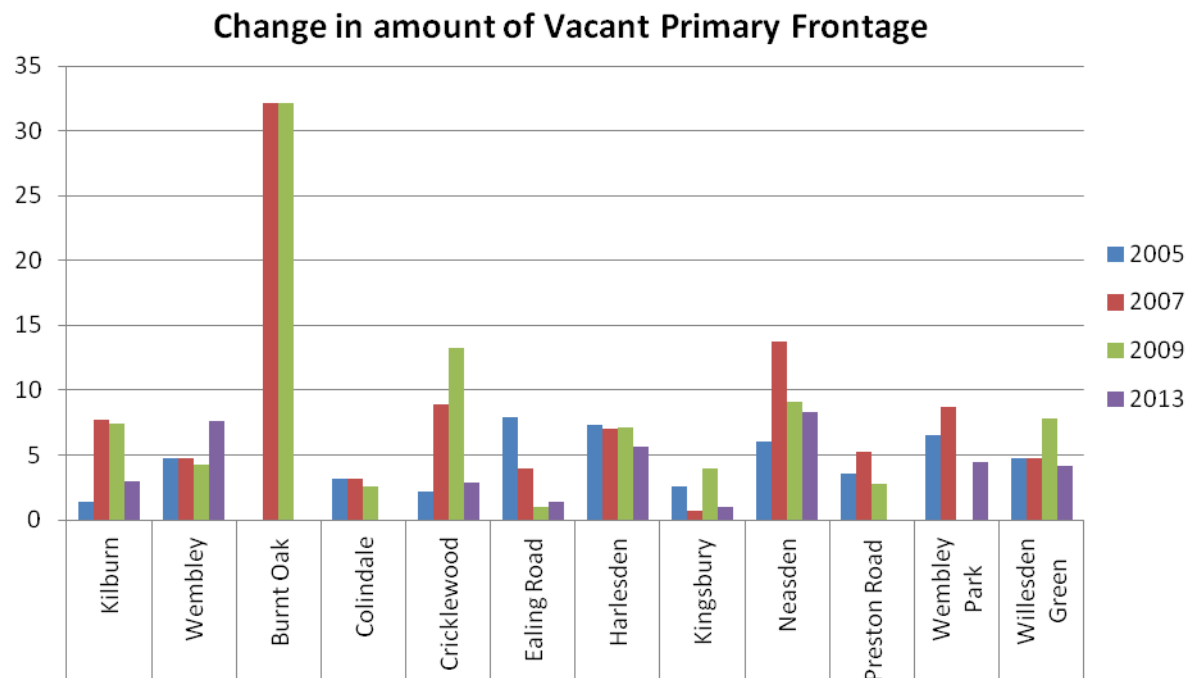
<b>Wembley Park</b>	43	0	0	0	<b>43</b>
<b>Kingsbury</b>	-108	108	0	0	<b>0</b>
<b>Preston Road</b>	93	-313	-178	0	<b>-398</b>
<b>Neasden</b>	0	0	0	0	<b>0</b>
<b>Wembley*</b>	-978	338	-452	1,025	<b>-67</b>
<b>Kilburn*</b>	-744	180	-171	154	<b>-581</b>
<b>Total</b>	<b>-1,435</b>	<b>582</b>	<b>-3,232</b>	<b>1,801</b>	<b>-2,284</b>

<b>07</b>	<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	Percentage change in primary frontage vacancy rate since 2009 taken from the Town Centre Health Check in 2013.	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. 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.



**Source: Town Centre Health Check Data, 2013**

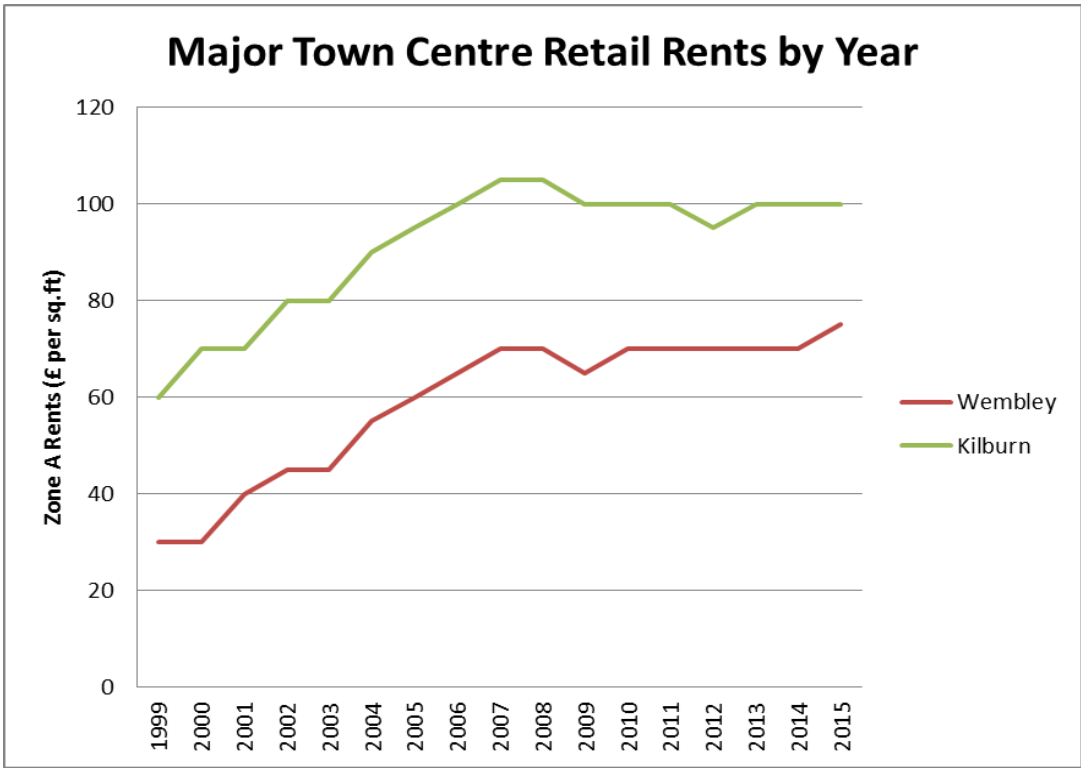
N.B. Data is not available for 2014/15.

08	<b>Health of Town Centres</b>	*No reduction in inflation adjusted median rent levels in primary shopping area.	Annual Rental survey 2 yearly health check data.	CP16	See below
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\*No reduction in pedestrian footfall in town centres covered in 'health check'.

**Retail rents**

Retail Zone 'A' rents are monitored across the UK by Colliers CRE. Following the recession in 2008 prime retail rents in Brent's Major Town Centres fell to £65 per sq.ft in Wembley and £100 per sq.ft in Kilburn. Rents in Kilburn have not recovered to prerecession levels. In Wembley in 2015 rents increased for the first time since 2007 to £75 per sq.ft and are now at their highest ever level. Despite this rents in both centres remain below the average prime retail rent for Great Britain of £105 per sq.ft.



Source: Colliers CRE

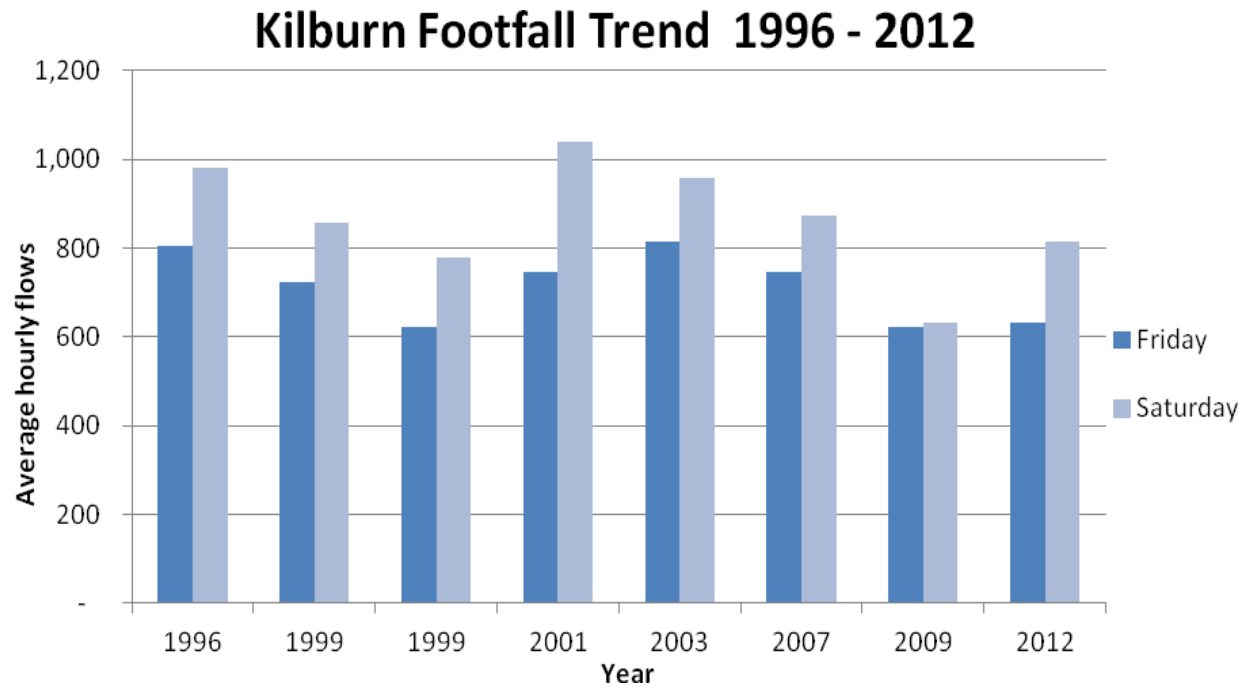
### **Footfall Data**

Approximately 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.

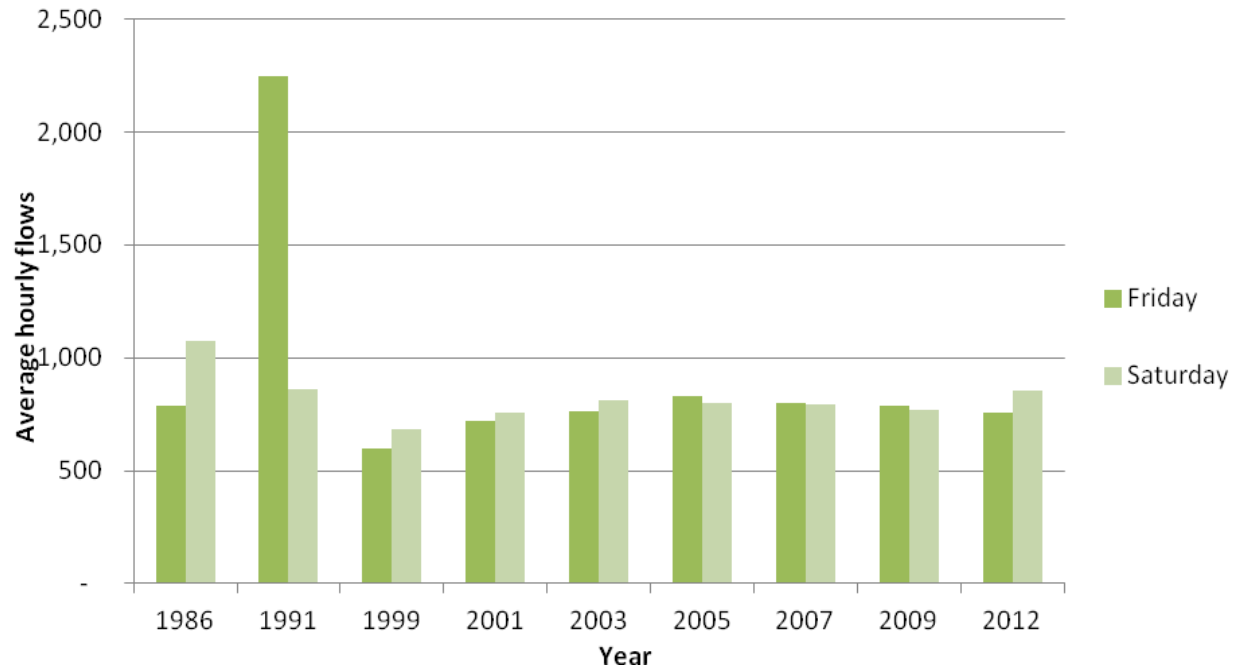
Since 2009 there has been an overall increase in footfall, with the exception of footfall on a Friday in Wembley and Harlesden.

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.



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.

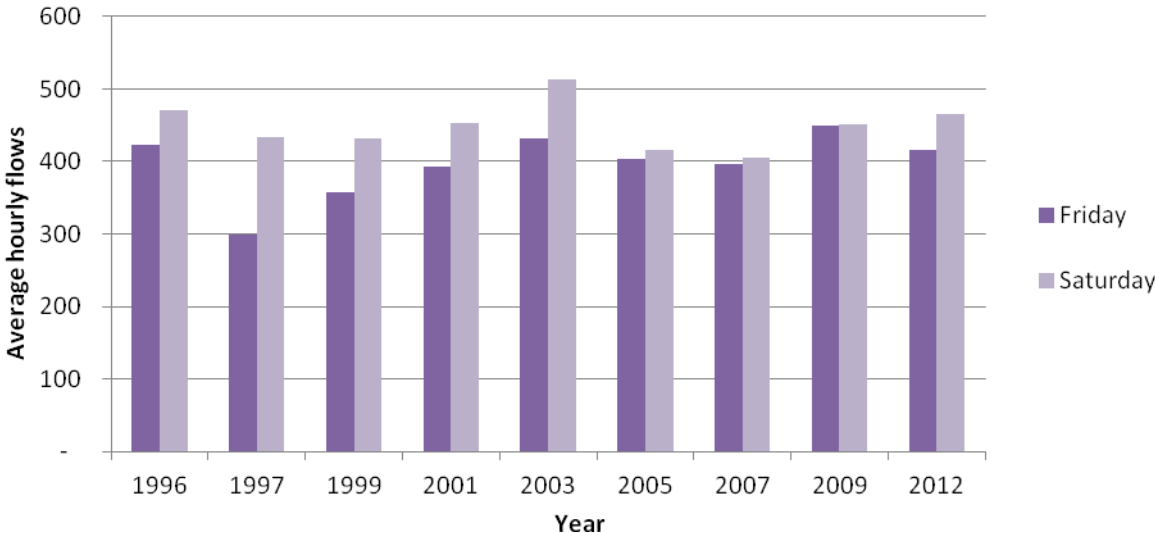
### Wembley Footfall Trend 1986 - 2012



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. Data is not available for 2014/15.

### Harlesden Footfall Trends 1996 - 2012



09	<b>Net increase of cultural/leisure facilities (core)</b>	Net increase in floorspace of leisure uses	Completions survey <b>When:</b> Annually	CP7 and CP10	<p>Floorspace in leisure use (Class D2) increased by 4,077m<sup>2</sup>. The increase in culture and leisure floor space was mainly due to the completion of:-</p> <ul style="list-style-type: none"> <li>• Redevelopment of McNicholas House in Fryent Ward for mixed use to provide a temple building and multi functional community facility resulted in 1,526m<sup>2</sup> of additional D2 floorspace.</li> <li>• Change of use to units 11 &amp; 12 from A1 Retail to D2 health and fitness club in Wembley Central resulted in 1,025m<sup>2</sup> of additional D2 floorspace.</li> <li>• A new roof enclosure to create additional floorspace on the existing external Level 5 Roof Terrace on the northern side of Wembley Stadium resulted in 656m<sup>2</sup> of additional D2 floorspace.</li> <li>• Change of use of first floor to gymnasium at 249 Cricklewood Broadway resulted in 622m<sup>2</sup> of additional D2 floorspace.</li> </ul>
10	<b>Brent's Tourism</b>	Increase in	% of Brent	CP1 and	The proportion of Brent residents employed in the tourism reached 10.45% in

<p><b>economy:</b> <b>Local employment in the Tourism Industry.</b></p>	<p>Brent employment in Tourism Sector.</p>	<p>residents employed within Tourism industry. 4% baseline 2004. <b>When:</b> Annually</p>	<p>CP7</p>	<p>2014. Although the proportion of Brent residents employed in tourism related jobs* decreased between 2009 and 2012 the total number employed has steadily increased every year. This trend continued in 2014 when the number of people employed in the sector increased by 742 from 2013 levels, and now totals 11,694.</p> <p>*Tourism related jobs include accommodation and food services, arts, entertainment, recreation and other services.</p>
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Source: NOMIS Business Register and Employment Survey

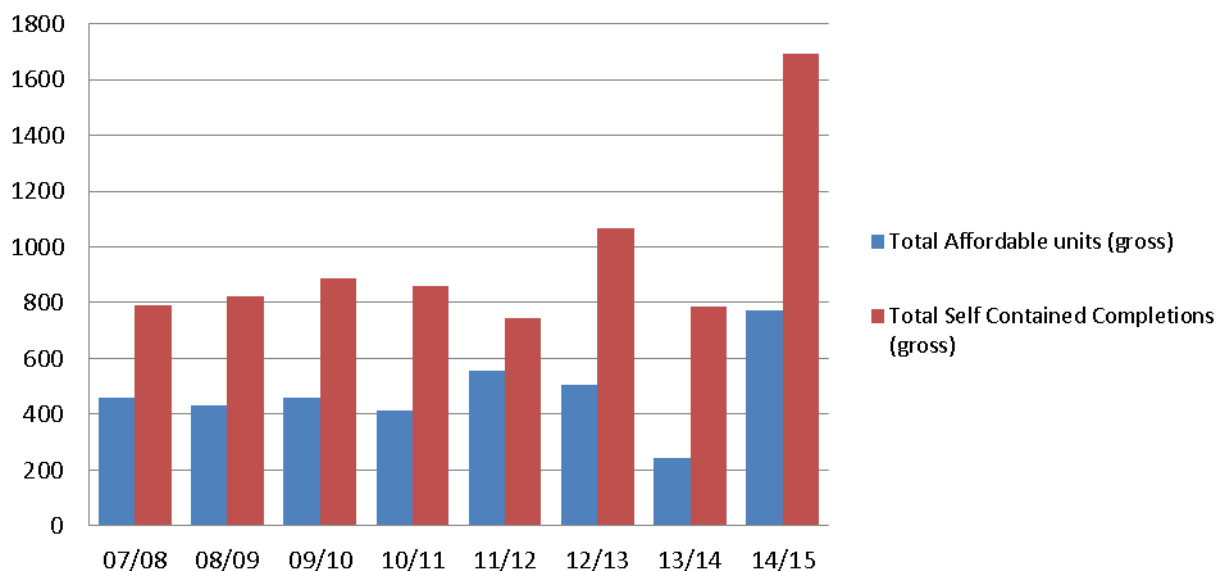


11	<b>Provision of new or extended community facilities.</b>	Provide new community facilities at a rate of 370 m <sup>2</sup> per 1000 new population created by new housing development.	New or extended floorspace that meets rate of population growth. <b>When:</b> Annually	CP7, CP8, CP9, CP10,C P11 and CP23	<p>There was an overall net gain of 3,581m<sup>2</sup> of D1 community facilities (excluding medical or educational uses). Redevelopment and change of use to new places of worship with associated community space made the most significant contribution to this figure, including McNicholas House which created (2372m<sup>2</sup>) of new D1 floorspace, suite 40 of Trinity House (600m<sup>2</sup>) and 58-74 Harrow Road (480m<sup>2</sup>).</p> <p>Based on housing completion figures there will be a population increase of 3,461 creating a need for 1,280m<sup>2</sup> of community floorspace. The amount of D1 floorspace completed in 2014/15 therefore exceeds the target of 370m<sup>2</sup> per 1000 new population.</p>
12	<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,C P11 and CP12	<p>33,844m<sup>2</sup> of additional educational floor space was completed in the period 2014/15. This included extensions to :</p> <ul style="list-style-type: none"> <li>• Alperton Community School</li> <li>• Barham Primary School in Sudbury</li> <li>• Beis Yaakov Primary School in Fryent</li> <li>• Chalkhill Primary School in Barnhill</li> <li>• Claremont High School in Kenton</li> <li>• Fryent Primary School In Fryent</li> <li>• Maple Walk School In Harlesden</li> <li>• Mitchell Brook Primary School in Stonebridge</li> <li>• St Andrew &amp; St Francis School in Willesden</li> <li>• Oakington Manor School &amp; Nursery in Tokyington</li> <li>• St Gregory's High School in Kenton</li> <li>• Sudbury Primary and Infants School</li> <li>• The Crest Boy's Academy &amp; The Crest Girl's Academy in Dollis Hill</li> </ul> <p>Although these schools are not within growth areas, Oakington Manor and Chalkhill Primary School are located outside of the boundary of Wembley Growth Area; Alperton Community School is adjacent Alperton Growth Area; and Mitchell Brook School is adjacent Church End Growth Area.</p>

					In addition there was a net increase in floorspace for adult education centres of 5,688m <sup>2</sup> .
13	<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 floorspace for 1 GP per 1500 new population. <b>When:</b> Annually	CP7, CP8, CP9, CP10,C P11 and CP12	There was a net loss of -483m <sup>2</sup> of GP floor space during the 14/15 period. This was due to the conversion of 4 surgeries to residential premises.  There was a net increase in 428m <sup>2</sup> of floorspace for dentists, 93m <sup>2</sup> in pharmacies and an increase in floorspace of 10,925m <sup>2</sup> to Northwick Park Hospital.
14	<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. However, work to build a new public swimming pool on the Dexion House site in Wembley commenced.
15	<b>Total additional Homes (Core)</b>	Minimum of 11,200 homes (9150 self contained) supplied 2007/8 - 2016/17	No. of homes completed in borough. <b>When:</b> Annually	CP2	1,505 net new homes.
<p>Planning consents for housing in the year reached 1,514 units (gross). This represents a 10% increase in the number of residential units granted permission when compared to the previous reported year. There were 3 schemes that comprised of over 100 units:</p> <ul style="list-style-type: none"> <li>• 14/1896 – Gloucester House, Kilburn – 236 units.</li> <li>• 14/2276 – 255 Ealing Road, Alperton – 125 units.</li> <li>• 14/2930 – Sarena House, Fryent – 227 units.</li> </ul>					

16	<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	579 self contained units completed in growth areas (net = 541). 34.7% in Growth Areas (based on net self contained units completed). No non self-contained units were completed within growth areas in 2014/15.
17	<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	773 gross affordable units completed in the 2014/15 period. There was a net gain of 707 affordable units. The total number of affordable homes completed represents 45.6% of gross (45.4% net) total number of new self-contained homes built in 2014/15.

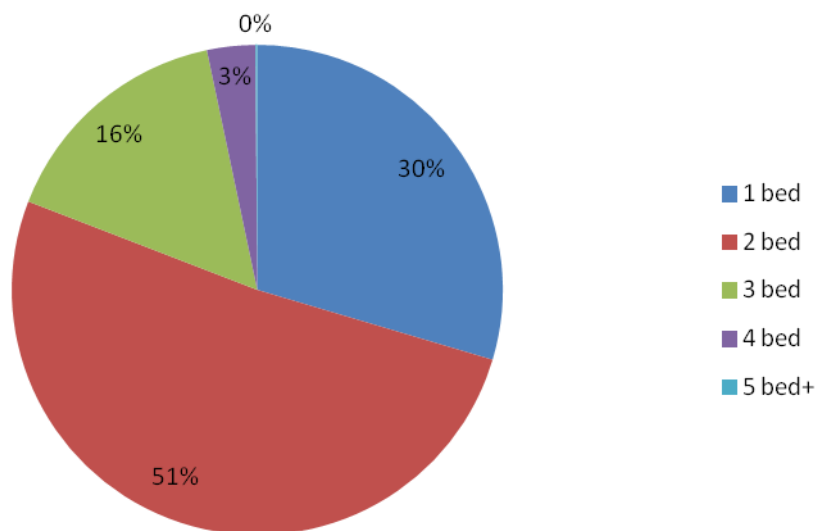
### Self-contained housing completions



Source: Brent Decisions Analysis / LDD

18	<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	316 of the self contained units completed were 3+ beds (net figure). This is equal to 20.3% of net self-contained dwellings built over the reported year.
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### Self contained completions (gross) by no. of bedrooms



Source: Brent Decisions Analysis / LDD

19	<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*	110 units (14% of new self contained dwellings).  N.B. London Plan policy 3.8 requires 10% of new housing to be wheelchair accessible or easily adaptable, conversions are not required to meet this standard.
20	<b>Existing housing loss, including affordable.</b>	No net loss	Housing units lost on completed	CP21	Overall there was a net gain of 1,505 units.

			new development <b>When:</b> Annually		
21	<b>Lifetime homes.</b>	100%	No. of completed new homes built to lifetime home standards. <b>When:</b> Annually	London Plan Policy 3.8Bc*	746 units (93% of new self contained dwellings).  N.B. London Plan policy 3.8 requires new housing to meet Lifetime Homes standard, conversions are not required to meet this standard.
22	<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	Data is not available for 2015.

23	<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	First Central – improvement works to pedestrian routes between Park Royal station & First Central development were implemented by TfL using S106 funding.
24	<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	No open space was lost due to development in 2014/15.
25	<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 )	CP18	No net loss.

			<b>When:</b> Annually		
26	<b>Provision for new or extended public opens pace.</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	No additional open space was created in growth areas in 2014/15.
27	<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 2015 an outside contractor was appointed to undertake maintenance of parks within Brent. The contractor works to achieve green flag standard but does not apply for the award. Therefore this monitoring criterion no longer applies. However, in the 2015 London Bloom Awards Mapesbury Dell pocket park was awarded gold and Roundwood Park was awarded best park in London.
28	<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	CP18	None



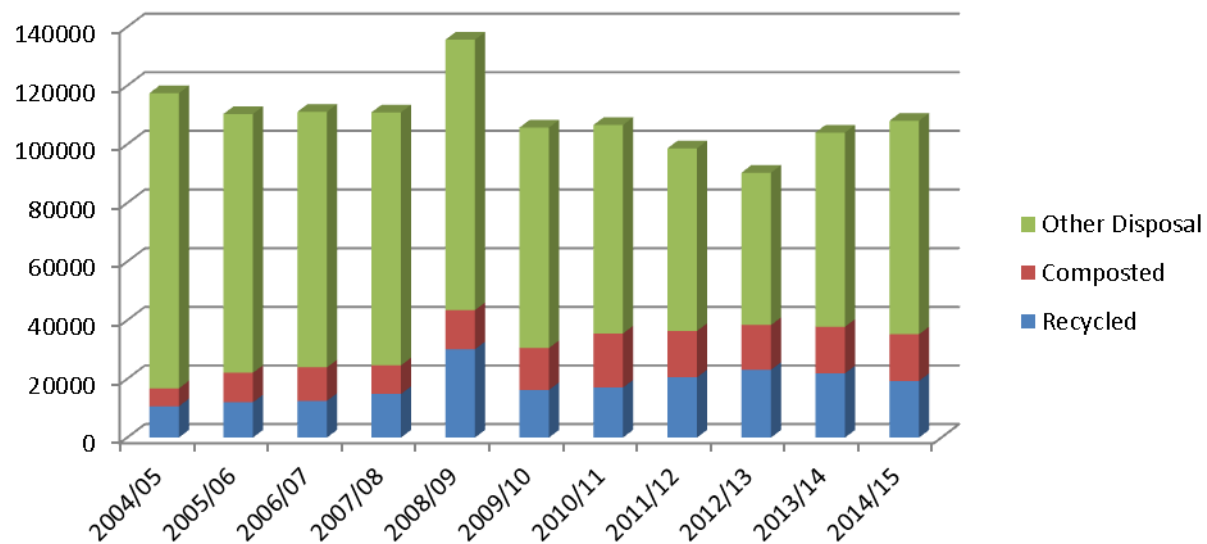
			and extent of areas of wildlife deficiency. <b>When:</b> Annually		
29	<b>New Tree Planting for new neighbourhoods.</b>	To meet tree planting targets in growth area set out in IIF, by 2017 Wembley 1,000 Park royal 4,000 Alperton 500 Church End, Burnt Oak, South Kilburn 200.	Count of new trees planted in growth areas. <b>When:</b> Annually	CP7, CP8, CP9, CP10, CP11 and CP12	<ul style="list-style-type: none"> <li>• Alperton Growth Area 3</li> <li>• South Kilburn Growth Area 61</li> <li>• Wembley Growth Area 12</li> <li>• Park Royal 50</li> <li>• The rest of the borough 182</li> </ul>
30	<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	<p>The following improvements were undertaken in 2014/15:</p> <ul style="list-style-type: none"> <li>• Significant improvements to Challenge Close play area</li> <li>• Significant improvements to Bramshill Open Space play area</li> <li>• Refurbishment of Crouch Road Play area</li> <li>• Refurbishment of Lindsay Park Play area</li> <li>• Refurbishment of Alperton SG play area</li> <li>• Improvements to Tiverton Green play area</li> <li>• Installation of new equipment in play area at Forte Gladstone play area Gladstone Park</li> <li>• Continued infrastructure improvements to pathways</li> </ul>
31	<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 Policy5.13 A*	There were 18 major residential-led schemes approved in the 2014/15 period. Of these schemes five incorporated SUDS. No non-residential schemes approved incorporated SUDS. However, detailed drainage plans were conditioned on three schemes.

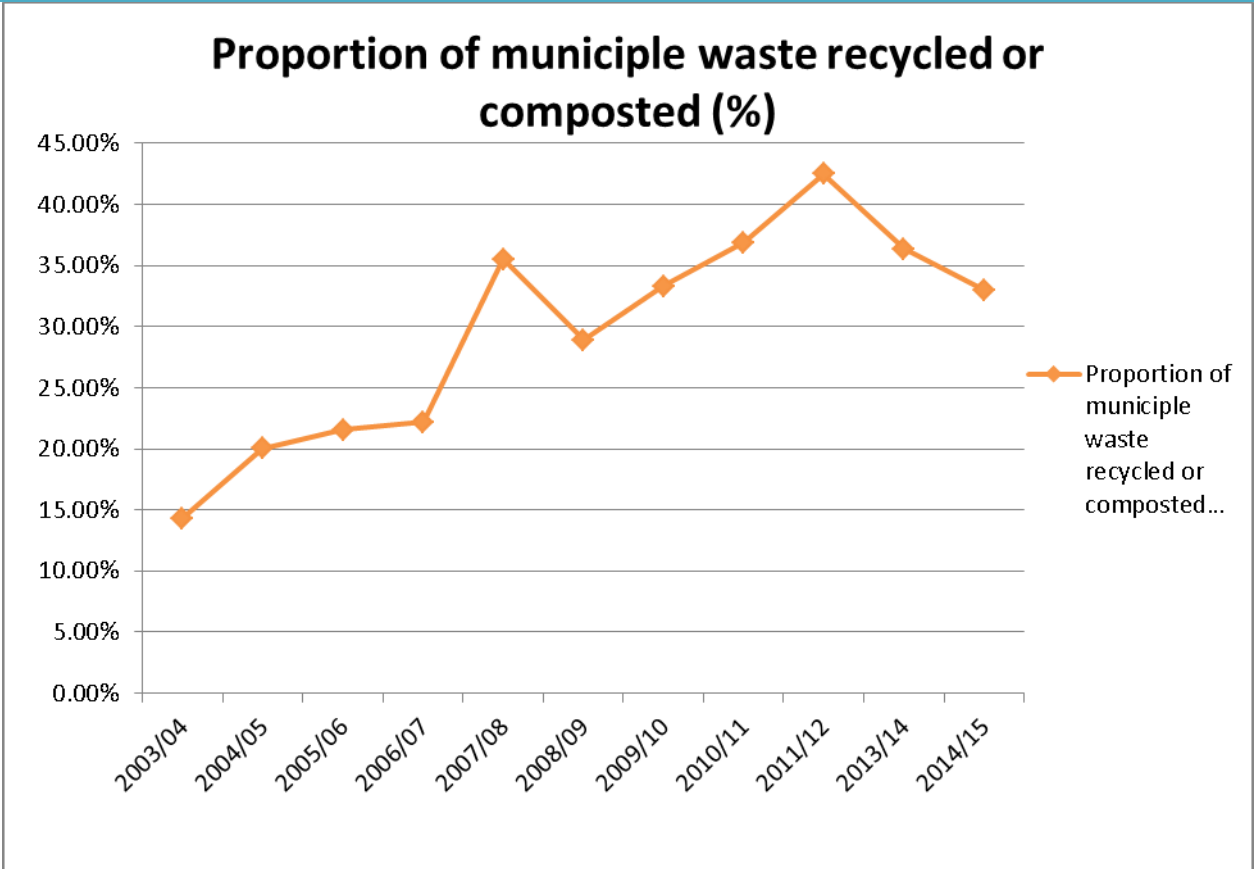
<p><b>32</b></p>	<p><b>Application of the GLA’s energy hierarchy in order to secure high levels of renewable energy generation in Growth Areas</b></p>	<p>All major proposals should submit energy and feasibility assessment and apply Mayor’s energy hierarchy. Major proposals to achieve 20% carbon reduction through renewable energy requirements or secure carbon off set payment.</p>	<p>Number of applications includes energy and feasibility assessments. All large schemes over 10 units to secure onsite renewable energy generation – by type and energy generated (where available - as GLA hierarchy). <b>When:</b> ongoing</p>	<p>CP19, London Plan Policy 5.2*</p>	<p>There were 31 major development approved in the 2014/15 period. Of these schemes 11 were granted through prior approval therefore limiting the ability to apply policy requirements regarding renewable energy. The following 11 incorporated on site renewable energy generation:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Renewable Energy</th> <th>App no.</th> </tr> </thead> <tbody> <tr> <td><b>Thames Water Depot And Training</b></td> <td>20.63% achieved by PV</td> <td>13/2537</td> </tr> <tr> <td><b>Moberly Sports Centre</b></td> <td>20% achieved by PV</td> <td>13/3682</td> </tr> <tr> <td><b>Former Willesden New Social Club</b></td> <td>17.7% achieved by PV</td> <td>13/3702</td> </tr> <tr> <td><b>Thames Water Utilities</b></td> <td>12.69% achieved by on site renewables</td> <td>14/0301</td> </tr> <tr> <td><b>Land At 255 Ealing Road</b></td> <td>20% achieved by PV</td> <td>14/2276</td> </tr> <tr> <td><b>Northwick Park Hospital</b></td> <td>13% achieved by PV</td> <td>12/1615</td> </tr> <tr> <td><b>30 Second Way</b></td> <td>5% achieved by PV</td> <td>13/2832</td> </tr> <tr> <td><b>Wembley High Technology College</b></td> <td>15.9% achieved by PV</td> <td>13/2961</td> </tr> <tr> <td><b>Preston Manor High</b></td> <td>10% achieved by on site renewables</td> <td>13/3946</td> </tr> <tr> <td><b>Car Park at Olympic Office Centre, 8</b></td> <td>2% achieved by PV</td> <td>14/0363</td> </tr> </tbody> </table>	Site	Renewable Energy	App no.	<b>Thames Water Depot And Training</b>	20.63% achieved by PV	13/2537	<b>Moberly Sports Centre</b>	20% achieved by PV	13/3682	<b>Former Willesden New Social Club</b>	17.7% achieved by PV	13/3702	<b>Thames Water Utilities</b>	12.69% achieved by on site renewables	14/0301	<b>Land At 255 Ealing Road</b>	20% achieved by PV	14/2276	<b>Northwick Park Hospital</b>	13% achieved by PV	12/1615	<b>30 Second Way</b>	5% achieved by PV	13/2832	<b>Wembley High Technology College</b>	15.9% achieved by PV	13/2961	<b>Preston Manor High</b>	10% achieved by on site renewables	13/3946	<b>Car Park at Olympic Office Centre, 8</b>	2% achieved by PV	14/0363
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<b>Sarena House</b>	22% achieved by PV	14/2930						
<b>33</b>	<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	Site wide CHP was not implemented in Wembley in 2014/15.			

34	<b>Production of secondary / recycled aggregates (Core)</b>	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. <b>When:</b> Annually		No longer a requirement in the revised London Plan, 2011.
35	<b>Safeguard existing waste facilities and secure land for new waste operations.</b>	Net increase of waste facilities. No net loss of existing waste facilities.	Planning approvals p.a. <b>When:</b> Annually	London Plan policy 5.17G* and 5.17H*	A new waste transfer and management station was completed at McGee Yard, Alperton Lane, in 2014/15. The annual tonnage of waste expected to be brought to the site would be a maximum of 150,000 tonnes. The waste would include hazardous construction waste such as asbestos, but not medical or hospital waste.
36	<b>Waste stream: recycled or composted.</b>	35% of municipal waste recycled by 2010 and 45% by 2015 (in line with the London Plan)	Amount of municipal waste recycled or composted. <b>When:</b> Annually	London Plan policy 5.16Bc*	33% of municipal waste was recycled or composted. This is below the London Plan target.  The total amount of waste collected was 108,009 tonnes, a 3.8% increase on the previous year.

### Amount of municiple waste by disposal method (tonnes)





The target of 35% of the municipal waste stream to be recycled or composted was not met in 2013/14 with 33% of municipal waste recycled or composted. This represents a further decrease from the previous year, where 36.35% of municipal waste was recycled or composted. 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.

37	<b>Protection of existing community facilities</b>	No net loss of community facilities unless	Number of applications approved resulting in the net loss of a community facility	CP23	Three implemented consents resulted in the net loss of D1 community space. This was due to: <ul style="list-style-type: none"> <li>• Change of use of a ground floor club to retail use at 186 Church Road. Planning application no. 12/3038. This was justified against Core Strategy policy CP23 on the grounds of a financial</li> </ul>
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		<p>compensation provided</p>	<p>for which no compensation made through planning obligation or other agreement. <b>When:</b> Annually</p>	<p>contribution to offset the loss of the community facility and on the basis the units was located within a designated shopping frontage.</p> <ul style="list-style-type: none"> <li>• change of use of parts of the Barham Park complex of buildings from Use Class D1 (library) and Sui Generis (parks office) to Artists Studios (Use Class B1) and the change of use from Sui Generis (parks office with some community use) to Use Class D1 (Community). Planning application no. 13/2179. This was justified as an exception to policy CP23 on the grounds that reprovision of community facilities at Sudbury Court Pavilion and North Wembley Sports Pavilion would mitigate any loss.</li> <li>• Change of use of ground-floor property (D1 use) to 1 self-contained flat and erection of a single-storey rear extension. Planning application no. 10/1797. This was justified due to the relocation of the doctor's surgery which previously occupied the premises relocating to new purpose built premises. Evidence was also provided of the unsuitability of the premises for continued D1 use.</li> </ul>
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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.

	Completed
	On target
	Later years
	Behind target
	No progress & behind target

Site Specific Allocation	Landowner	First phase housing complete	Other land uses proposed	Target date for planning application/Actual date of planning permission	Achievement 2014-15
<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	Planning Permission granted January 2014 (13/1995)	Work to convert site into a new French School progressing.
<b>W4 Shubette Hse./Karma Hse./Apex Hse</b>	Private	2012	Hotel/retail/offices/managed affordable workspace	Planning Permission for Shubette House granted in 2011. Planning permission for Karma House granted in 2005.	Former Shubette House site complete May 2013.
<b>W5 Wembley Eastern Lands</b>	Private	2012	Leisure/hotel/office/open space	Planning application 2011	Now forms part of Wembley Housing Zone.
<b>W6 Amex Hse</b>	Private	2012	Workspace for creative industries/ managed affordable workspace	Planning application 2011	No progress
<b>W7 Chesterfield</b>	Private	N/A	Hotel/retail/food &	Planning application	No progress



<b>Hse.</b>			drink by 2014	2011	
<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 complete July 2013.
<b>W9 Wembley High Road</b>	Private	2016	Retail/offices	2014	Application 14/0867 (Lanmor House) has been withdrawn.
<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	Pre-application stage
<b>A2 Minavil House &amp; Unit 7 Rosemont Road</b>	Private	2012	Offices	Planning permission granted in 2010	No further progress to implement consent 10/0245.
<b>A3 Former B&amp;Q and Marvelfairs House</b>	Private	2012	B1 workspace and A3	Planning permission granted for B&Q site in 2010	Construction progressing on 243 Ealing Road (B&Q site). First phase of 271 units completed in December 2014. The second phase is on site with estimated completion 2015/16. Application approved for Marvelfairs House (14/2276) for 128 residential units and ground floor commercial space. Work has started on site.
<b>A4 Atlip Road</b>	Private	2012	Employment and A3 uses	Planning permissions granted for parts of the site in 2006, 2007 & 2009	Application 13/2874 submitted May 2014 and subsequently withdrawn.
<b>A5 Sunleigh Road</b>	Private	2016	Commercial, including workspace & A3 use	2014	Pre-application stage
<b>A6 Woodside Avenue</b>	Private	2014	B class uses including affordable workspace	2012	Pre-application stage
<b>A7 Mount Pleasant/ Beresford Ave.</b>	Private	2018	Work-live/ managed affordable workspace	2016	Pre-application stage

<b>SK1. Queen's Park Station Area</b>	Private	2014	Community Facilities, retail and bus interchange	Planning application 2012	No progress on consent 12/0788. Start on site will not be until summer 2015 at the earliest.
<b>SK2 British Legion, Marshall Hse &amp; Albert Rd Day Centre</b>	Council/ Private	2013	N/A	Planning application 2011	Construction commenced June 2014 for consent 12/1516.
<b>SK4 Canterbury Works</b>	Private	2012	Offices and community facilities	Prior approval 2014	Canterbury House prior approval 14 units 14/3141 and first floor extension with 6 units 15/0696. On site.
<b>SK5 Moberley Sports Centre</b>	W'minster City Council	2016	Sports & nursery school	2014	Application 13/3682 granted full planning permission April 2014.
<b>CE1. Church End Local Centre</b>	Council/ housing association / private	2012	Retail, public square, local offices and health centre	Planning application 2011	Application 12/2213 granted full planning permission July 2014.
<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.	Phase 1 of consent 12/2166 (Supermarket and Oriental centre) is under construction, due to complete in late 2015.  Phase 2 of consent 12/2166 (residential) expected to commence summer 2015.
<b>B/C2 Sarena Hse/Grove</b>	Private	2014	Workspace (incl. managed)	Planning application 2014	Permission 14/2930 for Sarena House granted permission October 2014,

<b>Park/Edgware Rd</b>			affordable)		providing 227 residential units and 256 sqm of affordable workspace. Started on site.
<b>B/C3 Capitol Way</b>	Private	2012	Retail / car showroom / community use	Planning permission 2009	Permission 08/2823. Construction underway, anticipated completion late 2015.
<b>B/C4 3-5 Burnt Oak Broadway</b>	Private	2012	Retail	Part completed and planning permission renewed for remainder 2010	Permission 11/0403 Construction commenced summer 2014 and is ongoing.
<b>PR1 Former Guinness Brewery</b>	Private	N/A	Industry and warehousing	Planning permission 2008	Phase 1 complete, phase 2 has full permission and has commenced.
<b>PR2 First Central</b>	Private	2014	B1 offices / hotel	Planning permission for offices/hotel 1999 part implemented. Planning application for residential 2010	Permission 10/3221. Block C (138 units) completed 18.12.14. Block D is due to complete in 2016.
<b>PR3 Former Central Middlesex Hospital</b>	Private	N/A	Hospital expansion and industrial / employment development	Planning application 2012	Construction complete for consent 05/3174 to provide 9 mixed use business units.
<b>1. Metro Hse.</b>	Private	2012	Safer Neighbourhood Team base	Planning permission 2010	Construction complete September 2014 for consent 09/2650.
<b>2. Garages at Barnhill Rd</b>	Private	2012	N/A	Planning permission 2007	Construction complete autumn 2013 for consent 10/2104.
<b>3. Dollis Hill Estate</b>	Private	2012	New school and employment development	Planning permission 2010	Construction complete Jan 2014 for consent 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	Construction complete 2013 for consent 09/0732.
<b>10. Former Willesden Court House</b>	Private	2012	Community use	Planning permission 2009	Construction complete 2012 for consent 08/1629.
<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	Construction commenced September 2014 for application 13/3702 and is currently underway, due to complete late 2015.
<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	Affordable workspace	Planning permission 2008	Construction complete 2015 for consent 12/2612.
<b>18. Bridge Road</b>	Private	2012	N/A	Planning application 2011	Construction complete for consent 10/3226.
<b>19. Stonebridge Schools</b>	Council	2014	N/A	Planning application 2012	No further progress.
<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 complete Autumn 2012 for consent 09/3104.
<b>22. Roundtree Road</b>	Housing Association	2011	Community /retail	Planning permission 2010	Construction complete late 2012 for consent 09/2350.
<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	No further progress implementing application 12/2686.
<b>25. Vivien Ave.</b>	Private	N/A	Community use	-	Consent 12/2653 completed 2015.
<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 complete for consent 11/0952.
<b>28. Queen's Parade / Electric House</b>	Housing Association	2014	Retail /food & drink	Planning application 2012	No further 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. Revised planning application 2010.	Planning Permission granted for conversion 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	Construction complete late 2014 for consent 07/2829.