



Annual Monitoring Report & Housing Trajectory

2015 - 2016

Contents

1.0 Introduction	3
2.0 Performance of the Planning Service	4
2.1 The Progress of the Local Plan	4
2.2 Neighbourhood Planning	5
2.3 Development Management	5
2.4 Enforcement	5
2.5 Community Infrastructure Levy	6
2.6 Duty to Cooperate	7
3.0 Implementation of Policies	8
3.1 Housing	8
2.2 Town Centres & Cultural Facilities	11
2.3 Employment	14
2.4 Community Facilities	16
2.5 Green Infrastructure	17
2.6 Sustainability	18
2.7 Waste	19
2.8 Site Allocations	20
Appendix 1: Housing Trajectory & Risk Register	31

1.0 Introduction

1.1 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 2015-16. 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 providing an overview of the work of the planning service. It sets out the number of applications, decisions and enforcement cases that have been dealt with over the period, and outlines the progress in developing the Local Plan, neighbourhood plans, and collecting Community Infrastructure Levy (CIL). In addition, a high level summary is provided as to how the Council has satisfied the duty to cooperate.

The report goes on to assess performance against the policies in the Local Plan. This is in the form of a table which analyses the success of each Plan's monitoring targets.

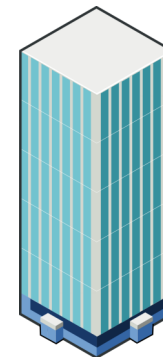
Brent's performance in 2015-16 at a glance



1,582 New Homes



**29,069sqm additional
employment
floorspace**



**-11,373sqm office
floorspace lost**



2.0 Performance of the Planning Service

This section briefly outlines the main work of the Planning Service during 2015-16.

2.1 The Progress of the Local Plan

Figure 1 below shows documents forming the Local Plan as of March 2016.

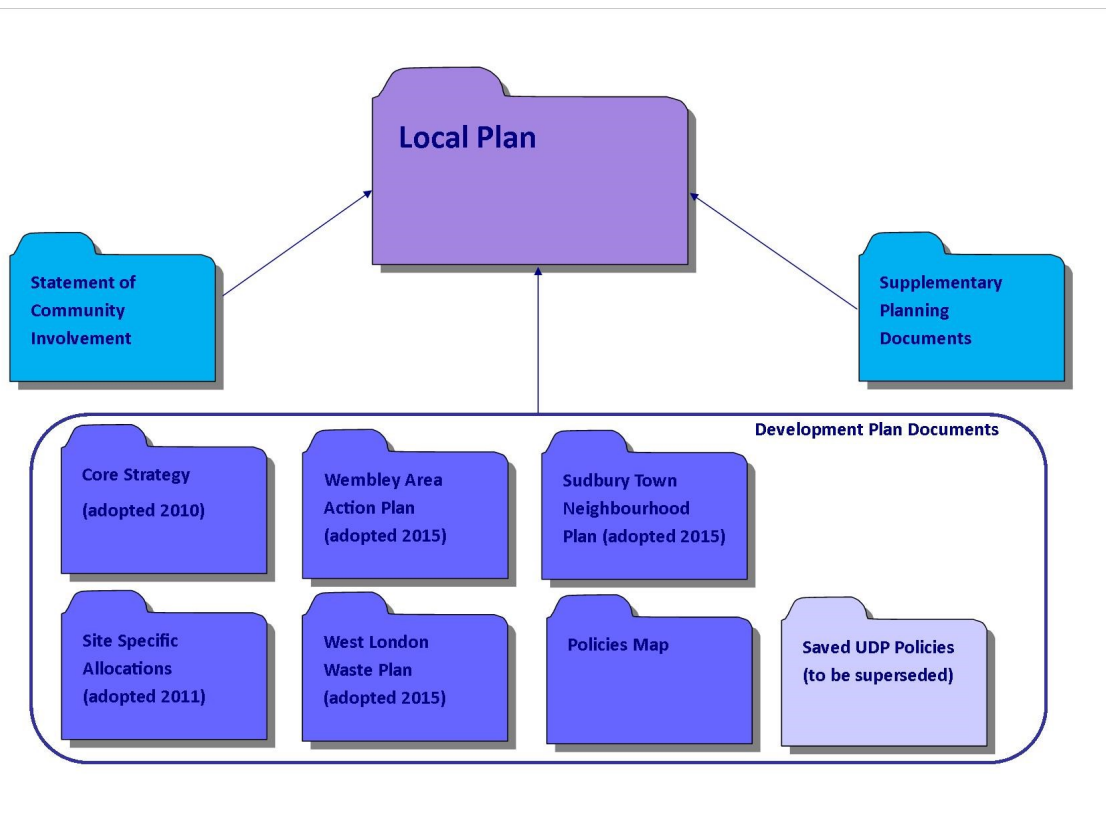


Figure 1: The Local Plan

The Local Development Scheme sets the timetable for taking forward additional documents forming the Local Plan. Forthcoming documents and their current status is set out in table 1.

In the period 2015-16 there were no departures from the Local Development Scheme.

Document	Stage reached March 2016	Anticipated Adoption
Development Management Policies DPD	Submitted for Examination	Winter 2016
South Kilburn SPD	Early stage of development	Winter 2016
Design Guide for New Development SPD	Early stage of development	Winter 2016
Extending your Home SPD	Early stage of development	Winter 2016
Shop front SPD	Early stage of development	Winter 2016

Table 1: Status of emerging Planning Documents

2.4 Neighbourhood Planning

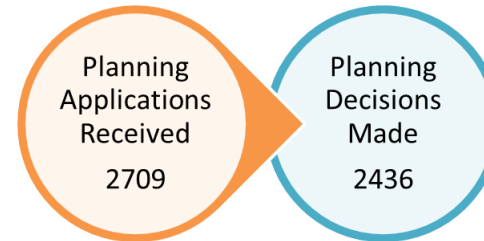
Neighbourhood Planning was introduced under the Localism Act in 2011. It is a community-led process which enables people to help shape development in their area. In March 2016 Brent had four designated neighbourhood area and forums and one adopted neighbourhood plan. Progress made by the neighbourhood forums to date is summarised below. Further information is available at www.brent.gov.uk/neighbourhoodplanning.

Neighbourhood Forum	Status March 2016
Sudbury	Neighbourhood forum & area designated in December 2012. The Sudbury Neighbourhood Plan passed referendum and was adopted in September 2015.
The Unity (Church End and Roundwood)	Neighbourhood forum & area designated in May 2013.
Harlesden	Neighbourhood forum & area designated by Brent Council in September 2015, and by the Old Oak and Park Royal Development Corporation within their area in November 2015.
Kilburn	A six week consultation commenced on neighbourhood area & forum applications on 3 March 2016.

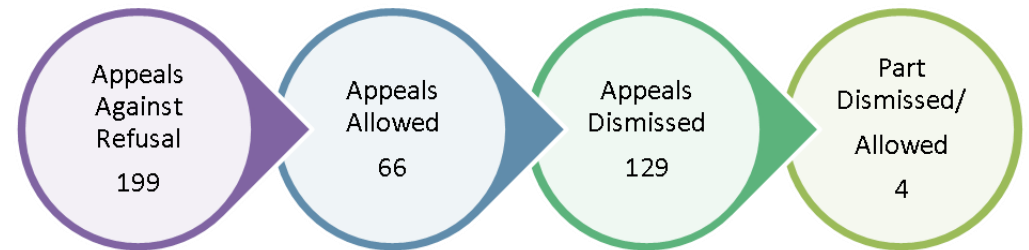
Table 2: Summary of Neighbourhood Forum status

2.2 Development Management

The Development Management Team determined 2,436 planning applications and applications for prior approval during the monitoring period.

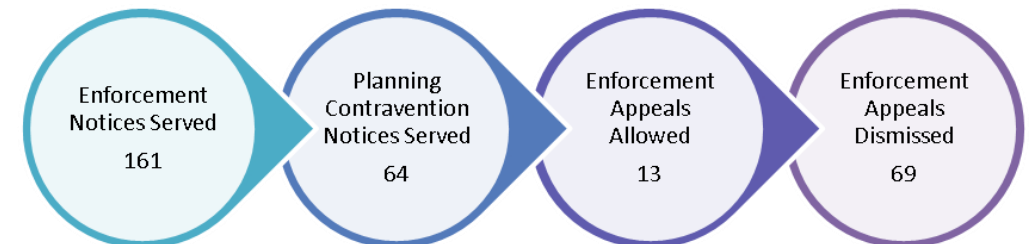


Applicants who are refused planning permission have the right to appeal to the Planning Inspectorate. The number of appeals allowed was below the Government's acceptable guideline of 40% successful appeals.



2.3 Enforcement

Ensuring that approved proposals are properly implemented and preventing unauthorised schemes is an important contribution towards sustainable development.



2.4 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 to provide a fair and transparent means for ensuring that development contributes to the cost of the infrastructure it will rely upon, such as schools and roads. 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 to help finance Crossrail, the major new rail link that will connect central London to Reading and Heathrow in the West and Shenfield and Abbey Wood in the East. Figures for the financial year 2015-16 are below.

Brent CIL Summary	
Total CIL Receipts	£9,895,695.48
Total CIL carried over from the previous reported years	£3,529,085.48
Total CIL expenditure for the reported year	£0
Total amount of CIL applied to administrative expenses (5%) pursuant to regulation 61	£494,784.77
Total CIL retained at the end of the reported year	£12,753,541.91
Total Mayoral CIL Receipts	£3,728,824.76
Total amount of Mayoral CIL applied to administrative expenses (4%) pursuant to regulation 61	£149,152.00

Table 3: Brent CIL Summary

2.5 The Duty to Cooperate

The duty to cooperate came into effect in November 2011. It requires Brent to cooperate with neighbouring boroughs and other public bodies to address strategic planning issues in their area, including the preparation of Local Plans. During the monitoring period the council published the Development Management Policies for comment on soundness. The table below summarises how the duty to cooperate was fulfilled.

Body/ Organisation	Invitation	Comment	Outcome
Environment Agency	✓	✓	Statement of Common Ground agreed setting out minor modification to provide clarity in relation to policy on waterside development, flood risk and
Historic England	✓	✓	Statement of Common Ground agreed setting out minor modification to provide clarity in relation to policy on heritage.
Natural England	✓	✓	Confirmed the DMP addresses comments submitted at the previous stage of consultation.
Greater London Authority (inclusive of Homes & Communities Agency)	✓	✓	Minor modifications proposed to update terminology and to clarify the Council will continue to bring forward additional housing development capacity to supplement its housing target. Confirmed general conformity with the London Plan.

Table 4: Fulfilling the duty to cooperate

Civil Aviation Authority	✓	X	N/A
Clinical Commissioning Group	✓	X	N/A
Office of Rail Regulation	✓	X	N/A
Transport for London	✓	✓	Largely supportive of Transport policies. Minor modifications proposed for clarification.
Highways England	✓	✓	Minor modification proposed to change reference from Highways Agency to Highways England to reflect the changes on 1 April 2015.
Marine Management Organisation	✓	X	N/A
Neighbouring boroughs	✓	✓	There is regular on-going formal liaison with neighbouring boroughs. The Old Oak and Park Royal Development Corporation and Royal Borough of Kensington and Chelsea responded and identified no contradictory approaches in relation to the duty.
London Enterprise Panel	✓	X	N/A

3.0 Implementation of Policies

3.1 Housing

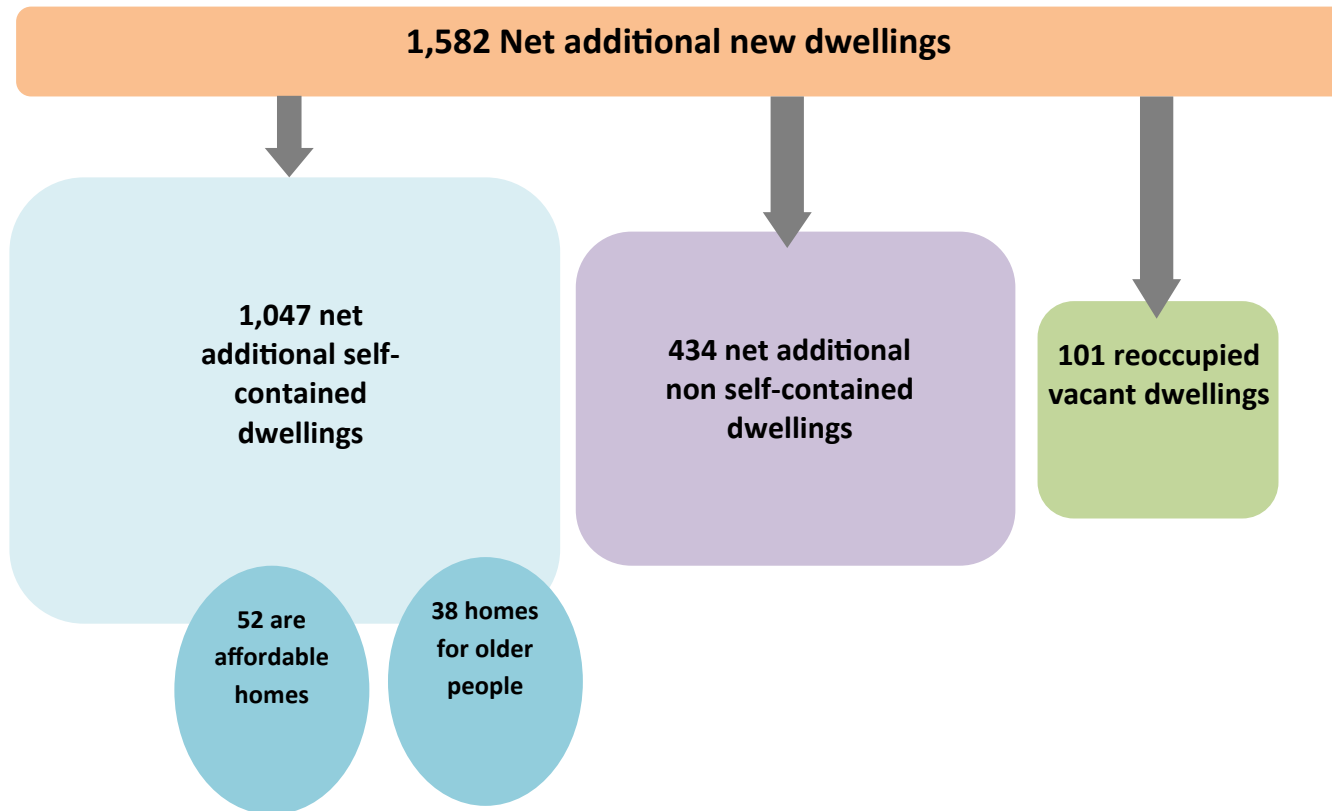
Policies Monitored: CP2, CP21, London Plan 3.8

Housing Targets

This period 1,582 net additional new dwelling were completed, exceeding the London Plan housing target for the borough of 1,525 units. The units comprised 1,047 self contained dwellings (e.g. conventional housing); 434 non-self contained dwellings (e.g. student accommodation) and 101 reoccupied vacant dwellings. Of the self-contained units 38 were retirement apartments.

Affordable Housing

Fifty-two of the homes completed during the monitoring period were affordable, significantly below the council target of 50%. This is a result of a couple of factors. One is that the majority of completions were delivered from minor developments. Affordable housing is only secured on major developments (10 homes or more). During the monitoring period only 9 major residential developments completed, 2 of which were office to residential prior approvals on which affordable housing also cannot be required. The majority of these major developments also delivered their affordable housing in earlier phases which resulted in generous levels of affordable housing delivery rates in previous year's affordable housing monitoring figures.

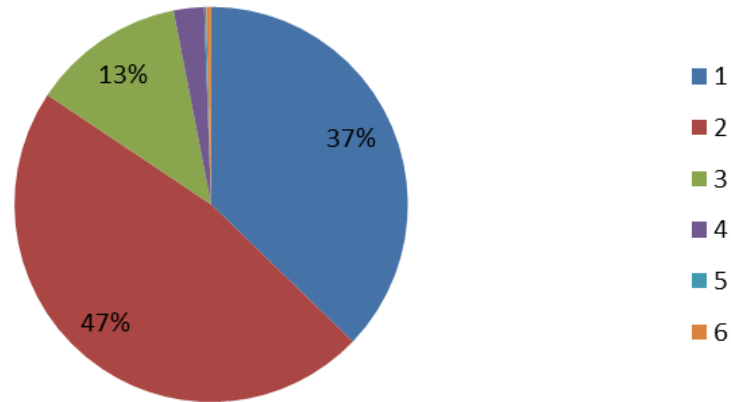


Housing Size



The majority of homes delivered were 1 and 2 beds. Less than 16% of homes had 3 beds or more, which is below the council target of 25%.

Number of Bedrooms

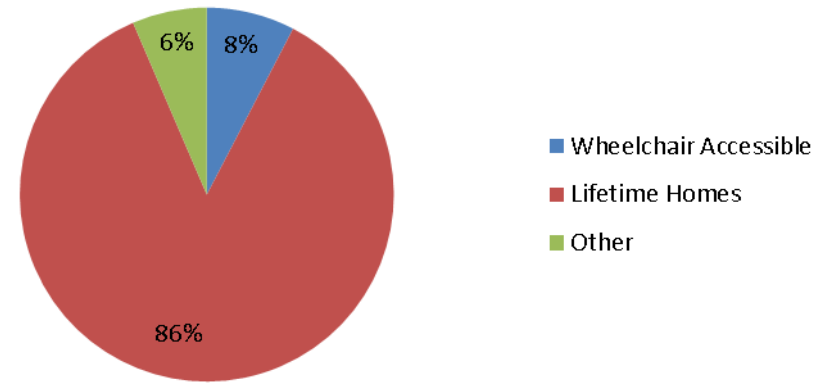


Housing Mix



In terms of accessibility 8% of completed homes were wheelchair accessible, and 86% Lifetime Homes Standard. This is slightly below the London Plan standard of 10% wheelchair accessible and adaptable and 100% Lifetime Homes.

Accessibility

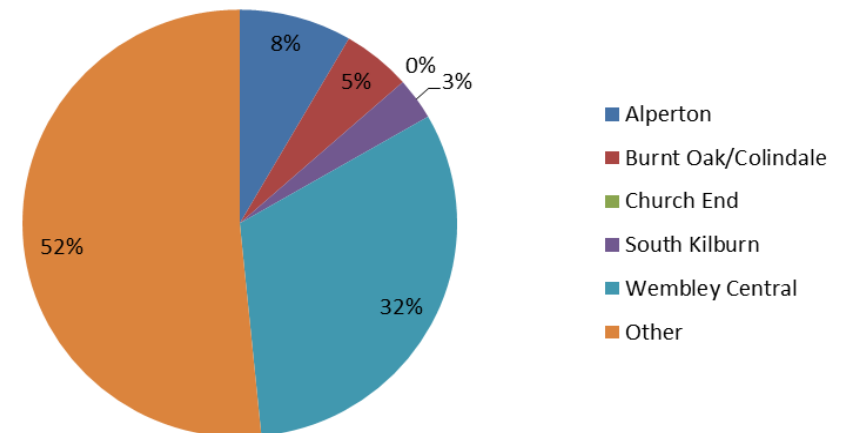


Housing Location



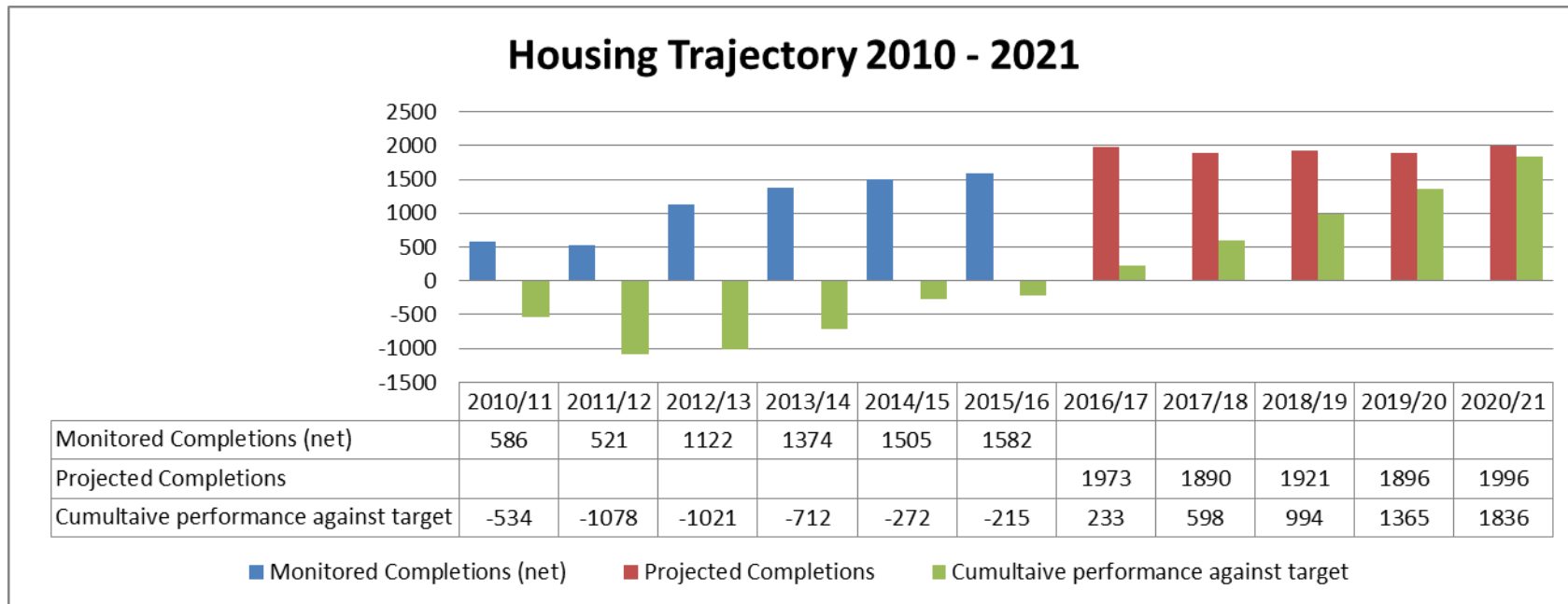
48% of homes were delivered within the borough's growth areas. This is below the council target of 85%.

Homes in Growth Areas



Housing Trajectory

The projections shown in the housing trajectory demonstrate that Brent's deliverable housing supply is sufficient to meet and exceed the target for the five-year period between 2016/70 and 2020/2021. A deliverable supply of 9,676 units can be demonstrated, as broken down in detail in Appendix A. This equates to a 5.17 year supply, incorporating a 20% buffer.



3.2 Town Centres & Cultural Facilities

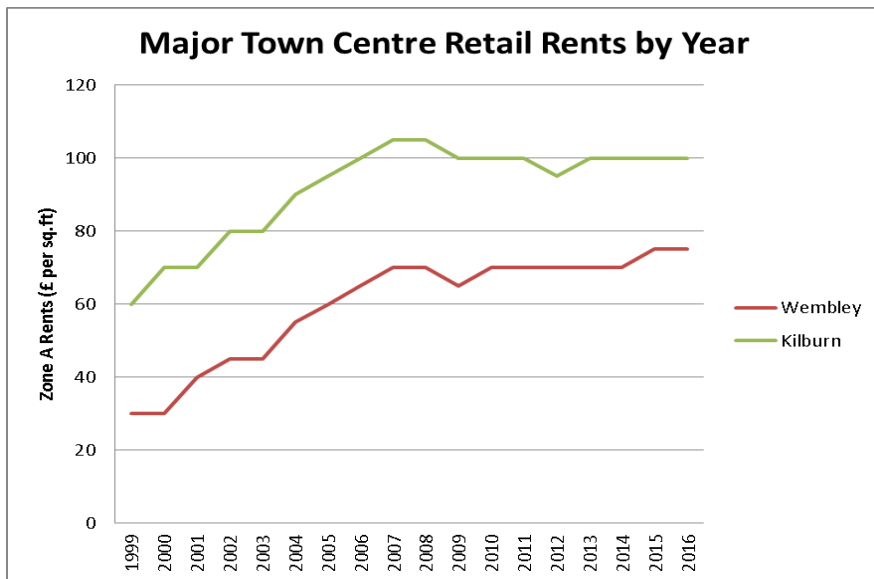
Policies Monitored: CP1, CP7, CP10, CP16

Footfall

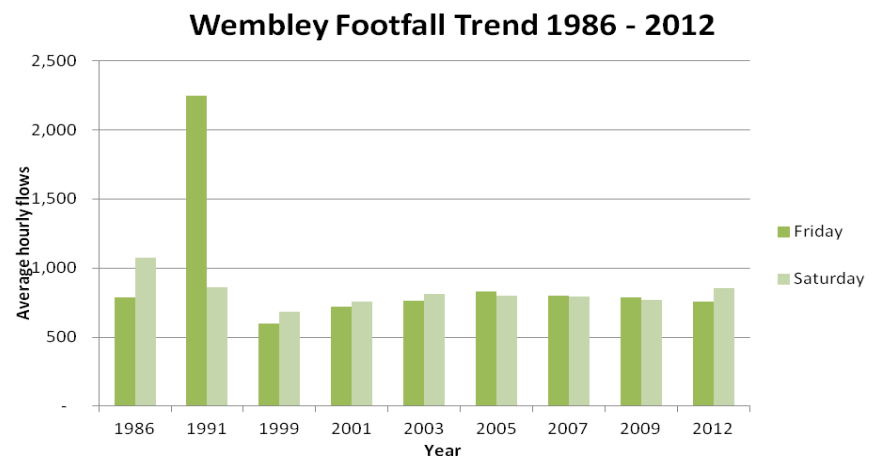
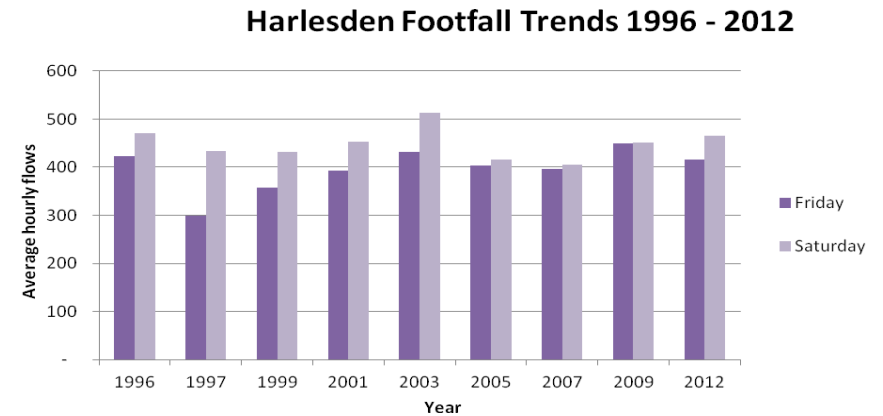
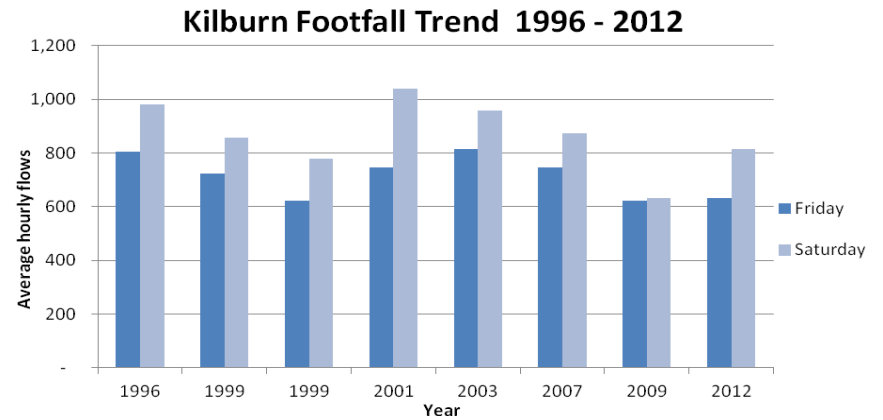
The Association of Town and City Management highlights that footfall across the UK has suffered sustained year on year decline since the beginning of economic difficulties in 2008. Although footfall declined in Harlesden, Kilburn and Wembley directly after the recession, it has subsequently increased.

Retail Rents

Retail rents within the prime (Zone A) town centres also decreased following the recession but have subsequently stabilised. However, rental rates in Kilburn (£100 per sqft) and Wembley (£75 per sq ft), are still below the Outer London average of £133 per sq ft. This is in part an indicator of demand and could be associated with Brent's town centres being characterised by smaller retail units and a lower proportion of multiples.

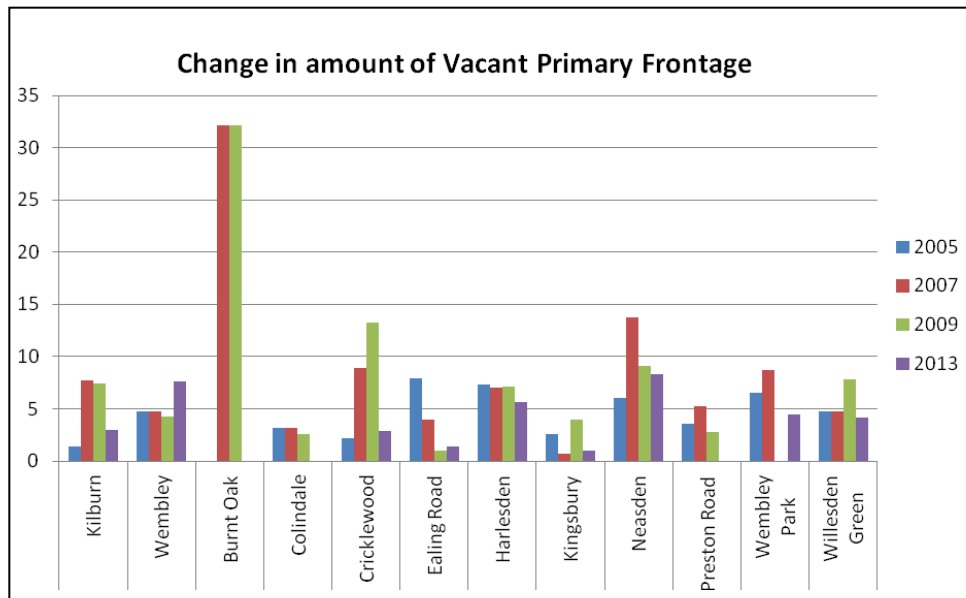


(Source: Colliers)



Vacancy

Nationally vacancy levels peaked following the recession and have subsequently recovered. In Brent levels have also generally decreased since the recession but still remain high. Vacancy levels in Kilburn, Neasden, Harlesden and Wembley remain higher than the London average. However, vacancy levels within the primary frontage (the core retail area) generally remain low. This reflects that vacant frontage is generally concentrated on the edge of Brent's town centres, and points to the need to consolidate the retail core.



(Source: Town Centre Health Checks 2005 - 2013)

Centre Type	Centre Name	Vacancy levels as a % of primary frontage	Vacant retail floorspace as a % of total town centre floor-space
Major	Kilburn	3.0	14
	Wembley	6.9	15
District	Burnt Oak	0.0	9
	Colindale	0.0	12
	Cricklewood	2.9	7
	Ealing Road	1.4	2
	Harlesden	5.6	14
	Kingsbury	1.0	5
	Neasden	8.3	16
	Preston Road	0.0	9
	Wembley Park	4.4	4
	Willesden Green	4.2	11
	Local	Church End	7.5
Kensal Rise		2.8	Not available
Kenton		0.0	8
Queen's Park		4.6	Not available
Sudbury		9.3	Not available
London Average		9.4	
National Average		14.1	

(Source: GLA & Brent Town Centre Health Checks, 2013)

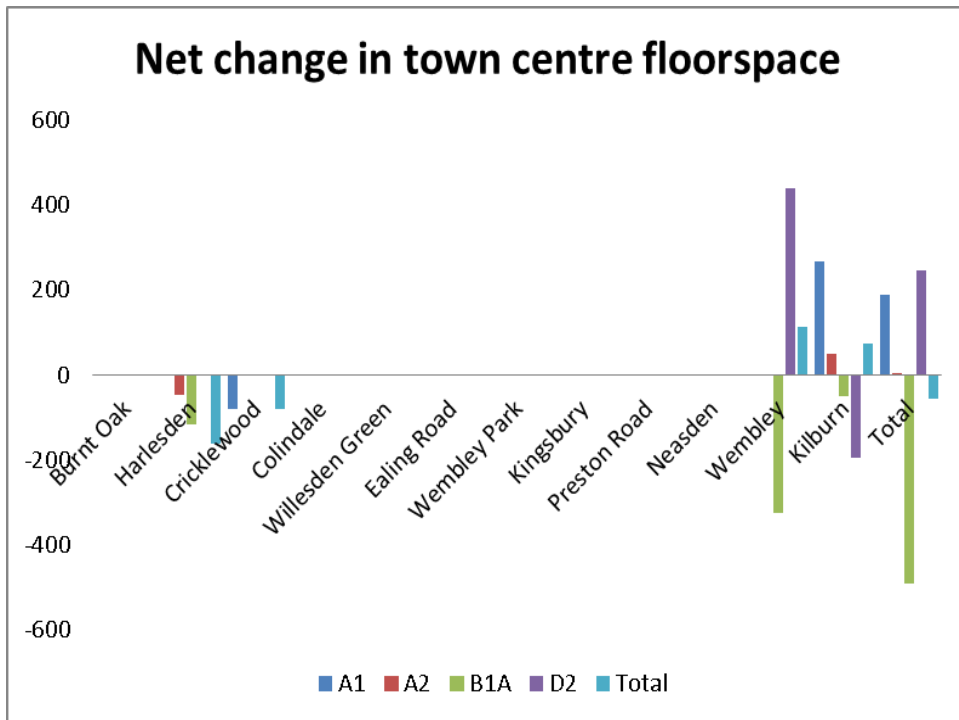
Town Centre Floorspace

Over the monitoring period completions resulted in a net increase in A1 (shops), A2 (professional and financial services) and D2 (assembly and leisure) floorspace, and a net decrease in B1a (office) floorspace. Floorspace decreased or remained the same in all major and district centres with the exception of Kilburn, where the conversion of a gym to student accommodation with ground floor commercial uses resulted in an increase in A1 and A2 floorspace, and Wembley where the opening of a new gym resulted in 440sqm of additional D1 floorspace. The loss in town centre office floorspace was as a result of offices converting to residential, primarily through prior approval.

It should be noted the figures only account for changes in floorspace where planning permission is needed. Many changes within the A use class are allowed under permitted development rights.

	A1	A2	B1A	D2	Total
Burnt Oak	0	0	0	0	0
Harlesden	0	-46	-116	0	-162
Cricklewood	-81	0	0	0	-81
Colindale	0	0	0	0	0
Willesden Green	0	0	0	0	0
Ealing Road	0	0	0	0	0
Wembley Park	0	0	0	0	0
Kingsbury	0	0	0	0	0
Preston Road	0	0	0	0	0
Neasden	0	0	0	0	0
Wembley	0	0	-326	440	114
Kilburn	268	50	-50	-194	74
Total	187	4	-492	246	-55

(Source: LDD)



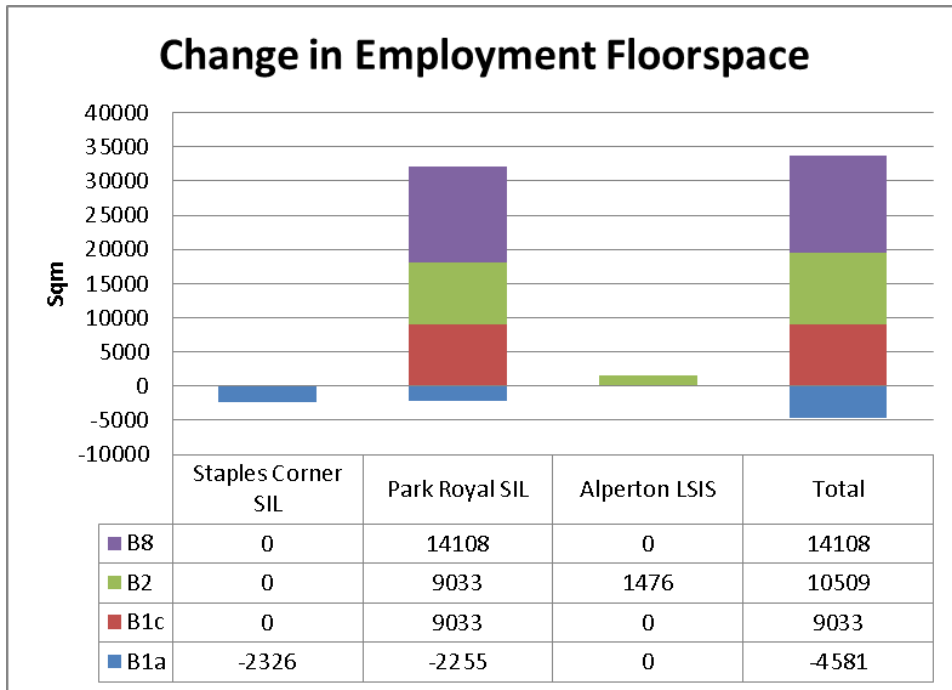
(Source: LDD)

3.3 Employment

Policies Monitored: CP1, CP3, CP7, CP12, CP16, CP20

Employment Land

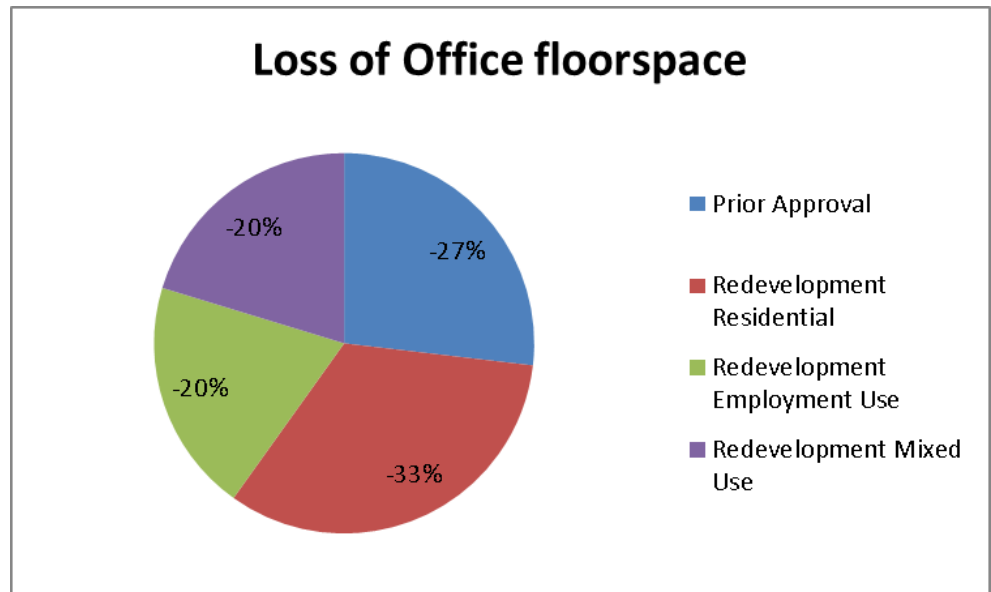
Brent’s designated employment sites comprise Strategic Industrial Land (SIL), which are designated in the London Plan due to their importance to the London economy, and Locally Significant Industrial Sites (LSIS), which are of strategic importance to employment in the borough. In addition there are smaller employment sites distributed throughout the borough, referred to as Local Employment Sites. Within SIL and LSIS there was a total net gain of 29,069sqm employment floorspace. The gain was predominantly in Park Royal SIL. This significantly exceeds the Core Strategy target of an annual net increase of 1,200 sqm in employment floorspace in Park Royal and of no net loss across the rest of the borough.



(Source LDD)

Office floorspace

The Brent Employment Land Demand Study identified additional demand for between 32,600sqm and 52,350 sqm of office floorspace in the borough to 2029. The Core Strategy has a target of no net loss of office floorspace. This was not achieved during the AMR period as there was a net loss of 11,373sqm office floorspace. This was due to prior approvals resulting in conversion to residential, redevelopment to residential and to a lesser extent conversion to employment uses or mixed use development. The loss of office floorspace is a risk to the borough’s ability to meet business needs.

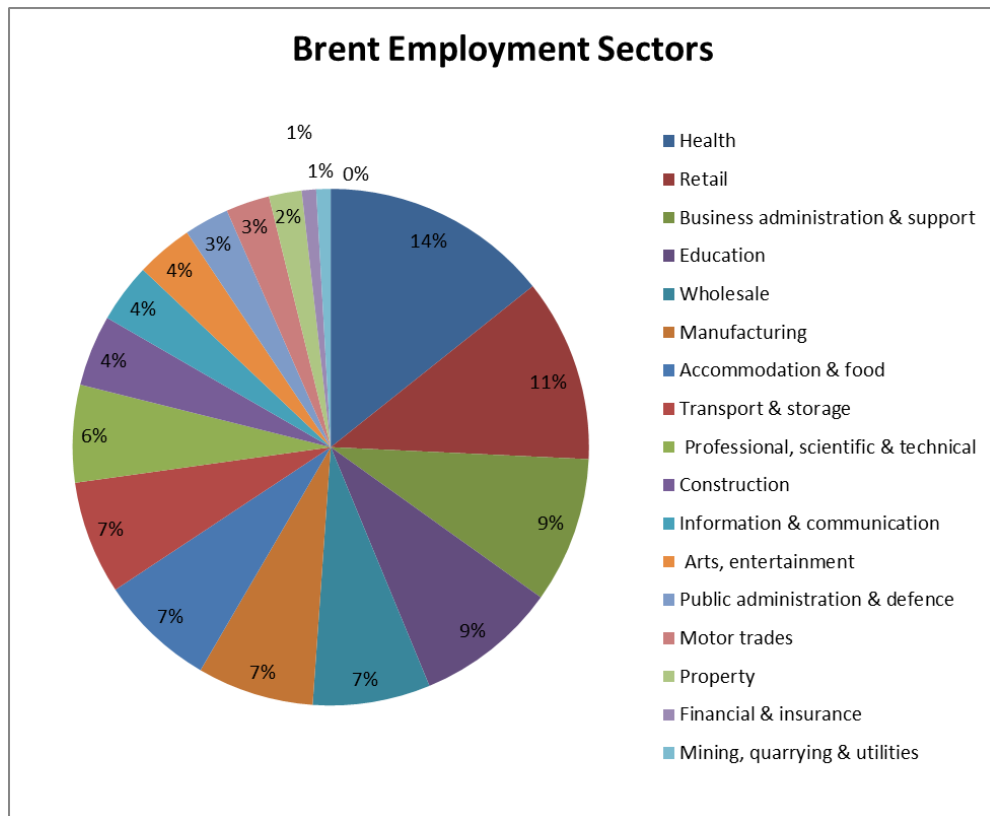


(Source LDD)

Employment

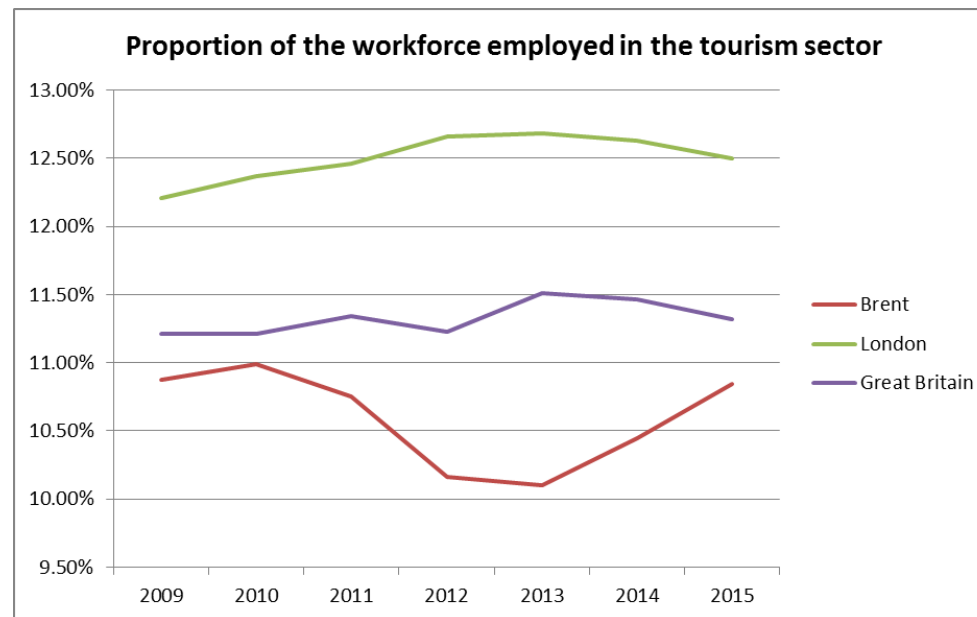


Brent's key employment sectors continue to be health, retail and business administration. Growth in business administration and support services sector has increased by 3.4% which reflects the overall growth of 5.2% in London and Great Britain. Brent has also seen substantial growth in both the transport & storage and manufacturing sectors. (source: BRES Data)



(Source NOMIS BRES data)

The Core Strategy sets the target for an increase in residents employed in the tourism sector, and for a net increase of 500 jobs per annum in Wembley. An additional 989 jobs were created in Wembley exceeding this target (source: BRES Data). The proportion of Brent residents employed in tourism (accommodation and food services, arts, entertainment, recreation and other services) also continued to increase and reached 10.84% (12,301 people) in 2015.



(Source NOMIS BRES data)

Brent Works prepares and equips local residents to secure and sustain employment opportunities created by regeneration projects in the borough. During the monitoring period Brent Works assisted 123 people into work placements, exceeding their annual target of 110.

3.4 Community & Cultural Facilities

Policies Monitored: CP7, CP8, CP9, CP10, CP11, CP12, CP18, CP23

School Places

There was a net increase in school floorspace of 12,580sqm, due to the conversion of Brent Town Hall into a primary and secondary French International school. In addition, the redevelopment of Alperton Community School was granted planning permission, which will result in a 9 form entry school with capacity for 1700 pupils.

Healthcare Facilities

There was a reduction in floorspace for doctors surgeries, due to two surgeries converting into residential accommodation. This is reflective of changes in healthcare provision and the move to larger health care hubs rather than a large number of smaller scale surgeries.

Other Community Space

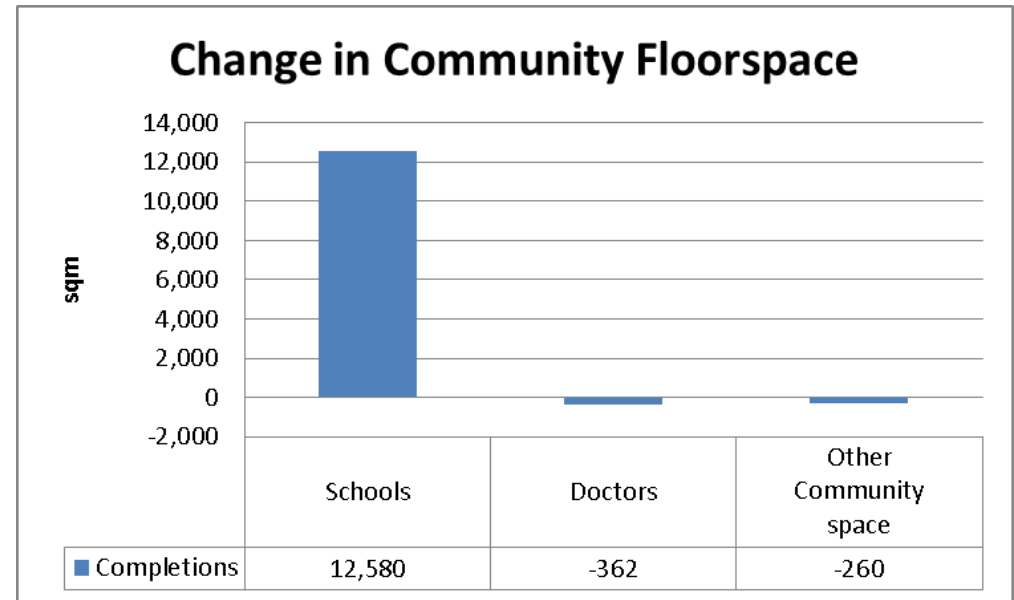
There was a net loss of 260sqm general D1 floorspace. This was as the result of the redevelopment of a training centre to residential. To justify the applicant provided evidence that the facility had been vacant since 2011 despite active marketing.

Cultural Facilities

No additional floorspace was competed for cultural facilities in the D2 use class.

Swimming pools

There is an identified need for one new swimming pool in the borough by 2017. Planning permission has been granted for a new swimming pool on the Dexion House site in Wembley. Work is currently on site and on target for completion.



(Source: LDD)



Brent Town Hall now the Lycée International School

3.5 Green Infrastructure

Policies Monitored: CP7, CP8, CP9, CP11, CP12, CP18

Open Space & Green Infrastructure

There was no loss of open space during the monitoring period. In terms of improvement works, 299 street trees were planted by Environmental Services and the following works parks and children’s play areas were improved:

- Complete refurbishment Gladstone Park
- Major improvement Hazel Road play area
- Bramshill landscaped open space and play area
- New outdoor children’s cycle track Tiverton Green
- New outdoor Gyms - Barham Park; Preston Park; Neasden Recreation; Northwick Park; Roundwood Park.

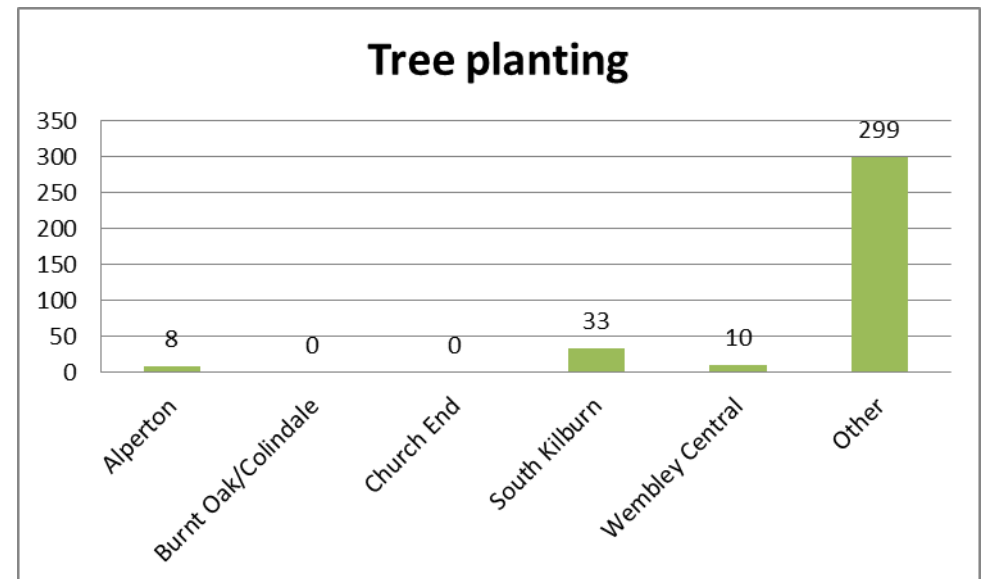
Previously to assess the quality of parks the Core Strategy set a monitoring target of parks awarded Green Flag status. In 2015 an outside contractor was appointed to undertake maintenance of parks in Brent. The contractor works to achieve green flag standard but does not apply for the award. However, Roundwood Park and Mapesbury Dell won gold in the London Bloom Awards.

Biodiversity

There was no loss of Sites of Importance for Nature Conservation (SINC). A SINC review commissioned by the council recommended Chalkhill Park is designated as a Grade I SINC of borough importance, due to its function as a wildlife corridor and potential to support reptiles, birds, invertebrates and foraging Bats. The recommendations of the report will be taken forward alongside the Development Management Policies, with expected adoption in late 2016.



Roundwood Park



3.6 Sustainability

Policies Monitored: CP7, CP19, London Plan policy 5.2

Carbon Reduction & Sustainable Drainage 😐

Nine major residential developments were completed during the monitoring period. A summary of the sustainability of these schemes is summarised in the adjacent table.

All schemes adhered to London Plan and Brent Council sustainability policies, based on the time of consent, with the exception of 560-562a High Road and Hannover House. These schemes were office to residential conversions granted through prior approval and therefore sustainability standards could not be required.

District Wide CHP Wembley 😐

No district wide CHP system was delivered in Wembley, however, in line with the Wembley Area Action Plan all major developments coming forward within the growth area have been designed to allow future connection to a network.

Application	Sustainable Urban Drainage Systems	GLAs Energy Hierarchy	Reduction in CO2 emissions on Part L 2006	Renewables
Edgware Road, Capitol Way	SUDS incorporated including planted courtyards and permeable paving	Yes - biomass boiler	37%	Solar PV expected to deliver a 22% CO2 reduction
Former Blarney Stone, Blackbird Hill	SUDS incorporated	Yes	44.3%	Solar PV expected to deliver a 16% CO2 reduction
First Central, Coronation Road	SUDS incorporated	Yes - CHP	44%	Solar PV
Cambridge Court & Ely Court, South Kilburn	SUDS incorporated	Yes - allows future connection to Decentralised Energy	26%	Solar PV
249 Willesden Lane, Sidmouth Road	SUDS incorporated	Yes	25%	Solar PV
Alpine House, Honeypot Lane	SUDS incorporated	Yes - CHP	30%	Solar PV
243 Ealing Road	SUDS incorporated	Yes - biomass CHP	45%	No
560-562a High Road, Wembley	-	-	-	-
Hannover House, 385 Edgware Road	-	-	-	-

3.7 Waste

Policies Monitored: London Plan 5.16, London Plan 5.17 Waste Capacity, West London Waste Plan

Waste Collection



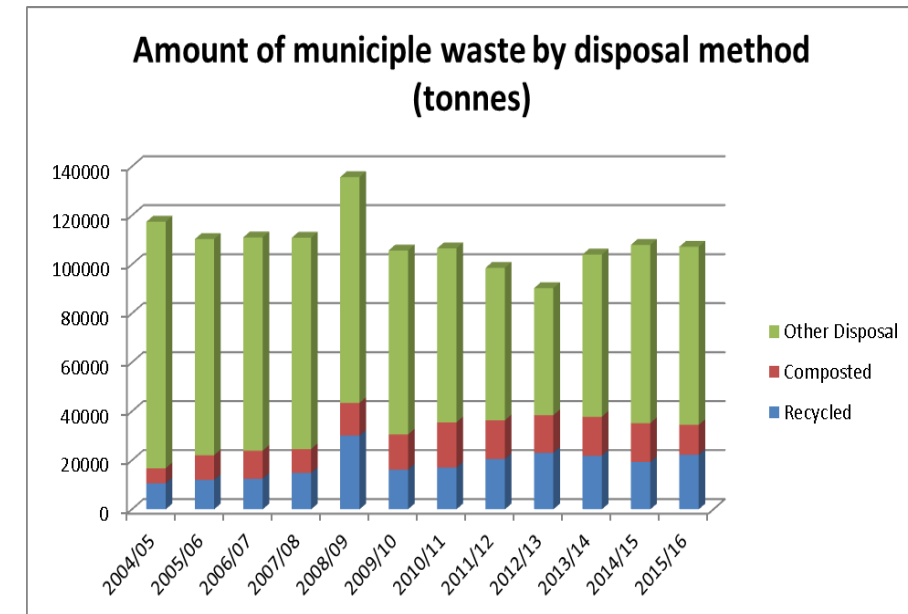
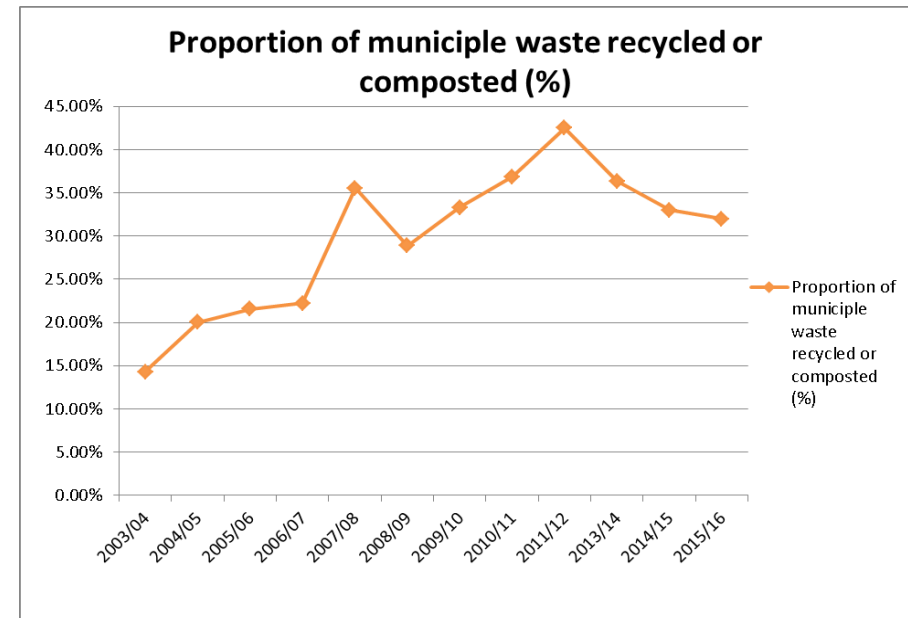
The total amount of municipal waste collected in 2015-16 was 107,236 tonnes, a -0.7% reduction in the previous year. The proportion of waste recycled and composted in the borough was at its highest point in 2011-12 and has subsequently declined. In 2015/16 32% of the boroughs waste was recycled and composted, which is below the London Plan target of 45%.

Waste Sites



During the period there was no loss of safeguarded waste management sites or waste management capacity. Safeguarded and existing sites are listed in the West London Waste Plan available at: www.brent.gov.uk/localplan.

One waste transfer and management station was completed at McGee Yard, Alperton Lane. The facility is a non-allocated site located within a Locally Significant Industrial Site adjacent an existing waster transfer station managed by Veolia. The facility comprises 2,4000sqm of B2 floorspace and will process a maximum of 150,000 tonnes of waste annually. The waste processed includes hazardous construction waste such as asbestos, but not medical or hospital waste.



3.8 Site Allocations & Wembley Area Action Plan

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.



Wembley

Site Specific Allocation	Residential Development Capacity	Other Land Uses Proposed	Planning app reference	Achievement 2015-16
W1 Wembley West End	250	Main Town Centre Uses/Car Parking	Ref. 15/4473	Planning permission granted for 186 residential units 1,312 sqm commercial comprising ground floor retail, business or community space.
W2 London Road	50	Main Town Centre Uses	-	No progress.
W3 Chiltern Line Cutting North	15	N/A	-	No progress.
W4 High Road/ Chiltern Line Cutting South	890	Main Town Centre Uses/ Offices/Student Accommodation/Hotel	Chesterfield House Ref. 15/4550 Brent House Annexe Ref. 15/1310 Lanmor House Ref. 14/1700	Chesterfield House - permission granted for 239 residential units and ground floor retail and commercial. Not started. Brent House Annexe - prior approval 25 residential units. Started on site. Lanmor House - prior approval 30 units. Started on site.
W5 Copland School and Brent House	370	Redeveloped school/Mixed use development frontage	Brent House Ref. 15/4743 Copland School (now Ark Elvin Academy) Ref. 15/3161	Brent House - permission granted for 248 residential units and ground floor commercial space. Started. Ark Elvin Academy - permission granted redevelopment and expansion. Not started.
W6 South Way Site	400	Main Town Centre Uses	Ref. 15/3599	Hotel development on site.
W7 Mahatma Ghandi House	76	Office	Ref. 15/0351	Prior approval 89 residential units and ground floor offices. Not started.

Site Specific Allocation	Residential Development Capacity	Other Land Uses Proposed	Planning app reference	Achievement 2015-16
W 8 Land West of Wembley Stadium	1,500	Main Town Centre Uses/ Community/Leisure/ Office	Ref. 15/5550	Permission granted 3999 residential units and 59573 sqm commercial floorspace.
W 9 York House	100	Mixed use	Ref. 15/5550	See W8
W 10 Dexion House	129	Retail/Office/Leisure/ Student Accom./Hotel/ Community Swimming Pool	Ref. 11/0142 Ref.14/4330	Delivered 661 unit student accommodation, community swimming pool and commercial units. Work progressing on 362 residential units and commercial floorspace.
W 11 Malcolm House	62	Retail/Office/Leisure/ Student Accom./Hotel/ Community Use	-	Planning consent granted in 2008 now expired.
W 12 North West Lands	1,300	Retail/Office/Leisure/ Student Accom./Hotel/ Community Use	Ref. 10/3032 Ref. 15/5550	Permission granted for 999 residential units, student accommodation, community and leisure floorspace. Started on site. See W8
W 13 Stadium Retail Park	100	Retail/Office/Leisure/ Student Accom./Hotel/ Community Use	Ref. 15/5550	Wider Wembley Masterplan see W8
W 14 Arena House and Crescent House	N/A	Office/Education/ Student Accom./Hotel	-	-
W 15 Apex House & Karma House	85	Hotel/Commercial/ Affordable Workspace	Shubette House - Ref. 08/3009 Apex House - Ref. 15/4708	Shubette House - completed 2013 Apex House - On site. Will deliver 558 unit student accommodation. Karma House - consent granted in 2005 now expired.
W 16 1 Olympic Way	N/A	Office	Ref. 16/2156	Prior approval granted 227 residential units.
W 17 Olympic Way Office Site	250	Leisure/Tourism/Cultural	Ref. 14/4981	Permission granted for 211 residential units and ground floor commercial. Started on site.

Site Specific Allocation	Residential Development Capacity	Other Land Uses Proposed	Planning app reference	Achievement 2015-16
W 18 Wembley Retail Park	700	Public Open Space/ Primary School	575 North End Road - Ref. 13/1494 Ref. 15/5550	575 North End Road - delivered 450 student accommodation. Wider Wembley see W6
W 19 Wembley Stadium Car Park	1,500	Leisure	Ref. 15/5550	Wider Wembley Masterplan see W8
W 20 Cottrell House & Norman House	55	Retail/Commercial/ Community Facilities	Ref. 16/1698	Pending decision.
W 21 21-31 Brook Avenue	160	N/A	Ref. 10/2814	Delivered 33 residential units.
W 22 Wembley Park Station Car Park	100	N/A	Ref. 12/3499	Delivered 109 residential units.
W 23 The Torch/ Kwik Fit Euro	100	Retail	-	-
W 24 Town Hall	156	Office/Retail/Community Facilities	Ref. 13/1995	Now converted into a French School.
W 25 Amex House	150	Office/Managed Affordable Workspace	Ref. 16/1404	Pending decision.
W 26 Watkin Road	400	Office/Leisure/Managed Affordable Workspace/ Community	-	-
W 27 Euro Car Parts	360	Office/Leisure/Student Accom/Managed Affordable Workspace/	-	-

Site Specific Allocation	Residential Development Capacity	Other Land Uses Proposed	Planning app reference	Achievement 2015-16
W 28 First Way	1,500	Leisure/Hotel/Office	Ref. 12/1293	Permission granted 599 student accommodation units.
W 29 Second Way	N/A	Offices/Industrial/Utility & Transport Functions	Ref. 10/2367	Waste transfer station completed.
W 30 Drury Way	N/A	Industrial and Employment Uses	Ref. 16/1815	Permission granted concrete batching plant.
W 31 Great Central Way	N/A	Industrial/Warehousing/ Business Uses	Ref. 14/4469	Permission granted warehousing/industrial buildings. Started on site.

South Kilburn

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
SK1. Queen's Park Station Area	Private	Community Facilities, retail and bus interchange	2014-16	Ref. 12/0788	Started on site.
SK2 British Legion, Marshall Hse & Albert Rd Day Centre	Council/Private	N/A	2013-16	Ref. 12/1516	Started on site.
SK4 Canterbury Works	Private	Offices and community facilities	2012-14	Canterbury House Ref. 15/0696	Canterbury House - on site Canterbury Works - no progress.
SK5 Moberley Sports Centre	Westminster City Council	Sports & nursery school	2016+	Ref. 13/3682	Started on site.

Alperton

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
A1 Alperton House	Private	Residential/ Workshops/Food & Drink	2016+	2014	Pre-application.
A2 Minavil House & Unit 7 Rosemont Road	Private	Residential/Office	2012+	Ref. 16/2629	Pending decision.
A3 Former B&Q and Marvelfair House	Private	Residential/B1 workspace/A3	2012-16	B&Q (243 Ealing Road) Ref.13/0653 Marvelfairs House Ref. 14/2276	B&Q (243 Ealing Road) completed. Marvelfairs House permission granted.
A4 Atlip Road	Private	Residential/ Employment/A3 uses	2012-18	2 Atlip Road Ref. 15/2061	Pending decision.
A5 Sunleigh Road	Private	Residential/ Commercial including workspace & A3	2016-18	2014	No progress.
A6 Woodside Avenue	Private	Residential/B class including affordable workspace	2014-16	2012	No progress.
A7 Mount Pleasant/ Beresford Avenue	Private	Residential/Work-live/ managed affordable workspace	2018	100 Beresford Avenue Ref. 16/0389 Mount Pleasant Ref. 16/4478	Both pending decision.

Burnt Oak/Colindale

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
B/C1 Oriental City & Asda	Private	Residential/Retail/ community use (incl. school) / commercial	2014-20	Oriental City - Ref. 15/1337	Oriental City - Started on site. ASDA - No progress.
B/C2 Sarena Hse/Grove Park/Edgware Rd	Private	Residential/ Workspace (incl. managed affordable)	2014-20	Sarena House - Ref. 14/2930	Sarena House - Started on site. Grove Park/Edgware Road - No progress.
B/C3 Capitol Way	Private	Residential/Retail / car showroom / community use	2012-22	Ref. 08/2823	First phase complete. Remaining 219 residential units to be delivered.
B/C4 3-5 Burnt Oak Broadway	Private	Residential/Retail	2012-14	Ref. 11/0403	Started on site.

Park Royal

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
PR1 Former Guinness Brewery	Private	Industry and warehousing	N/A	Ref. 12/2862	Completed. Delivered 14,706sqm B1c, B2 & B8 Employment floorspace.
PR2 First Central	Private	Residential/B1 offices / hotel	2014-16	Ref. 10/3221	Phase 1A (138 residential units) & 1B (142 residential units) complete. Phase 2 A & B on site
PR3 Former Central Middlesex Hospital	Private	Hospital expansion and industrial / employment development	N/A	Ref. 05/3174	Completed. Delivered 9 mixed use business units.

Church End

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
CE1. Church End Local Centre	Council/Housing Association/Private	Residential/Retail, public square, local offices and health centre	2012	Phase 1- Ref. 13/2213 (resolution to grant subject sec 106) Phase 2—Ref 13/1098 decision pending	Planning applications received.
CE3. Former White Hart PH and Church	Private	Residential/Retail	2014+	White Hart PH Ref. 11/2058	White Hart PH - scheme complete Sep 2012. Church - no progress
CE4. Homebase	Private	Residential/Retail	2014+	2012	No progress.
CE5 Chancel House	Private	Residential/ Employment Use	2020+	2018	No progress.
CE6. Asiatic Carpets	Private	Residential/Light Industrial/Managed affordable work space	2014-16	2012	No progress.

Other Sites

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
1. Metro Hse.	Private	Residential	2012	Ref. 09/2650	Completed. Delivered 143 residential units.
2. Garages at Barnhill Rd	Private	Residential	2012	Ref. 10/2104	Completed. Delivered 9 residential units.
3. Dollis Hill Estate	Private	Residential/New school and employment development	2012	Ref. 10/1388	Completed. Delivered 160 residential units.
4. Dollis Hill House	Council	Residential/Food & drink use / community use / conferencing	N/A	-	Site now landscaped as feature in the park. Completed 2012.
5. Priestly Way, North Circular Road	Private	Employment development	N/A	-	No progress.
6. Neasden Lane / Birse Crescent	Private	Residential/Retail	2012	-	No progress.
7. Neasden Lane / North Circular Road	Private	Hotel/Retail	2012	-	No progress.
8. Former N/A Kingsbury Library & Community Centre	Council/ Private	Community/ Education Use	2012	Ref. 08/1106	Completed. Education centre and extension.
9. Harlesden Plaza, Manor Park Road	Private	Residential/Retail / Community Use	2016-20	Ref. 09/0732	Retail development completed 2013. No progress on residential.

Other Sites

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
10. Former Willesden Court House	Private	Residential/ Community use	2012	Ref. 08/1629	Completed. Delivered 38 residential units and community space.
11. Manor Park Road	Private	Residential	2014	-	No progress.
12. Former Willesden Social Club & St. Joseph's Court	Private	Residential/ Community use	2012	Ref. 13/3702	Started on site.
13. Sainsbury's Superstore	Private	Residential/ Retail	2014	-	No progress.
14. Clock Cottage	Private	Residential/ Community use / residential institution	2012	-	No progress.
16. Morrison's supermarket	Private	Residential/ Retail	2018	-	No progress.
17. Alpine House	Private	Residential/ Affordable workspace	2012	Ref. 12/2612	Completed. Delivered 144 residential units and 1705sqm employment floorspace.
18. Bridge Road	Private	Residential	2012	Ref. 10/3226	Completed. Delivered 4 residential units.
19. Stonebridge Schools	Private	Residential	2014	Ref. 16/0077	Permission granted.

Other Sites

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
20. Former Unisys & Bridge Park Centre	Council/Private	Residential /Community use/ Sports facilities, B1, local needs retail and hotel	2014	2012	No progress.
21. Land Adjoining St. Johns Church	Private	Residential /Community facility	2014	Ref. 09/3104	Completed. Delivered a church hall and 4 residential units.
22. Roundtree Road	Housing Association	Residential Community /retail	2011	Ref. 09/2350	Completed.
23. Vale Farm Sports Centre	Council	Sport and recreation	N/A	-	No progress.
24. Wembley Point	Private	Residential/Office/ local retail/leisure/ community use	2016	Prior approval 15/1625	Not started.
25. Vivien Ave.	Private	Residential/ Community use	2014	Ref. 12/2653	Completed. Delivered 40 extra care units and new community open space.
26. Old St. Andrew's Church	Private	Community use	N/A	-	Now in use as a church.
27. Hawthorn Road	Private	Residential	2014	Ref. 11/0952	Completed. Delivered 20 residential units.

Other Sites

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2015-16
28. Queen's Parade / Electric House	Housing Association	Residential /Retail /Food & Drink	2014	Electric House Ref. 13/1428	Electric House completed. Delivering 25 residential units.
29. Former Dudden Hill Lane Playground	Private	Residential /Community/Leisure or Retail	2012	-	No progress.
30. Gaumont State Cinema	Private	Community /Arts & Culture /Retail / Entertainment / Employment Workspace	N/A	-	Change of use to place of worship implemented.
31. Kilburn Square	Private	Residential /Community use and Retail	2010	Ref. 09/0410	No progress.
32. Former Rucklidge Service Station	Private	Residential	2014	Ref. 07/2829	Completed. Delivered 14 residential units and ground floor retail.

Appendix A: Housing Trajectory & Risk Register

Policy context

The National Planning Policy Framework (NPPF) requires local authorities to illustrate the expected rate of housing delivery through a housing trajectory for the plan period, and to set out how they will maintain delivery of a five-year supply of housing land to meet their housing target. This is to be underpinned by a supply of specific deliverable (available and achievable) sites sufficient to provide five years' worth of housing against their requirements with an additional buffer of 5%, or where there has been a history of persistent under-delivery the buffer required is 20%. Brent has exceeded its housing target since 2012, however, due to past under-delivery we have taken a cautious approach and applied a 20% buffer. Planning Practice Guidance requires the indicative trajectory to include consideration of associated risk.

This report contains an analysis of the five-year supply of land for housing. It also details how Brent's Site Specific Allocations Development Plan Document and Wembley Area Action Plan contribute to housing delivery, and assesses potential risks to delivery.

Brent's housing target

Brent's annual housing target is set out in the London Plan. In 2014/15 the target for net housing completions was 1,065. Following adoption of the Further Alterations to the London Plan (FALP) in March 2015 this annual target increased to 1,525 for the period 2015/16 to 2024/5. Both targets were informed by the London wide Strategic Housing Land Availability Assessment (SHLAA). It comprises conventional supply, non-self contained accommodation and vacant properties returning to use.

Five-year housing supply

The future supply of conventional and non-self contained accommodation in the housing trajectory is based on:

- Sites in the development pipeline i.e. with extant planning permission or approval (gained through prior approval process), either under construction or not yet started;

- Allocated sites which do not have planning permission but have a strong potential to be developed for housing;
- An allowance for windfall sites; and
- Vacant units returning to use.

A detailed breakdown of deliverable sites comprising the 5 year supply is included on the following pages. The majority of these sites identified (76%) have extant planning permission or prior approval and of these 45% have started on site. Under the terms of the NPPF, such sites are considered deliverable unless there is clear evidence to the contrary. A small number of 'known' sites without planning permission are also included in the five year supply. They are considered deliverable within the period because they are council led developments being taken forward as part of an agreed programme of delivery; or a planning application has been submitted and discussions with developers indicate they will come forward within the period.

Under the NPPF, local planning authorities may make an allowance for windfall sites in the five-year supply if they have evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic, having regard to the SHLAA, historic windfall delivery rates and expected future trends. The housing targets set by the Mayor and informed by the 2013 London SHLAA included an element of windfall development in the form of 'small sites' under 0.25 hectares. The SHLAA identified a yearly windfall average of 263 units for Brent. This approach is supported by an analysis of historic small site delivery from 2004-2012 and has been tested through the London Plan Examination in Public.

The annual housing target in the London Plan includes vacant properties returning to use. Between 2004 and 2011 a yearly average of 95 vacant units were brought back into use in Brent. DCLG figures indicate in 2013 there were 567 long term vacant dwellings in Brent. This data was informed by several sources of data including council tax base and Local Authority Housing Statistics return. Based on previous levels it is considered these vacancies could be brought back into use over a 10 year period. This would equate to an average of 56 dwellings per annum. Taking the combined windfall and empty homes allowance into account, an assumed delivery of 320 dwellings per annum has been taken from these sources.

Undersupply

Planning Practice Guidance requires local planning authorities to deal with any undersupply within the first five years of the plan period where possible. Although Brent has exceeded its housing target since 2012, there has been historic undersupply. This equates to a net undersupply of 215 units since Brent's Core Strategy was adopted in 2010. This has been accounted for in calculating deliverable housing supply.

Risk to housing delivery

In accordance with Planning Practice Guidance, the main risks to housing delivery are assessed below.

Risk	Mitigation
Infrastructure provision	An Infrastructure and Investment Framework (IIF) was produced by the council to inform the Core Strategy and Wembley Area Action Plan. Both plans identify the infrastructure needed to support housing growth, particularly in growth areas with capacity for the majority of development. The IIF is kept regularly under review.
	Brent implemented its Community Infrastructure Levy charging schedule on 1 July 2013.
Supply of deliverable/developable land	Deliverable sites have been identified through the Site Specific Allocations DPD, Wembley Area Action Plan and 2013 London SHLAA. All documents have been tested at Examination in Public.
	There is a risk developers may not bring forward sites for development at a sufficient pace due to issues surrounding how much housing delivery the market can absorb. This has been considered in the development of the trajectory and levels of delivery in growth areas staggered accordingly.

Site availability for development	Landowners were engaged with in development of the Site Specific Allocations DPD, Wembley Area Action Plan and SHLAA. Where there was a low prospect of a site coming forward these have been excluded from the deliverable housing supply.
Site fragmentation	Housing sites were excluded where it was considered that such issues may prevent the site from coming forward during the plan period.
Physical constraints	In terms of SHLAA sites and other large sites allocated for housing development, the identification process involved an assessment of risk associated with potential constraints to delivery. Each site was then evaluated in terms of its suitability, availability and achievability.
Status within planning system	Large sites within the trajectory either have planning permission or are allocated sites in the Site Specific Allocations DPD and Wembley Area Action Plan. Therefore, planning is not a barrier to their delivery.
Viability	House prices in Brent are steadily increasing. The Land Registry House Price Index indicates in June 2013 house prices Brent had increased annually by 8.3%. In addition since 2012 housing targets have been exceeded. Indicating the housing market in the borough is buoyant. The viability of individual proposals has also been considered during the development of DPDs. Flexible policies have been adopted and proposed which are able to take into account site-specific circumstances in relation to viability.

Site Based Risk Assessment

Address	Conventional/Non Conventional	Consent	2016-17	2017-18	2018-19	2019-20	2020-21	Risk Summary	Risk Level
Minavil House	Conventional	16/2629				101	100	Application sub- mitted	Medium
Sarena House	Conventional	14/2930		114	113			Application sub- mitted	Medium
Peel Precinct	Conventional	16/4147			-50	75	75	Application sub- mitted	Medium
Warranty House	Conventional	16/4010					36	Application sub- mitted	Medium
Gloucester Close	Conventional				11			Council led	Medium
Lovett Way	Conventional				16			Council led	Medium
South Kilburn Phase 3b	Conventional					-183	85	Council led	Medium
South Kilburn Phase 4	Conventional					-6	35	Council led	Medium
South Kilburn Phase 4a	Conventional					-71	122	Council led	Medium
London Road	Non-Conventional						14	Council led	Medium
Peel Road	Non-Conventional	15/4367		11				Council led	Medium
Clement Close	Non-Conventional	15/3575		12				Council led	Medium
Kilburn Square	Conventional			24				Council led	Medium
Summit Court	Conventional			11				Council led	Medium
Clock Cottage	Non-Conventional			19				Council led	Medium
Knowles House	Non-Conventional				20	35		Council led	Medium
Brondesbury Road	Conventional						15	Council led	Medium
255 Ealing Road	Conventional	14/2276		63	62			Permission granted	Low
Mount Pleasant/Beresford Avenue	Conventional	16/4478			70	66		Permission granted	Low
South Kilburn Phase 3a	Conventional	16/1191		-12	22	30		Permission granted	Low
Church Road	Conventional	13/2213				65		Permission granted	Low

Iron Bridge Close	Conventional	14/2380		20				Permission granted	Low
Mahatma Gandhi House	Conventional	15/4717				100	98	Permission granted	Low
Land Adjacent Wembley Stadium	Conventional	15/5550				50	50	Permission granted	Low
Land Adjacent Wembley Stadium	Conventional	15/5550		70	70	56		Permission granted	Low
North West Lands	Conventional	13/2799				270	209	Permission granted	Low
Kelaty House	Non-Conventional	12/1293		300	299			Permission granted	Low
Barons Court	Conventional	13/245			26			Permission granted	Low
Stonebridge Site 29/30	Conventional	16/0760					42	Permission granted	Low
Stonebridge School	Conventional	16/0077			38	35		Permission granted	Low
Salisbury Road	Conventional	14/4719			32			Permission granted	Low
Clement Close	Conventional	15/3575		12				Permission granted	Low
St Mary's	Conventional	14/4254					20	Permission granted	Low
Land East of Victoria Centre	Non-Conventional	15/4496		70	71			Permission granted	Low
Stonebridge Primary School Annexe	Conventional	16/0073			13	14		Permission granted	Low
Stonebridge Primary School Annexe	Non-Conventional	16/0073			14	14		Permission granted	Low
Car Park Toykngton	Conventional	16/1947					24	Permission granted	Low
Press House	Conventional	16/2171					23	Permission granted	Low
Ex Manor School	Conventional	15/3616					34	Permission granted	Low

Craven Park Health Centre	Conventional	15/0822					19	Permission granted	Low
Chesterfield House	Conventional	15/4550					50	Permission granted	Low
Liberty Centre	Conventional	15/2439 & 16/0248 etc	10	22				Prior Approval	Low
Beresford Avenue	Conventional	16/0389				40	31	Prior Approval	Low
1 Olympic Way	Conventional	16/2156				127	100	Prior Approval	Low
Wembley Point	Conventional	16/3049			50	50	50	Prior Approval	Low
The Tay Building	Conventional	14/3724			19			Prior Approval	Low
Salisbury Road	Conventional	11/3039	7	7				Prior Approval	Low
Mercury House	Conventional	14/2732			10			Prior Approval	Low
Colindale Retail Park	Conventional	08/2823	50	69	100			Started	Low
Oriental City	Conventional	15/1337	50	83	50			Started	Low
Allied Carpets, Burnt Oak Broadway	Conventional	11/0403	18	38	20			Started	Low
Church End Local Centre	Conventional	13/1098				34		Started	Low
South Kilburn Phase 2a	Conventional	12/0454	-272	229				Started	Low
South Kilburn Phase 2a site 11b	Conventional	12/1516	44	100				Started	Low
South Kilburn Phase 3a	Conventional	12/0788		25	25	28	28	Started	Low
South Kilburn Phase 3a	Conventional	14/1896		-209	80	86	70	Started	Low
Argo Business Centre	Conventional	11/2403	93					Started	Low
Moberley Sports Centre	Conventional	13/3682	36	36				Started	Low
Canterbury House	Conventional	14/3141 & 15/0696		20				Started	Low
Lanmor & Brent House Annexe	Conventional	15/1310 & 14/1700	25	30				Started	Low
Brent House	Conventional	15/4743				126	122	Started	Low
South West Lands	Conventional	15/3599			100	100	100	Started	Low
Dexion House	Non-Conventional	14/3624	802					Started	Low
Fulton Road	Conventional	14/4330				125	125	Started	Low
Olympic Way	Non-Conventional	15/4708	58	200	200	100		Started	Low

Olympic Way Office Car Park	Non-Conventional	14/0363 & 16/5563	699	8				Started	Low
Olympic Way Office Centre	Conventional	14/4981			101	110		Started	Low
Land N/T Central Middlesex Hospital	Conventional	13/1296		99				Started	Low
Stonebridge Site 10	Conventional	12/3026	14	20	20			Started	Low
Moran House	Conventional	14/3519		17				Started	Low
415 Edgware Road	Conventional	13/1482	20	38				Started	Low
Weston House	Conventional	15/1820		14				Started	Low
1-16 Summit Cour	Conventional	15/1892		11				Started	Low
Windfall	Conventional		263	263	263	263	263	Identified in London SHLAA. Supported by an analysis of historic small site delivery from 2004-2012 and has been tested through the London Plan Examination in Public.	Low
Reoccupation of vacant properties	Conventional		56	56	56	56	56	Based on historic levels it is considered Brent's 567 long term vacant dwellings could be brought back into use over a 10 year period.	Low
Totals			1973	1890	1921	1896	1996		

Projected net delivery of dwellings

Period	Year 1 2016/ 17	Year 2 2017/ 18	Year 3 2018/1 9	Year 4 2019/ 20	Year 5 2020/ 21	Total
Net additions	1,973	1,890	1,921	1,896	1,996	9,676
FALP Target + 20% buffer & 215 shortfall	1,873	1,873	1,873	1,873	1,873	9,365

Source: Brent Housing trajectory

Summary

Brent's housing target incorporating a 20% buffer and taking account of previous undersupply is 9,365 units. A deliverable supply of 9,676 units can be demonstrated. This equates to a 5.16 year supply. In conclusion, the projections shown in the housing trajectory demonstrate that Brent's deliverable housing supply is sufficient to meet and exceed the target for the five-year period between 2016/17 and 2020/2021.

Planning Policy & Projects Team

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