



Brent

Authority Annual Monitoring Report & Housing Trajectory 2016 - 2017



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1.0 Introduction

1.1 Purpose and Structure of the Report

This is the twelfth Authority Annual Monitoring Report (AMR) for the London Borough of Brent and covers the period April 2016 to March 2017. Its purpose is to assess the extent to which the policies set out in the Local Plan 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. It 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.

Brent's performance in 2016-17 at a glance:

Brent met or exceeded targets for new homes and industrial employment space. Brent did not meet its targets for creation of office floorspace, affordable housing and sustainability standards. A key element of why it did not meet these are national policy and guidance on affordable housing viability assessments and the prior approvals resulting in conversion of offices to residential without the need for planning permission. In May 2013 the government introduced permitted development rights allowing offices to convert to residential, subject to prior approval of certain limited matters. This has significantly limited the council's ability to prevent the loss of office space and to secure sustainability standards. The council is taking forward an Article 4 Direction to remove these permitted development rights in some parts of the borough.



✓ 2,768 new homes



✓ 4,557sqm industrial employment floorspace (storage and distribution) gained



✗ 16,575sqm office floorspace lost



✗ All major completed schemes adhered to London Plan and Brent Council sustainability policies, with the exception of residential conversions granted through prior approval

2.0 Performance of the Planning Service

This section briefly outlines the main work of the Planning Service during 2016-17.

2.1 The Progress of the Local Plan

Figure 1 below shows documents forming the Local Plan as of March 2017.

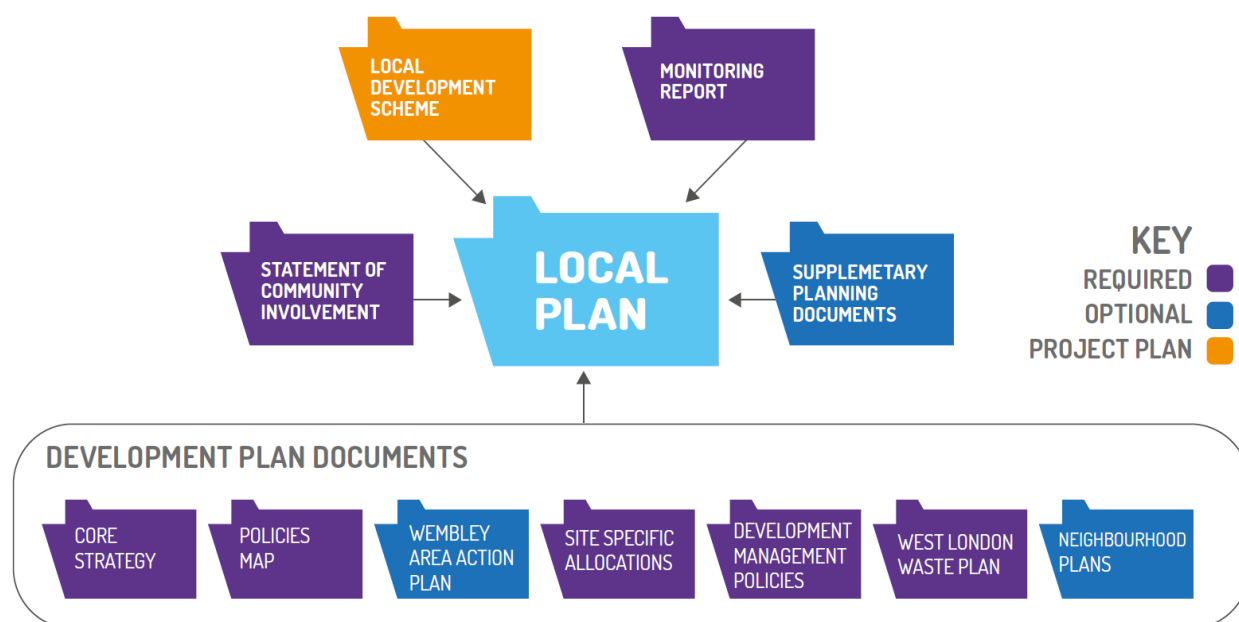


Figure 1

The Local Development Scheme sets the timetable for taking forward additional documents forming the Local Plan. Forthcoming documents and their current status are set out in Table 1. The new Development Management Policies DPD was adopted November 2016.

In the period 2016-17 there were no departures from the Local Development Scheme.

Document	Stage reached March 2017	Latest Status
Local Plan	Evidence gathering 2017	Consultation Issues & options Spring 2018
South Kilburn SPD	Final stage of development	Adopted June 2017
Design in Development SPD	In development	Consulted on July 2017, anticipated adoption Summer 2018
Residential Alterations & Extensions SPD	In development	Adopted January 2018
Shopfronts SPD	In development	Consultation Spring 2018
Statement of Community Involvement	Consultation Draft	Adopted July 2017
Basement SPD	Consultation Draft	Adopted June 2017
Mapesbury Conservation Area Design Guide SPD	In development	Scheduled adoption February 2018
Roe Green Conservation Area Design Guide SPD	In development	Scheduled adoption February 2018

Table 1: Status of emerging Planning Documents

2.2 Neighbourhood Planning

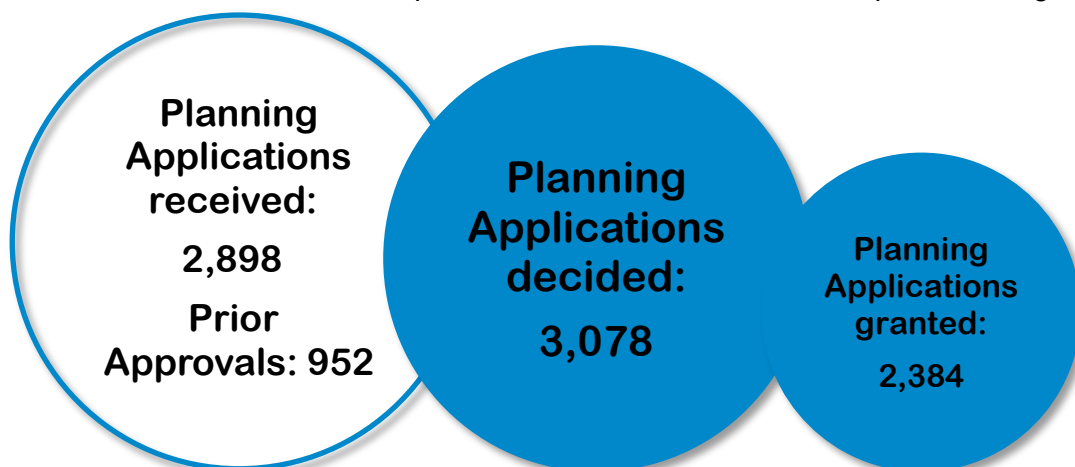
Neighbourhood Forum	Status March 2017
Sudbury	Neighbourhood Forum & Area designated in December 2012. The Sudbury Neighbourhood Plan passed referendum and was adopted in September 2015. The Sudbury Town Residents' Association had its Neighbourhood Forum status renewed for a further 5 years on 8 December 2017.
The Unity (Church End & 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. The forum consulted on their draft Neighbourhood Plan for a 6 week period ending 30th May 2017.
Kilburn	Neighbourhood Forum & Area designated by Brent Council and Camden Council in June 2016.

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 2017 Brent had four designated Neighbourhood Areas 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

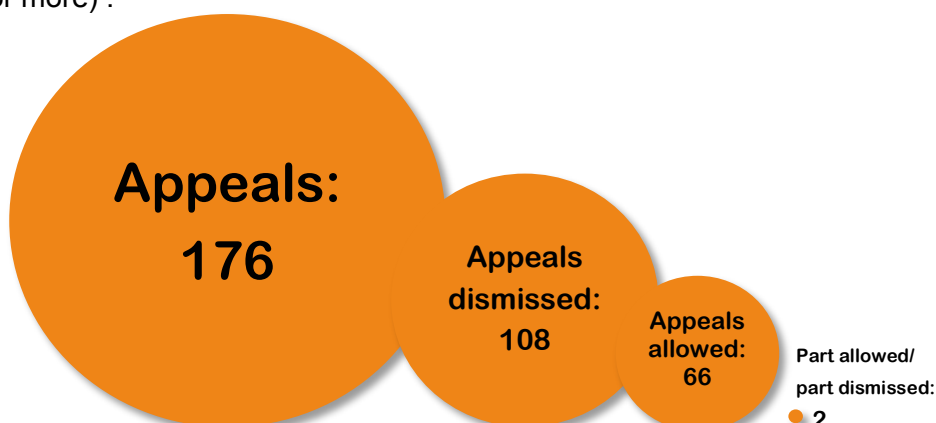
Table 2: Summary of Neighbourhood Forum status

2.3 Development Management

The Development Management Team determined 2,898 planning applications, 952 applications for prior approval, 1110 certificates of lawful development and 41 for telecoms development during the monitoring period.



Applicants who are refused planning permission have the right to appeal to the Planning Inspectorate. Only 37% of appeals were successful, which is below the level that Government would consider a cause for concern (40% or more).



2.4 Enforcement

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



2.5 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge. It was 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. This 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 2016-17 are below.

Brent CIL Summary	
Total CIL Receipts	£8,426,331.05
Total CIL carried over from the previous reported years	£13,424,780.96
Total CIL expenditure for the reported year	£0
Total amount of CIL applied to administrative expenses (5%) pursuant to regulation 61	£421,316.55
Total CIL retained at the end of the reported year	£20,758,556.41
Total Mayoral CIL Receipts	£2,310,263.33
Total amount of Mayoral CIL applied to administrative expenses (4%) pursuant to regulation 61	£92,410.53

Table 3: Brent CIL

The council consulted on 'CIL Neighbourhood Priorities' from February to March 2017 to gauge communities' priorities for spending the 'Neighbourhood' (15-25%) proportion of the CIL (NCIL). Outside the monitoring period, a subsequent Cabinet decision in May 2017 confirmed those priorities and two rounds of NCIL funding bids have been open. Further information is available from www.brent.gov.uk/cil

2.6 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 did not seek consultation on new Development Plan Documents. Brent continued to engage with other London Boroughs through the West London Alliance and the Association of London Borough Planning Officers, as well as with the Mayor of London / Greater London Authority through commencing the early stages of the London Strategic Housing Land Availability Assessment (SHLAA).

3.0 Implementation of Policies

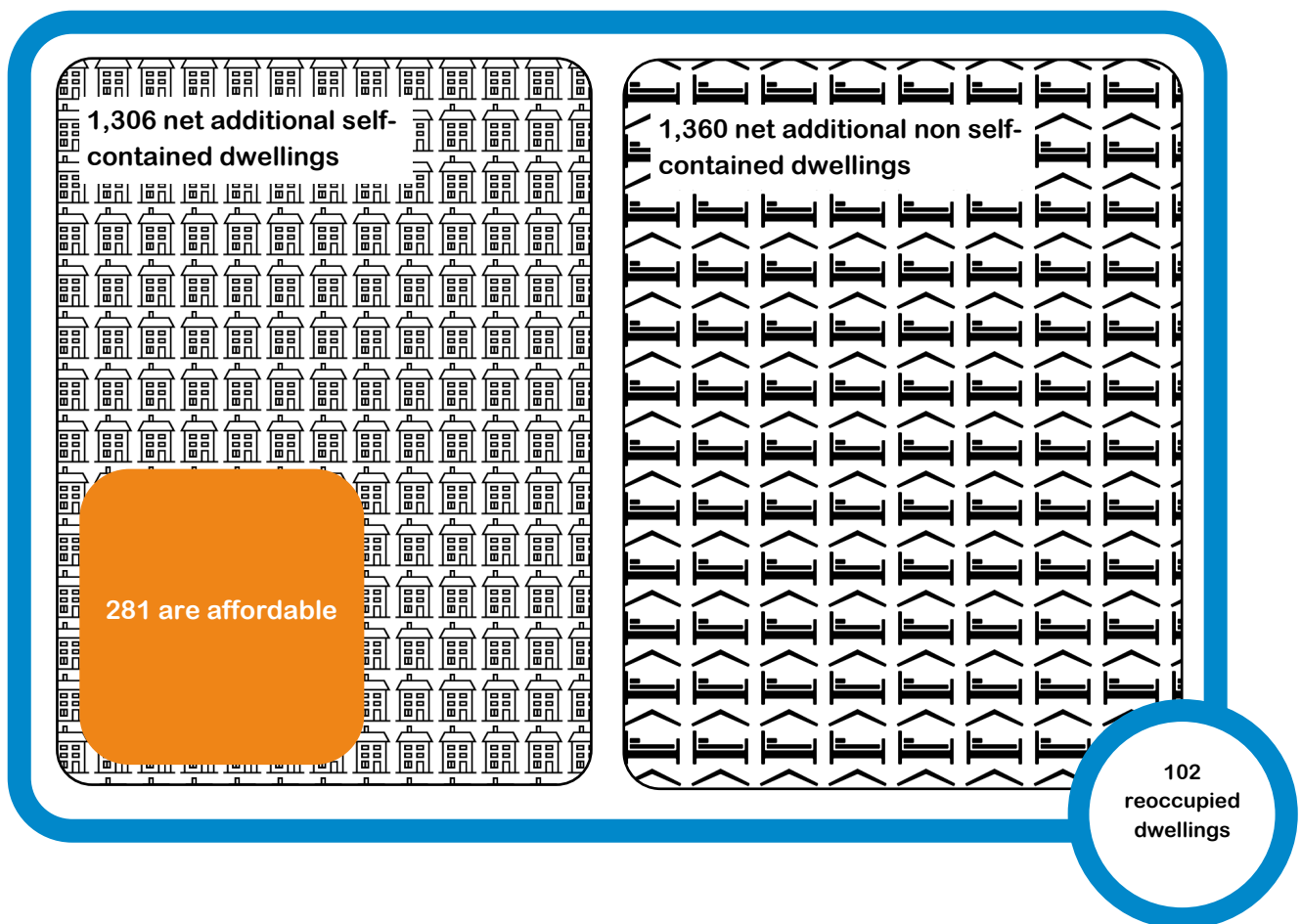
Policies Monitored: CP2, CP21, London Plan 3.8

3.1 Housing

Housing Targets

In this period 2,768 net additional dwellings were completed, exceeding the London Plan housing target for the borough of 1,525 units. The units comprised 1,306 self contained dwellings (e.g. conventional housing); 1,360 non-self contained dwellings (e.g. student accommodation) and 102 reoccupied vacant dwellings.

2,768 net additional new dwellings

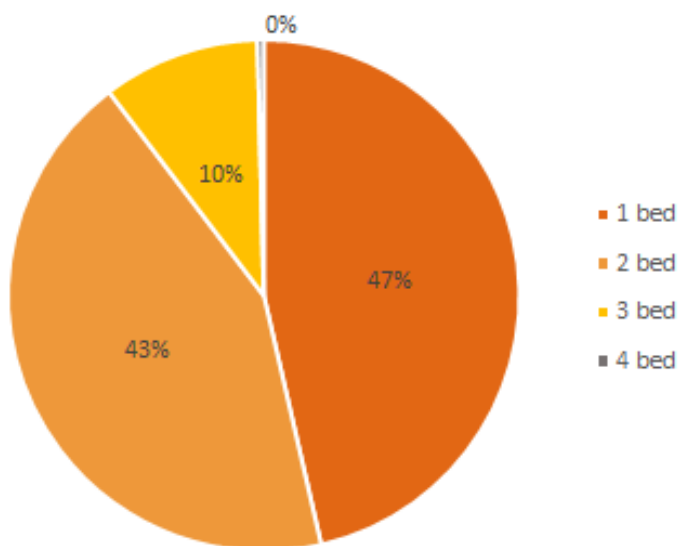


Affordable Housing

Of the homes completed during the monitoring period, 281 were affordable, which at 22% is 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 16 major residential developments completed, 9 of which were office to residential prior approvals on which affordable housing also cannot be required. The majority of the 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.

3.1 Housing

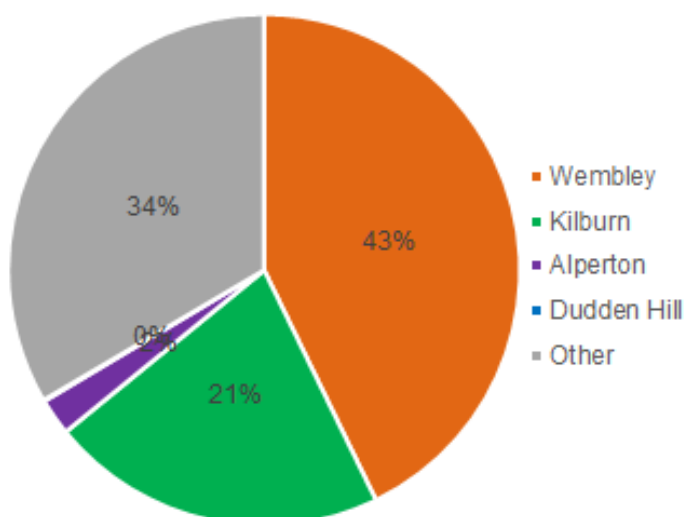
Number of bedrooms



Housing Size

The majority of homes delivered were 1 and 2 beds. Around 10% of homes had 3 beds or more, which is below the council target of 25%.

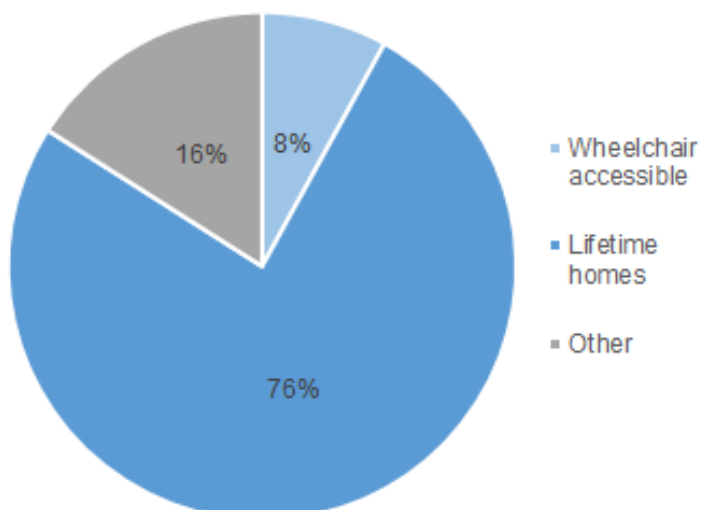
Homes in growth areas



Housing Location

66% of homes were delivered within the borough's growth areas. This is below the council target of 85%, but does represent a 37% increase on homes built in growth areas from last year.

Accessibility



Housing Mix

In terms of accessibility, 8% of completed homes were wheelchair accessible, and 76% met the Lifetime Homes Standard. This is slightly below the London Plan standard of 10% wheelchair accessible and adaptable and 100% Lifetime Homes.

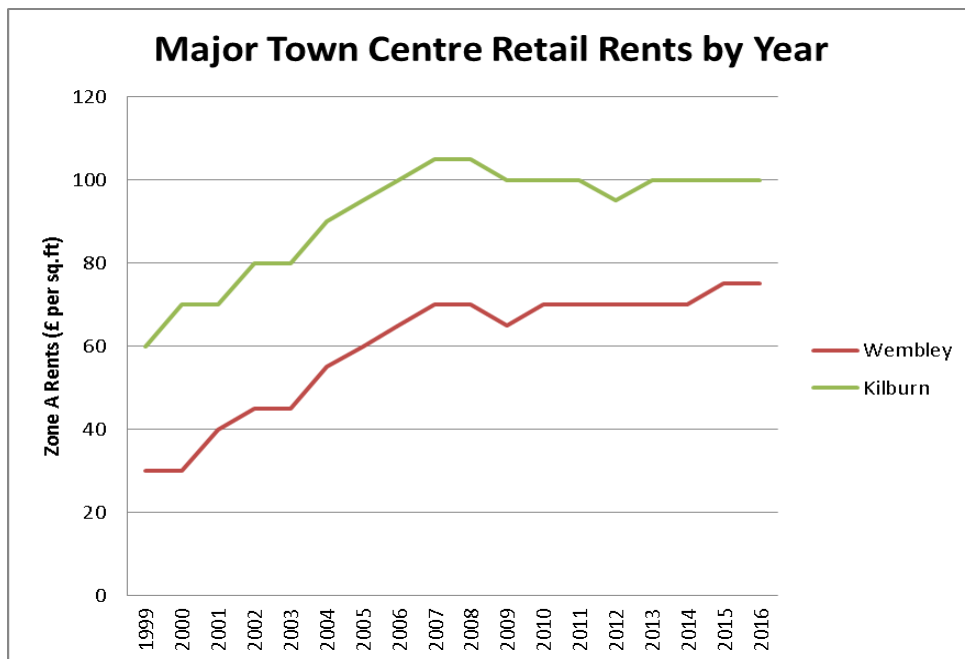
3.2 Town Centres & Cultural Facilities

Policies Monitored: CP1, CP7, CP10, CP16

Brent Council is in the process of commissioning health check surveys for each of its 17 town centres, along with a Retail & Leisure Needs study. These reports will inform the 2017/18 AMR.

Retail Rents

Retail rents within the prime (Zone A) town centres have recently 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

In Brent vacancy levels have been decreasing but still remain high. Vacancy levels in only three of Brent's town centres are lower than the London average, these centres are Wembley Park, Kingsbury and Kenton. Wembley, Willesden Green, Neasden and Burnt Oak have the highest vacancy levels in the borough.

Centre Type	Centre Name	Vacant retail floorspace as a % of total town centre floor-space	
Major	Kilburn	11	
	Wembley	16	
District	Burnt Oak	14	
	Colindale	10	
	Cricklewood	11	
	Ealing Road	7	
	Harlesden	9	
	Kenton	4	
	Kingsbury	5	
	Neasden	14	
	Preston Road	7	
	Wembley Park	2	
	Willesden Green	16	
	Local	Church End	Not available
		Kensal Rise	Not available
Queen's Park		Not available	
Sudbury		Not available	
London Average		6.1	

Table 4: Vacancy data (Source: GLA Town Centre Health Checks 2016)

Town Centre Floorspace

Over the monitoring period, completions resulted in a net increase in A1 (shops), A2 (professional and financial services), B1a (office) and D2 (assembly and leisure) floorspace. Floorspace remained the same in most major and district centres with the exceptions of Kilburn, Kenton and Cricklewood where it decreased, and Wembley and Wembley Park which saw an increase. The creation of additional office floorspace in Wembley was due to the completion of a new office building called Portland House.

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.

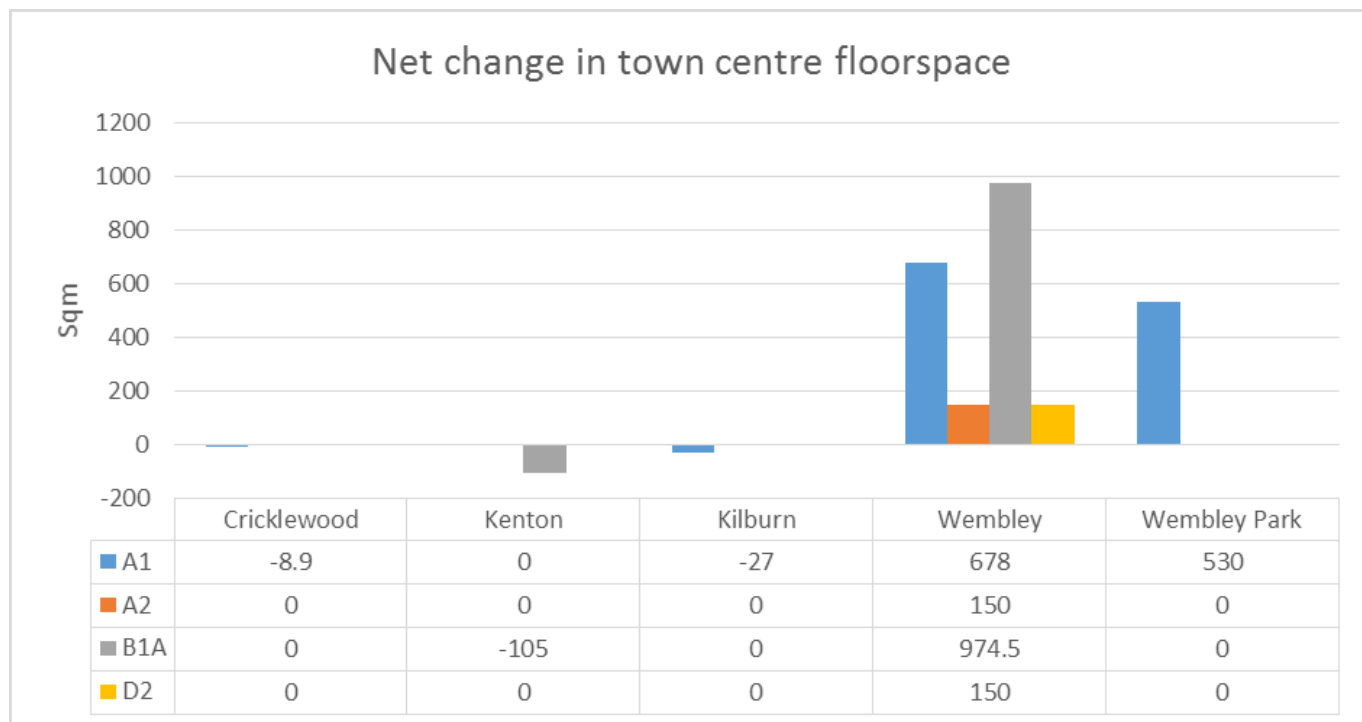


Table 5: Change in town centre floorspace (Source: London Development Database LDD)

3.3 Employment

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

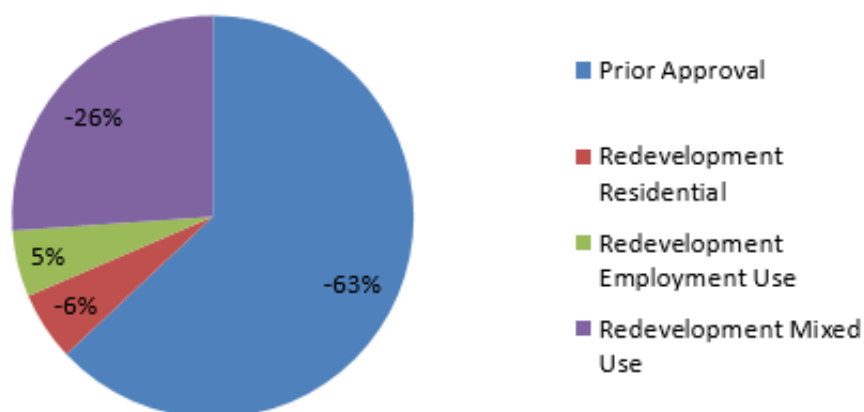
Employment Land

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 4557sqm employment floorspace. The gain was entirely within Wembley SIL which means the Core Strategy target of an annual net increase of 1,200 sqm in employment floorspace in Park Royal was not met, however there has been no net loss across the rest of the borough.

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 which was not achieved during this monitoring period, with a net loss of 16,575sqm office floorspace. This was due mainly to prior approvals resulting in conversion of offices to residential without the need for planning permission. In May 2013 the government introduced permitted development rights allowing offices to convert to residential, subject to prior approval of certain limited matters. This has significantly limited the council's ability to prevent the loss of office space. The council is taking forward an Article 4 Direction to remove these permitted development rights in some parts of the borough.

Loss of Office floorspace

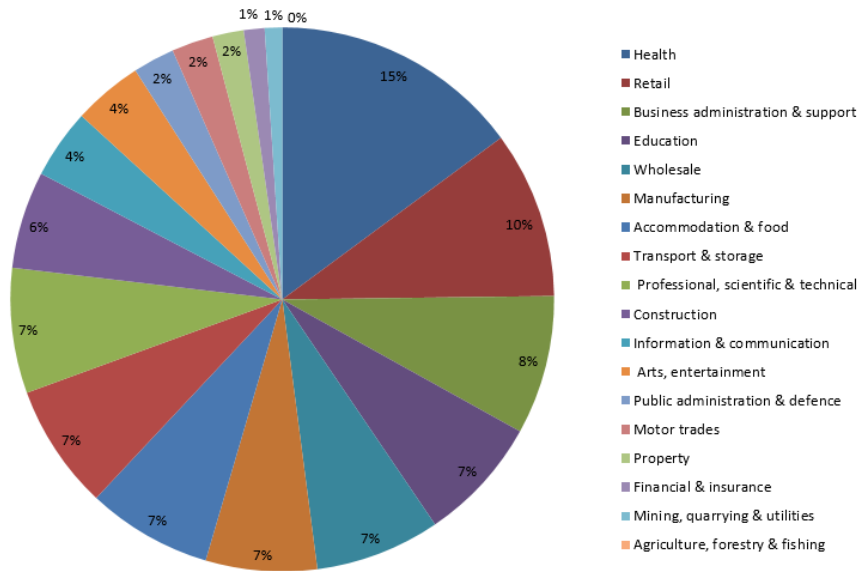


Employment

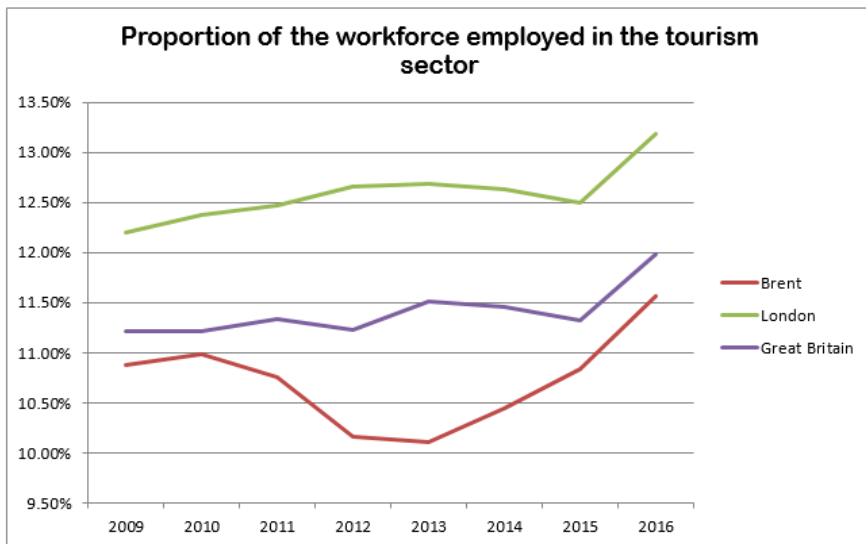
Brent's key employment sectors continue to be health, retail and business administration. Growth in business administration and support services sector has increased by 3.4% which reflects the overall growth of 5.2% in London and Great Britain. Brent has also seen substantial growth in both the transport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

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. The ONS Business Register and Employment Survey indicates between 2015 and 2016 the number of jobs in Wembley reduced by approximately 1000. The proportion of Brent residents employed in tourism (accommodation and food services, arts, entertainment, recreation and other services) continued to increase and reached 11.57% (14,000) people in 2016.

Brent Employment Sectors



(Source NOMIS BRES data)



(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 122 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 7,155sqm, due to the completion of four-form East Lane Primary school in Northwick Park. In addition, work was completed on temporary accommodation for Marylebone Boys school at Brondesbury Park. There was also a gain of 278sqm for a nursery school, reflected in the Other figures.



Wembley Leisure Centre swimming pool

Healthcare Facilities

There was a net increase of 1,156sqm floorspace for doctors' surgeries, due to the completion of the Willow Tree medical centre at Stag Lane. This is accompanied by a gain of 90sqm pharmacy floorspace at the same development. There was however a net loss of 90sqm floorspace used for dentist services which converted into residential, although some new space for a dental surgery has been completed in the development at Maybury Gardens. These are both reflected in the 'Other Community Space' figures.



Willow Tree medical centre

Other Community Space

There was a net loss of 1,042sqm other D1 floorspace. As well as the above mentioned loss of dentist floorspace and a small gain in nursery space, this overall loss was driven by the demolition of the British Legion Hall and Albert Road Day Care Centre, which has been replaced with a mixed-use development. The day care services have been re-provided by the John Billam Centre and the British Legion social club facility has been re-provided in the former Sir Robert Peel Public House.

Cultural and Leisure Facilities

There was a net increase of 2,499sqm for cultural and leisure facilities in the D2 use class at the newly completed Wembley Leisure centre, which includes a six lane, 25m swimming pool, meeting a formerly identified need in the borough.

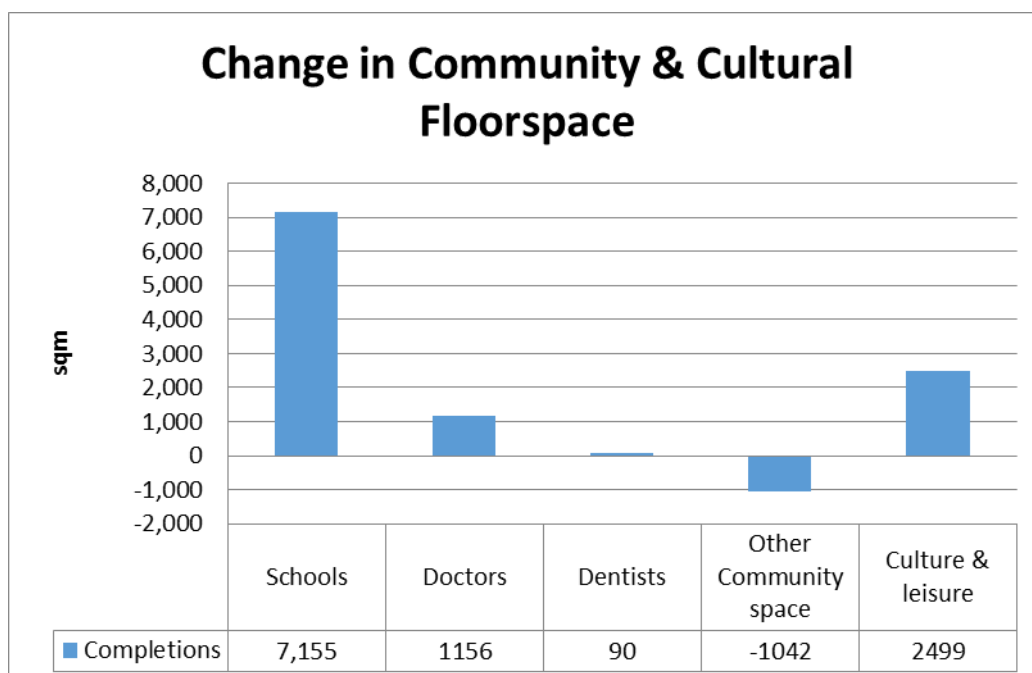


Table 6: Community floorspace loss/gain (Source LDD)

3.5 Green Infrastructure

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

Open Space & Green Infrastructure

There was a loss of 0.2 hectares of open space, all within the green corridor designation, during the monitoring period. In terms of improvement works, 223 street trees were planted by Environmental Services, although only one was planted in a designated growth area.

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.

The following London in Bloom 2016 prizes were awarded to Brent parks in the monitoring period:

- ◆ Roundwood Park (Silver Gilt)
- ◆ Barham Park Walled Garden (Silver Gilt) first entry
- ◆ Alperton Cemetery (Silver and best in category) first entry
- ◆ Gladstone Park Walled Garden (Gold) first entry since 2010
- ◆ Roe Green Walled Garden (Gold) second entry
- ◆ Fryent Country Park (Gold)
- ◆ Mapesbury Dell (Gold)

Woodhouse Urban Park in South Kilburn won the 'Community and Schools Development' and 'Regeneration Scheme - under £500k' awards at the British Association of Landscape Industries National Landscape Awards 2016.

Biodiversity

There was no loss of Sites of Importance for Nature Conservation (SINC). After a SINC review commissioned by the council, Chalkhill Park has now been 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.

Tree planting

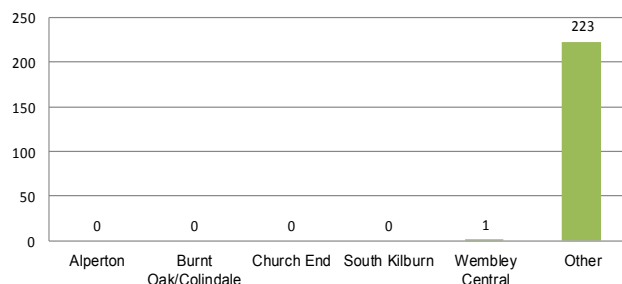


Table 7: Tree planting in growth areas



Woodhouse Urban Park



Woodhouse Urban Park



Chalkhill Park

3.6 Sustainability

Policies Monitored: CP7, CP19, London Plan policy 5.2

Carbon Reduction & Sustainable Drainage

Sixteen major residential developments were completed during the monitoring period. A summary of the sustainability of these schemes is shown in the table below.

All schemes adhered to London Plan and Brent Council sustainability policies, based on the time of consent, with the exception of nine of the schemes, which 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, major developments coming forward within the growth area have been designed to allow future connection to a network.

Application	Sustainable Urban Drainage Systems	GLA Energy Hierarchy	Reduction in CO2 emissions on Part L 2006	Renewables
Argo Business Centre, Kilburn Park Rd	SUDS incorporated	Yes - CHP	44%	Solar PV
105-109 Salusbury Road	SUDS incorporated	Yes	26%	Solar PV
British Legion Hall, Albert Road	SUDS incorporated	Yes—allows future connection to Decentralised Energy	20%	No
Land next to Stonebridge Park Hotel, Hillside	SUDS incorporated	Yes - passive design and efficient systems	40.6%	Solar PV
Land next to Harrod Court, Stag Lane	SUDS incorporated	Yes	25%	Solar PV
Palace of Arts and Industry, Engineers Way	SUDS incorporated	Yes—allows future connection to Decentralised Energy	36%	Solar PV
Ex Willesden New Social Club, Rucklidge Avenue	SUDS incorporated	Yes - passive design and heat recovery	23%	Solar PV
74-76 Yewfield Road	-	-	-	-
Freetrade House, Lowther Road	-	-	-	-
1-3 Canterbury Hse, Canterbury Rd	-	-	-	-
Moran Hse, 449-451 High Rd	-	-	-	-
Advance Hse, North Circular Rd	-	-	-	-
Brent House Annexe, 356-368 High Road	-	-	-	-
Mercury House, Heather Park Drive	-	-	-	-
Studios 1-14, 222 Walm Lane	-	-	-	-
4 Drakes Courtyard, Kilburn High Road	-	-	-	-

Table 7: Major schemes' sustainability

3.7 Waste

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

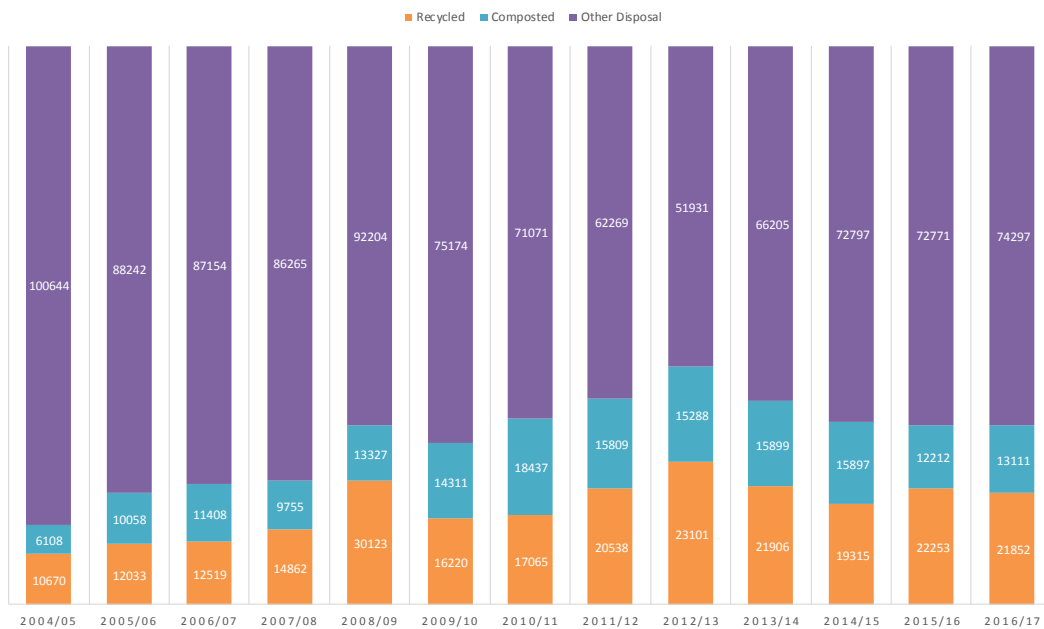
Waste Collection

The total amount of municipal waste collected in 2016-17 was 109,260 tonnes, a 1.2% increase from 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 2016-17, 32% of the boroughs waste was recycled and composted, which is below the London Plan target of 45%.

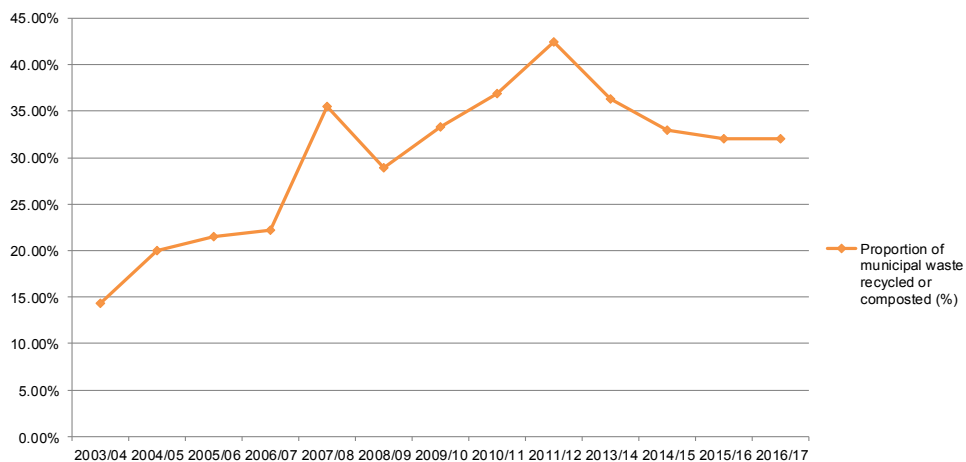
Waste Sites

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.

Amount of municipal waste by disposal method (tonnes)



Proportion of municipal waste recycled or composted (%)



3.8 Site Allocations & Wembley Area Action Plan

The implementation of Site Specific Allocation 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
	Started on site
	Permission granted
	Application submitted
	No progress

Wembley

Site Specific Allocation	Residential Development Capacity	Other Land Uses Proposed	Planning app reference	Achievement 2016-17
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. Started on site.
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	Chesterfield House - permission granted for 239 residential units and ground floor retail and commercial. Started on site.
			Brent House Annexe Ref. 15/1310	Brent House Annexe - prior approval 25 residential units. Completed.
			Lanmor House Ref. 14/1700	Lanmor House - prior approval 30 units. Completed.
W5 Copland School and Brent House	370	Redeveloped school/Mixed use development frontage	Brent House Ref. 15/4743	Brent House - permission granted for 248 residential units and ground floor commercial space. Started.
			Copland School (now Ark Elvin Academy) Ref. 15/3161	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.

Site Specific Allocation	Residential Development Capacity	Other Land Uses Proposed	Planning app reference	Achievement 2016-17
W7 Mahatma Gandhi House	76	Office	Ref. 15/0351	Prior approval 198 residential units and ground floor offices. Not started.
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. Started on site.
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	661 unit student accommodation, community swimming pool and commercial units. Completed.
			Ref.14/4330	362 residential units and commercial floorspace. On site.
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	Shubette House - completed 2013
			Apex House - Ref. 15/4708	Apex House - On site. Will deliver 558 unit student accommodation.
W 16 1 Olympic Way	N/A	Office	Ref. 16/2156	Prior approval granted 227 residential units.

Site Specific Allocation	Residential Development Capacity	Other Land Uses Proposed	Planning app reference	Achievement 2016-17
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.
			Ref. 14/0363 & 16/5563	Planning permission 707 unit student accommodation. Completed.
W 18 Wembley Retail Park	700	Public Open Space/Primary School	575 North End Road - Ref. 13/1494	575 North End Road - delivered 450 student accommodation. Completed.
			Ref. 15/5550	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	33 residential units completed.
W 22 Wembley Park Station Car Park	100	N/A	Ref. 12/3499	Delivered 109 residential units. Completed.
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	Permission granted 195 residential units. Started.
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 2016-17
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. Completed

South Kilburn

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2016-17
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	Completed.
SK4 Canterbury Works	Private	Offices and community facilities	2012-14	Canterbury House Ref. 15/0696	Canterbury House - Completed.
					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 2016-17
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	B&Q (243 Ealing Road) completed.
				Marvelfairs House Ref. 14/2276	Marvelfairs House permission granted. Started on site.
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	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 2016-17
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 2016-17
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.
				Ref. 17/0067	Old Oak and Park Royal Development Corporation are now the local planning authority for this area. Granted consent 807 residential units.
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 2016-17
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 permission granted.	Planning applications received. Permission granted 34 residential units , retail, employment and community space.
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 2016-17
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.

Other Sites

Site Specific Allocation	Landowner	Land uses proposed	Target housing completion	Planning app reference/ target date for planning application	Achievement 2016-17
9. Harlesden Plaza, Manor Park Road	Private	Residential/Retail / Community Use	2016-20	Ref. 09/0732	Retail development completed 2013.
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 & 16/4997	Prior approval granted for 382 residential units in total. Started on site.
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 2016-17
20. Former Unisys & Bridge Park Centre	Council/Private	Residential /Community use/Sports facilities, B1, local needs retail and	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 & 16/4997	Prior approval granted for 382 residential units in total. Started on site.
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	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 2016-17
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.

3.9 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%. 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 (57%) have extant planning permission or prior approval and of these 33% 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 site allocations, council led developments being taken forward as part of an agreed programme of delivery; a planning application has been submitted and discussions with developers indicate they will come forward within the period; or they are sites identified through the 2017 Strategic Housing Land Availability Assessment

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. Since Brent's Core Strategy was adopted in 2010 cumulatively Brent has exceeded its housing target by 1028.

Buffer

Brent has exceeded its housing target since 2012, and has cumulatively exceeded its housing target since the Core Strategy was adopted in 2010 by 1028 units. The borough does not have a history of under delivery and accordingly a 5% buffer has been applied.

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 in 2008 and updated in 2011 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. A detailed Infrastructure Delivery Plan will be undertaken as part of the Local Plan 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. To identify further sites the council has undertaken a Call for Sites for the emerging Local Plan review in March/April 2017 and worked with the GLA on the 2017 SHLAA. Further site allocations will be developed as part of the emerging Local Plan review. 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.

Risk	Mitigation
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	<p>House prices in Brent are steadily increasing. The Land Registry House Price Index indicates house prices in Brent remained steady over the AMR period. The average house price increased slightly from £485,000 in April 2016 to £486,000 in March 2017. In addition since 2012 housing targets have been exceeded. Indicating the housing market in the borough is buoyant.</p> <p>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.</p>

Address	Status	Plann App Ref.	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	Risk Level
Marvellairs House & Carlyon Press (255 Ealing Road)	Started	14/2276	63	62				Low
1C Carlyon Road	Started	15/3950		18	10			Low
6 Liberty Centre	Started	16/3620	6					Low
Allied Carpets, Burnt Oak Broadway	Started	11/0403	38	38				Low
Sarena House, Grove Park	Started	14/2930	114	113				Low
SK Phase 3a Queens Park Station & Cullen House Area (Site 18)	Started	12/0788	21	21	12	13	13	Low
SK Phase 3a Gloucester & Durham	Started	14/1896	-209	236				Low
Moberley Sports Centre	Started	13/3682	40	31				Low
Wembley West End	Started	15/4473			30	30	40	Low
Chesterfield House	Started	15/4550				50	50	Low
Brent House	Started	15/4743		248				Low
South West Lands SW01/02/03A/B/SW04/05/06/07	Started	15/3599		50	50	100	100	Low
Land Adjacent Wembley Stadium QED Stage 1 Part 1 (West) W03	Started	15/5550	100	50	100	86		Low
QED North West Lands NW01	Started	15/5550			100	100	100	Low
Land Adjacent to Quality Hotel and Dexion House, Yellow Car Park, Fulton Road	Started	14/4330			125	125	62	Low
Former Yellow Car Park2	Started	15/5394	50	61				Low
Shubette, Karma, Albion & Apex House, Olympic Way	Started	15/4708	558					Low
Olympic Way Office Centre, Fulton	Started	14/498	110	101				Low
		16/110						

Land N/T Central Middlesex Hospital, Acton Lane	Started	13/1296	99						Low
Peel Road	Started	15/4367	11						Low
Clement Close	Started	15/3575	12						Low
Stonebridge School & Former Day Centre	Started	16/0077				35	38		Low
Respite Unit For M H Children, 1 Clement Close	Started	15/3575	12						Low
Garages rear of Weston House, Weston House, Winchester Avenue	Started	15/1820	14						Low
Summit Court Garages and Laundry & Store Room, 1-16 Summit Court, Shoot Up Hill	Started	15/1892	11						Low
St Mary's	Started	14/4254					20	27	Low
Land On Site Of Former Craven Park Health Centre (Stonebridge site 27)	Started	15/0822					10		
5 Ex Manor School	Started	15/3616	40	34					Low
5 Liberty Centre	Permission granted	16/4584	8						Low
9 Liberty Centre	Permission granted	16/4507	6						Low
SK Phase 3a 4-26 Stuart Road / 5-9 Chippenham Gardens	Permission granted	16/1191				-12	22	29	Low
Heron House, 109-115 Wembley Hill Road, Wembley	Permission granted	16/4156						20	Low
Copland School	Permission granted	15/3161						61	Low
Mahatma Gandhi House	Permission granted	15/4714				50	48	50	Low
Land Adjacent Wembley Stadium QED Stage 1 Part 1 (West) W06	Permission granted	15/5550				50	50	50	Low
1 Olympic Way	Permission granted	16/2156				50	50	50	Low
Olympic Way Office Car Park, Fulton Road	Permission granted	16/5563	8						Low
QED North East Lands - Stadium Retail Park NE01/02/03	Permission granted	15/5550						75	Low
Land Adjacent Wembley Stadium QED Stage 1 Part 2 Quintain ref	Permission granted	15/5550						100	Low
Land Adjacent Wembley Stadium QED Stage 1 Part 2 E03A/B	Permission granted	15/5550						100	Low
Kelaty House	Permission granted	12/1293			100	199	300		Low
1-90 Barons Court	Permission granted	13/2453			26				Low
Stonebridge Site 29/30	Permission granted	16/0760					42	42	Low
Colindale Retail Park, (Wickes) Capitol Way	Permission granted	08/2823	117	100					Low
Wembley Point	Permission granted	16/3049 & 16/4997				75	75	75	Low
The Tay Building, 2A Wrentham Avenue, London	Permission granted	14/3724			19				Low
Warranty House	Permission granted	16/4010					36	50	Low
Land East of Victoria Centre, Acton Lane	Permission granted	15/4496	70	71					Low
Knowles House	Permission granted	17/2516					30	30	Low

All Units, 117-121 Salusbury Road, London	Permission granted	14/4719		32				Low
Church End Local Centre Phase 2 (LBB)	Permission granted	13/1098			6	5	5	Low
Salusbury Road	Permission granted	14/4719	26					
SK Phase 3a Peel Precinct	Application received	16/4147			-50	75	76	Medium
100 Beresford Avenue	Application received	16/0389				50	50	Medium
Minavil House and Unit 7 Rosemont Road	Application submitted	16/2629			50	100	101	Medium
Mount Pleasant/Beresford Avenue	Application submitted	16/4478			35	50	50	Medium
Catalyst land 235 & Land in Church Road Car Park rear of 205-235 Church Road	Application submitted	13/2213			65			Medium
Stadium Retail Park	Application submitted	17/3059					40	Medium
Cottrell House & Norman House	Application submitted	16/1698					30	Medium
Raglan Court & Garages Empire Way	Application submitted	16/3408					40	Medium
381-383 Edgware Rd	Site allocation						40	Medium
Sunleigh Road	Site allocation					50	50	Medium
Woodside Avenue	Site allocation				100	50	50	Medium
Asiatic Carpets	Site allocation				32	20	20	Medium
Chancel House	Site allocation				20	10	10	Medium
Wembley High Road & Chiltern Embankments, Ujima & Fairgate	Site allocation				67	63	63	Medium
The Torch PH / Kwik Fit	Site allocation						20	Medium
First Way	Site allocation				51	100	100	Medium
Former Dudden Hill Lane Playground	Site allocation						10	Medium
Harlesden Plaza	Site allocation				5	5	5	Medium
Sainsbury's Store	Site allocation					50	50	Medium
Former Unisys & Bridge Park Centre	Site allocation						80	Medium
Clock Cottage	Site Allocation		19					Medium
London Road	Council led					14		Medium
Ex Dennis Jackson Centre	Council led						10	Medium
SK Phase 3b Woodsworth & Masefield (new school site)	Council led				-20	-20		Medium
SK Phase 3b Hereford & Exeter	Council led				-167	100	113	Medium
SK Phase 3b Old Granville Open Space	Council led					12	10	Medium
SK Phase 4 Carlton & Granville Centres	Council led				10	10	10	Medium

SK Phase 4 Carlton House	Council led					-16	25	25	Medium
SK Phase 4a Neville/Winterleys	Council led					-71	50	50	Medium
SK Phase 5 Carlton	Council led							30	Medium
SK Phase 5 Blake	Council led							-70	Medium
HRA sites	Council led		0	38	0		15	183	Medium
Northfields	Pre-application							100	Medium

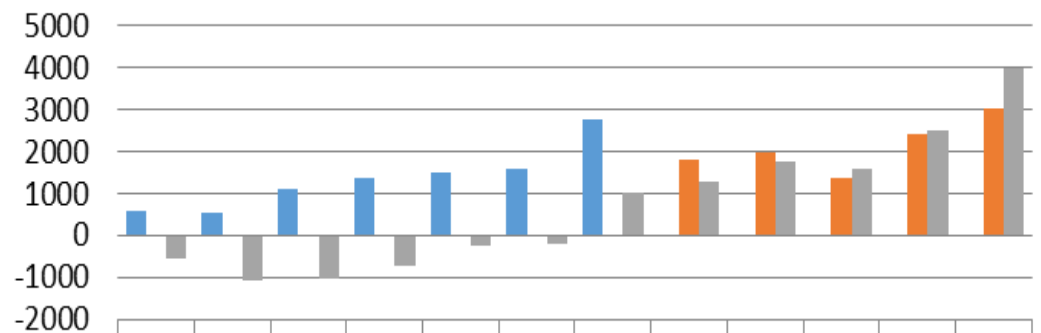
Windfall	Identified in London SHLAA. Supported by an analysis of historic small site delivery from 2004-2012 and has been tested through the London Plan Examination in Public.		56	56	56	56	56	56	Low
Reoccupation of vacant properties	Based on historic levels it is considered Brent's 567 long term vacant dwellings could be brought back into use over a 10 year period.		263	263	263	263	263	263	Low

Projected net delivery of dwellings

Period	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Total
Net additions	1,780	1,978	1,377	2,417	3,042	10,594
FALP	1,601	1,601	1,601	1,601	1,601	8,006
Target + 5% buffer						

(Source: Brent Housing trajectory)

Housing Trajectory 2010 - 2022



	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22
Monitored Completions (net)	586	521	1122	1374	1505	1582	2768					
Projected Completions								1780	1978	1377	2417	3042
Cumulative performance against target	-534	-1078	-1021	-712	-272	-215	1028	1283	1736	1588	2480	3997

■ Monitored Completions (net) ■ Projected Completions ■ Cumulative performance against target

Summary

Brent's 5 year housing target incorporating a 5% buffer and taking account of previous undersupply is 8,006 units. A deliverable supply of 10,594 units can be demonstrated. This equates to a 6.6 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 2017/18 and 2021/2022.

Planning Policy Team

Brent Civic Centre

Engineer's Way

Wembley HA9 0FJ

www.brent.gov.uk/localplan