



Brent

Annual Monitoring Report 2018 - 2019



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1.0 Introduction

1.1 Purpose and Structure of the Report

This is the fourteenth Annual Monitoring Report (AMR) for the London Borough of Brent and covers the period April 2018 to March 2019. 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.

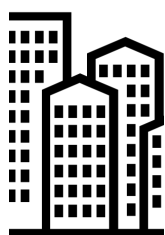
The report starts by providing an overview of the work of the planning service. It sets out the number of applications, decisions and enforcement cases that have been dealt with over the period. It outlines the progress in developing the Local Plan, neighbourhood plans, and collecting and spending Community Infrastructure Levy (CIL) and Section 106 monies. In addition, a high level summary is provided as to how the Council has satisfied the duty to cooperate.



✓ 1731 net additional homes (includes a net gain of 1741 conventional, self-contained homes, and a net loss of 24 non-self-contained homes*).



✓ 2716 sqm industrial employment floorspace (storage and distribution) gained



✗ 6,909 sqm office floorspace lost



✓ All major completed schemes adhered to London Plan and Brent Council sustainability policies in relation to carbon reduction, renewables and the GLA energy hierarchy, with the exception of residential conversions granted through prior approval

* The 24 non self-contained homes is the equivalent of 10 dwellings using the national conversion factor.

Brent's performance in 2018-19 at a glance:

- An increase in the number of homes delivered on last year, above the current London Plan target of 1525 dwellings per annum
- Phasing of delivery of housing on large sites
- Bringing back 119 vacant dwellings back into use
- 5 POCAs finalised by the planning enforcement team
- Continued loss of office floorspace from permitted development changes of use to residential
- A net gain in school floorspace of 11,749sqm, due to completions at Alperton Community School, the Ex Manor School, Byron Court Primary School and The Stonebridge School
- A number of awards won for Brent's parks, including Parks Innovation of the Year in the Public Sector Excellence Awards for Brent's Bee Corridors

2.0 Performance of the Planning Service

This section briefly outlines the main work of the Planning Service during 2018-19.

2.1 The Progress of the Local Plan

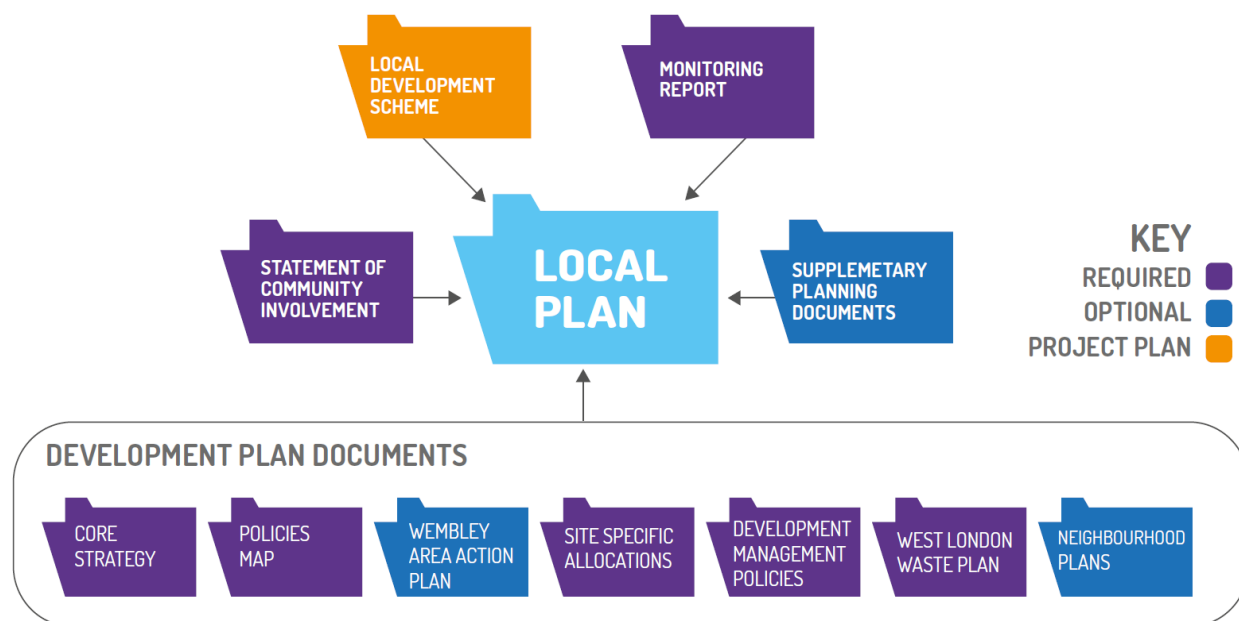


Figure 1: shows documents forming the Local Plan as of March 2019.

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.

In the period 2018-19 there were three departures from the Local Development Scheme. The Shopfront SPD was adopted in June 2018 rather than Autumn 2017 and the Brent Design Guide SPD1 was adopted in November 2018 rather than Autumn 2017. Additionally, the Local Plan was due to be published and submitted in 2018.

The current LDS (from 2017) will be reviewed.

Document	Stage reached March 2019	Latest Status
Local Plan	Regulation 18 consultation Winter 2018/2019	Regulation 19 undertaken Winter 2019/2020
Adopted Brent Design Guide SPD1 November 2018	Adopted November 2018	Adopted November 2018
Shopfronts SPD	Adopted June 2018	Adopted June 2018
Statement of Community Involvement	The Statement of Community Involvement was adopted in line with the LDS in July 2017 (the previous monitoring year)	A further review will be undertaken due to subsequent changes brought in under the Neighbourhood Planning Act

Table 1: Status of emerging Planning Documents

2.2 Neighbourhood Planning

Neighbourhood Forum	Status March 2019
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. There have been no changes in the 18/19 year.
The Unity (Church End & Roundwood)	Neighbourhood Forum & Area designated in 10 September 2013. Lapsed on 10th September 2018 due to non-renewal. There have been no further changes in the 18/19 year.
Harlesden	Neighbourhood Forum & Area designated by Brent Council in September 2015, and by the Old Oak and Park Royal Development Corporation within its area in November 2015. The forum consulted on its draft Neighbourhood Plan for a 6 week period ending 30th May 2017. The first draft was consulted on in Summer 2018, and then published in August / September 2018 for independent examination in December 2018. Examination took place in February 2019 and the plan was made in May 2019.
Kilburn	Neighbourhood Forum & Area designated by Brent Council and Camden Council in June 2016. There have been no changes in the 18/19 year.

At the beginning of the monitoring year Brent had four designated Neighbourhood Areas and Forums (although one subsequently has lapsed) and one adopted Neighbourhood Plan. Progress made by the Neighbourhood Forums to date is summarised adjacent. Further information is available at: www.brent.gov.uk/neighbourhoodplanning

Table 2: Summary of Neighbourhood Forum status

2.3 Development Management

5261 applications were received (applications of all types). Of the planning applications of the types listed below*, 1.3% were categorised as major, (of which 100% were determined within the agreed timescales), and 70.6% were granted consent.

ALL	Received	Determined	Granted	Percentage Granted (%)
2012/2013	2522	2805	1841	65.63%
2013/2014	2756	2696	1959	72.66%
2014/2015	2946	3123	2139	68.49%
2015/2016	3212	3243	2214	68.27%
2016/2017	3267	3522	2373	67.38%
2017/2018	3242	3497	2428	69.43%
2018/2019	2955	3124	2206	70.61%

Table 3: Applications received, determined and granted involving assessment of schemes against policies. *Only the following application types included ('con', 'ful', 'hse', 'var', 'res', 'lbc', 'adv', 'amd', 'out', 'rem', 'lcd', 'ldo').

MAJORS	Received	Determined	Granted	Percentage Granted (%)
2012/2013	44	62	28	45.16%
2013/2014	49	54	35	64.81%
2014/2015	32	32	23	71.88%
2015/2016	53	31	23	74.19%
2016/2017	53	55	44	80.00%
2017/2018	52	66	47	71.21%
2018/2019	40	38	29	76.32%

Table 4: Major applications received, determined and granted.

ALL	MAJOR	OTHER	MINOR
2015/2016	58.62%	73.03%	81.78%
2016/2017	82.61%	78.76%	80.94%
2017/2018	94.34%	88.34%	92.09%
2018/2019	100%	89.41%	87.47%

Table 5: Percent of applications determined within time (PS2 figures).

2.4 Enforcement

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

Type of enforcement activity	Number of cases
Live cases	1392
Enforcement notices served	138
Planning contravention notices served	59
Enforcement appeals dismissed	34
Direct action undertaken	15
Enforcement appeals allowed	7
POCA cases started	5
POCA cases finalised	5
Enforcement appeals part allowed and part dismissed	3

Table 6: breakdown of enforcement activity

2.5 The Duty to Cooperate

The duty to cooperate requires Brent to cooperate with neighbouring boroughs and other public bodies to address strategic planning issues, including the preparation of Local Plans. During the monitoring period, the council continued to engage with adjacent local authorities on its emerging draft Local Plan. Brent continued to engage with other London boroughs through the West London Alliance in procuring a Strategic Housing Market Availability Assessment (West London and Brent) - completed October 2018; a Gypsy and Travellers Needs Assessment (completed October 2018); a Level 1 Strategic Flood Risk Assessment (April 2018); a West London Employment Land Review (completed May 2019, outside of the 2018/19 monitoring year). An Affordable Workspace study is still ongoing. Additionally, Brent jointly commissioned evidence on small sites to inform the London Plan examination, as well as the Local Plan evidence base. It engaged with and contributed to the Association of London Borough Planning Officers. It also continued to engage with the Old Oak and Park Royal Development Corporation as it moves towards the adoption of their Local Plan and associated Supplementary Planning Documents, masterplans and evidence base.

2.6 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.

Total Brent CIL summary	Amount
Total CIL receipts for the reported year:	£42,279,855
Total CIL carried over from the previous reported year(s):	£50,168,060
Total CIL expenditure for the reported year:	£6,203,778
Of which, total amount of CIL applied to administrative expenses pursuant to regulation 61:	£134,241
Above as a percentage of CIL collected in the reported year:	0.32%
Total CIL retained at the end of the reported year 2:	£86,109,896

Table 7: breakdown of CIL receipts 2018-19.

The council completed a review of the 'CIL Neighbourhood Priorities' in early spring 2017 to gauge communities' priorities for spending the 'Neighbourhood' (15-25%) proportion of the CIL (NCIL). Recommendations for improvements to the programme were approved by Cabinet in January 2019. Further information is available from www.brent.gov.uk/cil. Brent is also a collecting authority for the Mayor's CIL. This was introduced from 1 April 2012 to help finance the Elizabeth Line, 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. The Mayor of London reports on this separately, as can be seen at the [MCIL page](#).

CIL Neighbourhood Area	Sum of Totals (Spend)
Harlesden CIL Neighbourhood	£169,600.30
Kilburn & Kensal CIL Neighbourhood	£319,360.92
Kingsbury & Kenton CIL Neighbourhood	£119,888.00
Sudbury Town Residents Association (Neighbourhood Forum)	£0.00
Wembley CIL Neighbourhood	£815,114.00
Willesden CIL Neighbourhood	£107,552.87
Grand Total	£1,531,516.09

Table 8: A summary of Neighbourhood CIL projects 2018 - 2019. Further information is available from NCIL Team by contacting NCIL@brent.gov.uk or visiting the [CIL spend information](#) webpage.

A separate CIL report (CIL income and spend) is also published on the Council website as per the regulations. Further detail on the project spend outlined in Table 8 is available in this separate CIL report.

2.7 S106 contributions

S106 agreements are legal agreements between local authorities and developers. Below is a table which outlines the current status of all S106 payments for the last 20 years.

Year S106 Contributions Paid	The value of the payment	Spent	Commissioned	Uncommissioned	Repayment	Reason
1998-99	£215,000.00	£123,410.29	£1,589.71	£90,000.00	N/A	N/A
1999-00	£2,142,996.98	£1,871,261.16	£255,000.00	£16,735.82	N/A	N/A
2000-01	£3,000.00	£3,000.00	£0.00	£0.00	N/A	N/A
2001-02	£632,050.00	£630,900.00	£0.00	£1,150.00	N/A	N/A
2002-03	£101,721.96	£101,721.96	£0.00	£0.00	N/A	N/A
2003-04	£1,621,794.02	£1,532,370.60	£64,000.00	£25,423.42	N/A	N/A
2004-05	£2,479,904.26	£2,284,642.76	£187,723.37	£7,538.13	N/A	N/A
2005-06	£18,296,149.97	£18,149,444.64	£93,182.25	£53,523.08	N/A	N/A
2006-07	£667,124.67	£610,022.93	£4,728.43	£52,373.31	N/A	N/A
2007-08	£1,575,863.28	£1,356,838.29	£207,512.59	£11,512.40	N/A	N/A
2008-09	£2,689,750.37	£2,344,730.09	£112,878.19	£232,142.09	N/A	N/A
2009-10	£1,653,213.45	£1,312,099.35	£306,853.27	£34,260.83	N/A	N/A
2010-11	£3,330,850.02	£2,683,508.54	£504,239.06	£143,102.42	N/A	N/A
2011-12	£5,952,353.56	£4,602,824.41	£1,066,185.26	£283,343.89	N/A	N/A
2012-13	£4,258,131.45	£2,803,394.10	£739,327.54	£709,409.81	£6,117.90	PP 11/2197 not implemented and expired (£117.90 interest payment)
2013-14	£11,747,513.22	£7,481,335.25	£3,364,679.88	£901,498.09	N/A	N/A
2014-15	£2,753,618.85	£1,266,128.14	£1,130,468.01	£357,022.70	N/A	N/A
2015-16	£3,039,589.09	£2,002,596.50	£765,318.02	£271,674.57	N/A	N/A
2016-17	£1,742,373.90	£1,247,605.20	£269,986.55	£224,782.15	N/A	N/A
2017-18	£2,949,782.78	£289,424.07	£610,755.72	£2,049,602.99	N/A	N/A
2018-19	£2,240,714.75	£0.00	£1,317,109.95	£923,604.80	N/A	N/A
Total	£70,093,496.58	£52,697,258.28	£11,001,537.80	£6,388,700.50	£6,117.90	

Table 5: summary of S106 contributions spent by year they were paid.

3.0 Implementation of Policies

Policies Monitored: CP2, CP21, London Plan 3.8

3.1 Housing

Housing Targets

In this period 1,741 net additional dwellings were completed, which exceeds the current London Plan housing target for the borough of 1,525 units. There was a net loss of 24 non-self contained dwellings (e.g. student accommodation), equating to 10 dwellings. A number of applications including non-self contained accommodation are currently under construction. In addition to this, 119 reoccupied vacant dwellings were brought back into use. This comes to a total of 1850 net additional new dwellings.

1850 net additional new dwellings

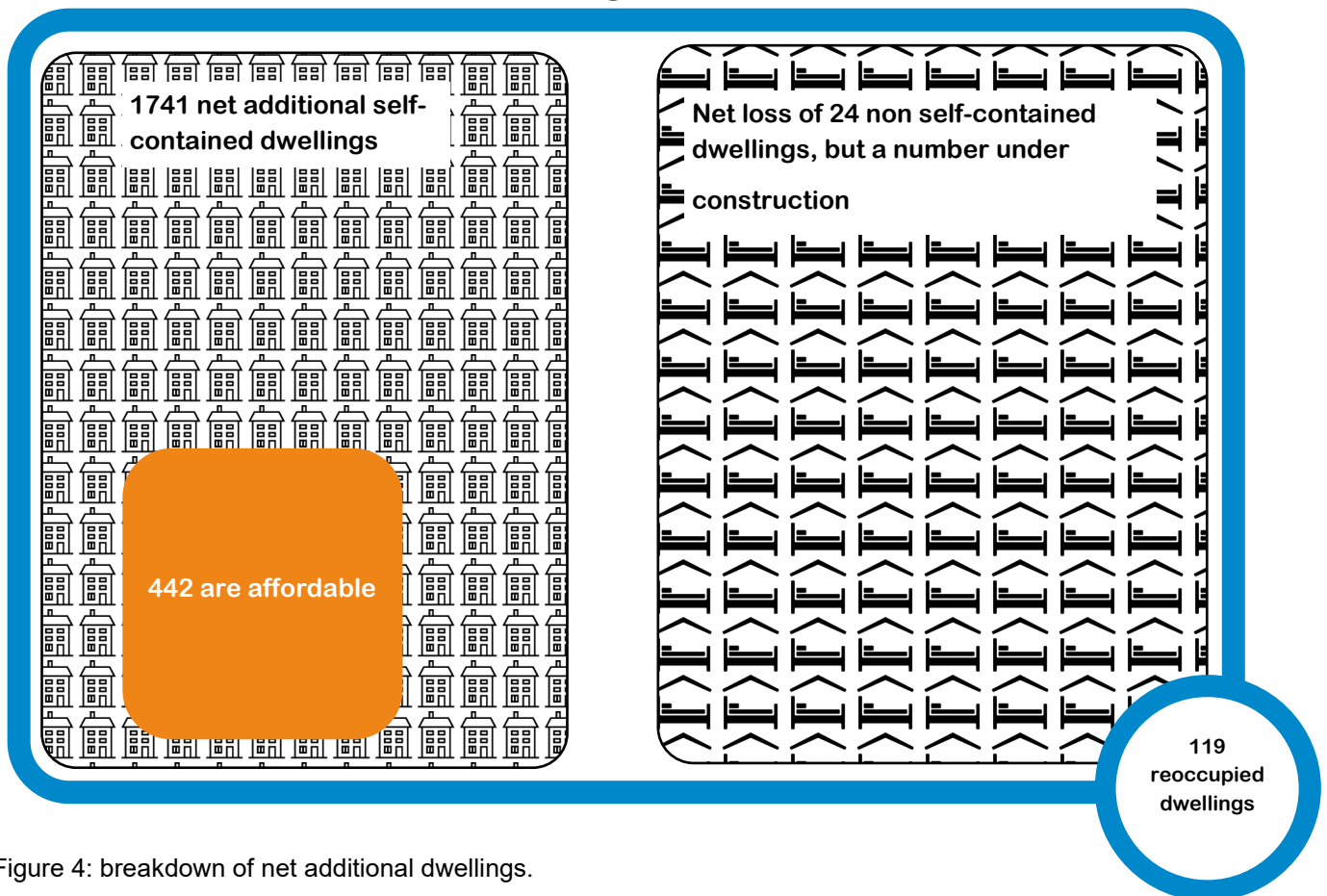


Figure 4: breakdown of net additional dwellings.

Affordable Housing

Of the homes completed during the monitoring period, 442 were affordable. This represents a great increase from the previous monitoring year. Of the major development completions, 2 were prior approvals, and therefore were not required to provide any affordable housing. A total of 14 other developments were completed within the monitoring period, with 11 of these providing affordable housing units. The council has limited control over the delivery of housing, with the exception of sites which are owned by the council, such as those within the South Kilburn Estate Regeneration project. Among the 32 London Boroughs, Brent ranks 7th in overall affordable housing delivery as a percentage. See how Brent compares with other London Boroughs in the London Annual Monitoring Report: https://www.london.gov.uk/sites/default/files/amr_14_final_20180927.pdf

Year	Units completed	Affordable units	% Affordable
2012/13	662	224	33.84%
2013/14	678	243	35.84%
2014/15	1557	707	45.41%
2015/16	1047	52	4.97%
2016/17	1306	281	21.52%
2017/18	693	110	15.87%
2018/19	1741	442	25.39%
Total	7684	2059	26.12%

Table 10: Net completions of all conventional housing units including the breakdown of affordable housing as a percentage for the past 7 financial Years.

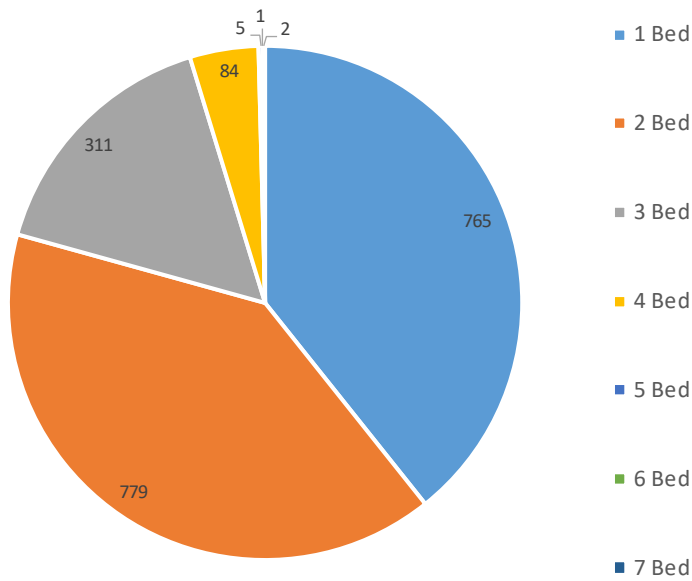
Year	Units proposed	Affordable units	% Affordable
2015/16	1234	112	9.08%
2016/17	7976	2280	28.59%
2017/18	3730	1086	29.12%
2018/19	6802	1762	25.90%
Total	19,742	5240	23.17%

Table 11: Proposed units: Gross conventional housing units granted permission in each of the last 4 financial years including a breakdown of affordable housing as a percentage, excluding superseded permissions.

Note: Numbers in the table above differ to those published in last year's AMR. This is due to clarifications being made regarding the number of proposed dwellings on some Outline applications on the LDD.

3.1 Housing

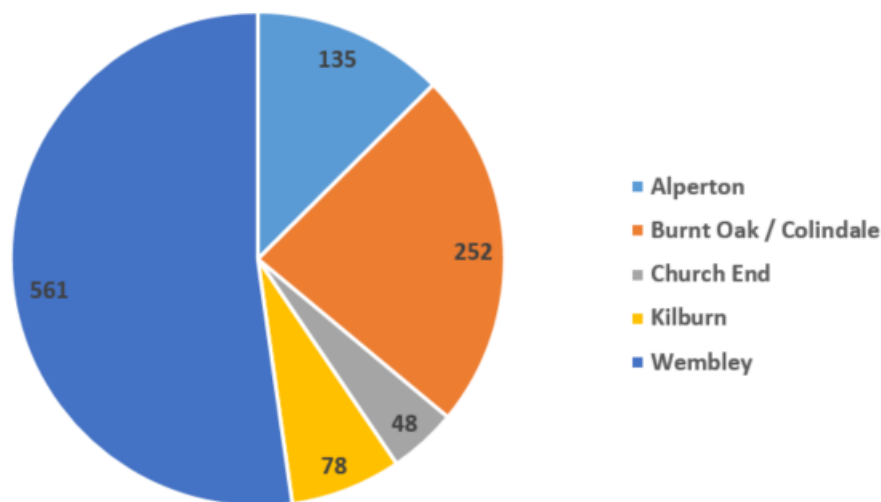
Number of Bedrooms



Housing Size

The majority of homes delivered were 1 and 2 beds. Around 21% of homes had bedrooms of 3 or more, which is below the council target of 25%.

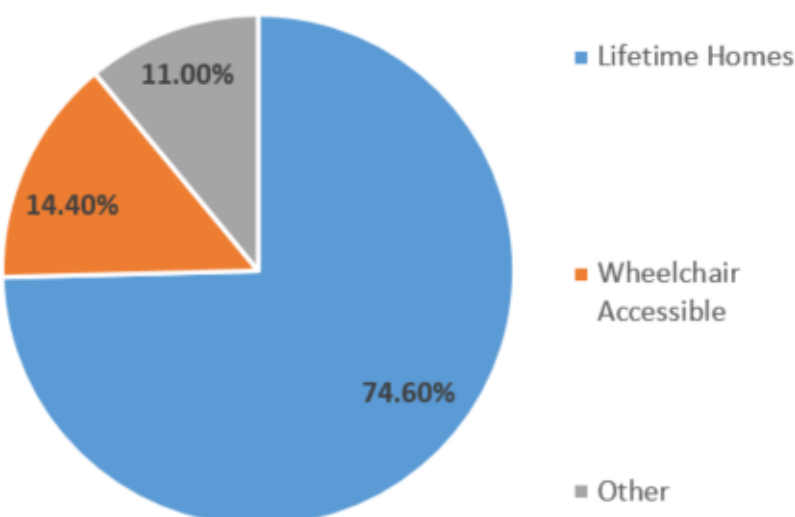
Number of Housing Completions in Growth Areas



Housing Location

55% of the gross conventional homes completed were delivered within the borough's growth areas. This is below the council target of 85%, and represents a decrease from 69% in the previous monitoring year.

Accessibility



Housing Mix

In terms of accessibility, 14.4% of homes completed through new builds and extensions were wheelchair accessible, and 75% met the Lifetime Homes Standard. This is above the London Plan standard of 10% wheelchair accessible homes, but below the requirement for 100% Lifetime Homes.

Self and Custom Build Register

The Self Build and Custom Housebuilding Act 2015 places a duty on councils to keep a register of people and community groups who are interested in self build or custom build projects in their area.

Self build projects are defined as those where someone directly organises the design and construction of their own home. This covers a wide range of projects including a traditional DIY self build home to projects where the self builder employs someone to build their home for them. Community-led projects can also be defined as self build.

Custom build homes are where you work with a developer as an individual or a group to help deliver your own home. The developer may help to find a plot, manage the construction and arrange the finance for your new home. This is more of a hands-off approach but your home will be tailored to match your individual requirements.

Base period	Date	No. individuals	No. of organisations	Total
Base period 1	April-30 October 2016	28	0	28
Base period 2	31 Oct 2016 - 30 Oct 2017	35	0	35
Base period 3	31 Oct 2017—30 Oct 2018	41	0	41
Base period 4	31 Oct 2018—30 Oct 2019	24	0	24

Table 6: individuals and organisations registered for the first four base periods.

Local Planning Authorities have a duty to have regard of the entries in the register as we carry out our planning, housing, land disposal and regeneration functions. They must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area.

The Self and Custom Build Register base years run from the 31st October to 30th October every year. Between 31st October 2018 and 30th October 2019 Brent Council granted permission for 200 residential units (net) meeting the definition of suitable serviced plots of land.

According to Government guidance, a suitable serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land. However, it should be noted these might not necessarily come forward for self and custom build.

3.2 Town Centres & Cultural Facilities

Policies Monitored: CP1, CP7, CP10, CP16

Brent Council commissioned health check surveys for each of its 17 town centres in 2018, along with a Retail & Leisure Needs Study in 2018. The health check surveys were then updated throughout Autumn / Winter 2019.

Retail Rents

Kilburn prime rental rates have remained stable at £100 per sq ft in Zone A (net effective), however, rental rates in Wembley have reduced from £75 to £70 per sq ft in Zone A (net effective). The Zone A Outer London average has reduced from £151 per sq ft to £138 per sq ft—down almost 9% year on year. 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.



Figure 5: retail rents within Zone A from 1999 - 2018.

Vacancy

In Brent vacancy levels have been decreasing but still remain high. Just over half of Brent's town centres have lower vacancy rates than the London average, with 9 out of 17 coming in lower than the London average, compared to 8 the previous year. Neasden, Church End, Sudbury and Harlesden have seen the greatest reduction in vacant retail floorspace, while Wembley Park has seen the greatest increase. Willesden Green and Church End remain the town centres with the highest vacancy rates in the borough.

Units have been added to some of the town centres through this year's town centre health check update (for example, where new units have been created). All additional units surveyed have been located within the town centre boundaries. Floorspaces which have been added have been based on available information such as planning permissions and taking measurements from maps and plans.

Centre Type	Centre Name	Vacant retail floor space as a % of total town centre floorspace* (2018/2019)
Major	Kilburn	9
	Wembley Central	7
District	Burnt Oak	5
	Colindale	8
	Cricklewood	6
	Ealing Road	3
	Harlesden	6
	Kenton	7
	Kingsbury	0
	Neasden	7
	Preston Road	2
	Wembley Park	7
	Willesden Green	11
	Local	Church End
Kensal Rise		2
Queen's Park		4
Sudbury		4
London Average		6.1**

Table 7: Vacancy data in Brent's town centres.

* Data includes A1, A2, A3, A4, A5 and Sui Generis use classes. (Source: Regeneris Town Centre Health Checks 2018, updated Autumn / Winter 2019).

** Source of London Average: 2017 London Town Centre Health Check Report (January 2018)

Town Centre Floorspace

Over the monitoring period, completions resulted in a net decrease in A1 (shops), A2 (professional and financial services) and B1a (office) and D2 (assembly and leisure) floorspace. Floorspace remained the same in most major and district centres with the exceptions of Willesden Green, Kilburn and Wembley where there was a net decrease. The remaining town centres have not been included within the below graph due to a negligible change in floorspace.

The loss of office floorspace in Kilburn was through two schemes: one which resulted in the conversion of office space to A2 use and residential use, and one which was through the conversion from office to residential, whereby the offices had been vacant for a significant period of time. The slight increase of office floorspace in Wembley was through a mixed-use scheme which included the alterations to existing commercial units.

The slight increase in A2 floorspace is through the scheme mentioned above, which resulted in the conversion of office space to A2 use, while the loss of A1 space in Wembley is through a mixed-use scheme which involved alterations to the existing commercial units, in addition to construction of residential. The overall decrease in A1 uses in these town centres could be attributed to a change in shopping trends, with people increasingly using the internet to buy things they previously would have acquired on the high street.

The Council acknowledges that they require flexibility to encourage a wider range of commercial uses within units that may become vacant. The draft Brent Local Plan includes policies around town centres and the nighttime economy. The plan states the need for a lower threshold for retail impact studies and a flexible approach to enable the development of a mix of uses, supporting the increasing leisure function of Brent's town centres and enhancing their destination appeal.

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. Additionally, the LDD only requires the monitoring of changes of use where there is a change of use (or creation or loss of floorspace) of more than 1000sqm, or resulting in the creation or loss of residential units. Therefore, smaller applications have not been included in the figures above and below.

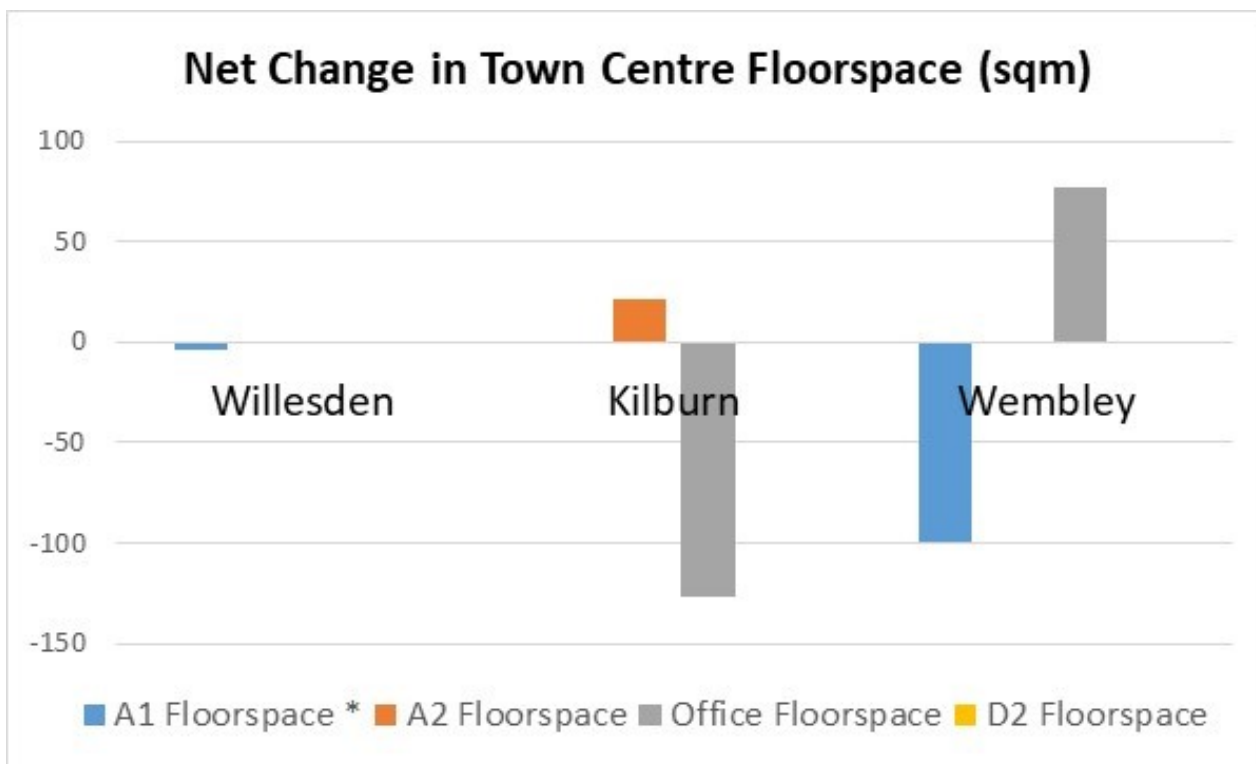


Figure 6: Change in town centre floorspace 2018—19 (Source: London Development Database LDD).

3.3 Employment

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

The statistics quoted in this section (regarding employment) are from the Office for National Statistics latest datasets which were last updated in 2018.

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 2532sqm employment floorspace. There was a net loss in floorspace within Staples Corner SIL and Kingsbury LSIS, the net loss in Kingsbury LSIS being due to a prior approval application for office to residential development. However, the Core Strategy target of an annual net increase of 1200 sqm in employment floorspace in Park Royal was met, with a net increase of 4006sqm.

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 6909 sqm office floorspace. This was for a variety of reasons. 20% of floorspace lost was through prior approval. Two of the "Redevelopment Residential" losses had been granted Prior Approval previously, prior to Full Applications being made. 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 has subsequently confirmed Article 4 Directions in August 2018 to remove these permitted development rights in some parts of the borough and consulted on extending these Article 4 Directions to cover the rest of the borough between October and December 2019.

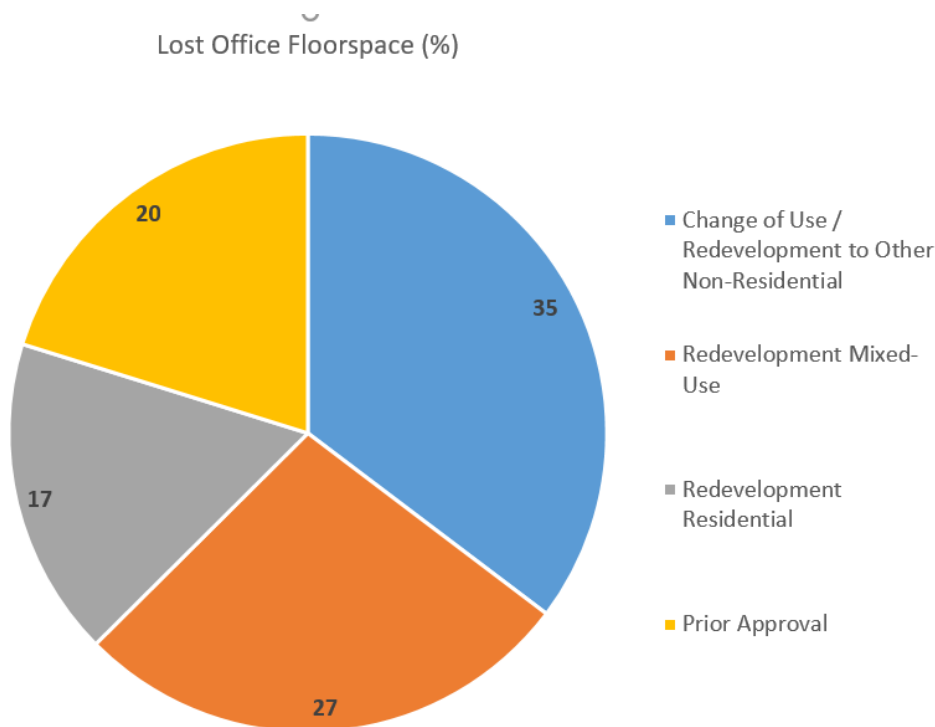


Figure 7: percentage of office floorspace lost by cause 2018 (Data sourced from LDD).

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 2016 and 2017 the number of jobs in Wembley increased by approximately 780. The number of Brent residents employed in tourism (accommodation and food services, arts, entertainment, recreation and other services) remained stable at 14,000 people, however, as a percentage of overall employment, this reduced to 10.9% from 11.57% in 2017.

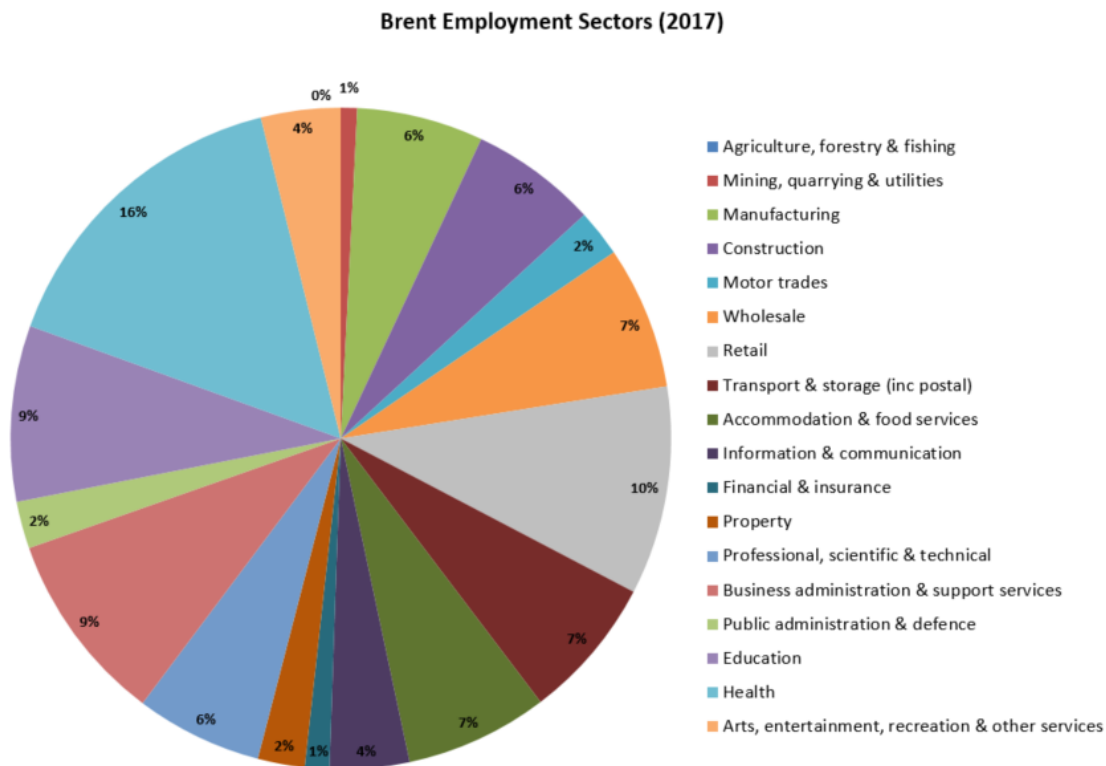


Figure 8: proportion of population employed in different employment sectors (Source NOMIS BRES data).

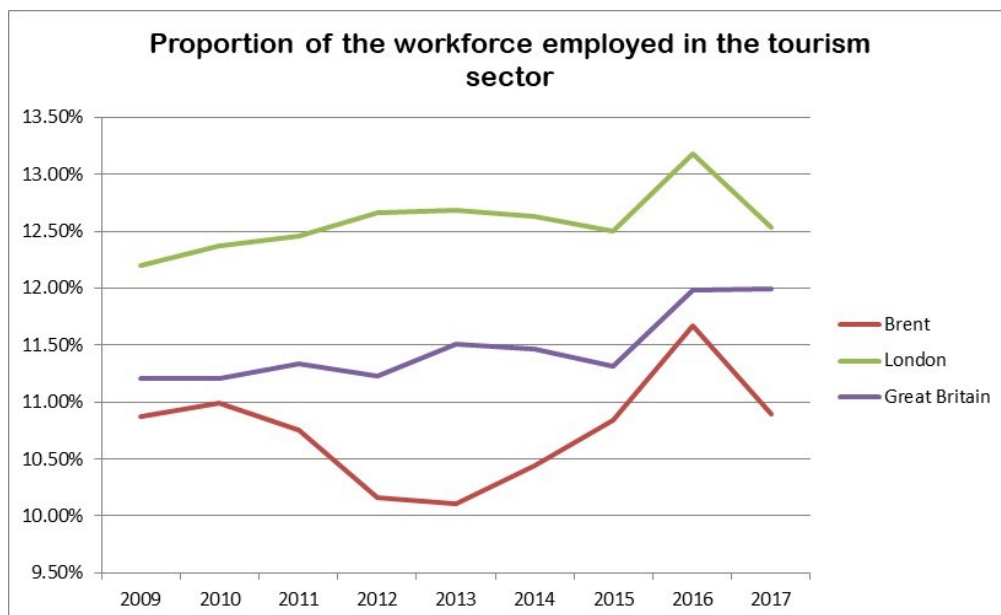


Figure 9: proportion of the workforce employed in tourism compared with London and Great Britain. (Source NOMIS BRES data).

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 115 people into jobs (against a target of 110), and 56 people into apprenticeships (against a target of 50).

3.4 Community & Cultural Facilities

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

School Places

There was a net gain in school floorspace of 11,749sqm, due to the completions of Alperton Community School, the Ex Manor School, Byron Court Primary School and The Stonebridge School. Alperton Community School's redevelopment included the erection of a 4 storey 9 form entry secondary school for 1700 pupils, while the redevelopment of Byron Court Primary School has seen the construction of a new building to accommodate expansion of the school from 3 form entry primary school. The total provision includes a loss of 122sqm at Moberly Sports and Education Centre, where one of the demolished buildings had been used as a children's pre-school centre.



Alperton Community School

Healthcare Facilities

There was a net loss of 5892sqm of floorspace for healthcare facilities. 5800sqm of this was due to the demolition of Craven Park Health Care Centre as part of the wider regeneration of Stonebridge Park estate (originally granted Outline permission in 1997). While the demolition of this health centre took place many years ago, the completion of new buildings on this particular site only occurred in 18/19 and as such the loss of floorspace has been recorded in the 18/19 year. Craven Park Health Care Centre has been re-provided elsewhere. A further 96sqm of floorspace for healthcare facilities was lost through the completion of a change of use from a vacant D1 building to residential use. The building had previously been in use as a drug and alcohol rehabilitation centre.



Moberly Sports Centre

Other Community Space

There was a net increase of 372sqm of other D1 floorspace due to the completion of mixed-use schemes at the former Craven Park Health Care Centre and redevelopment of the garages to the rear of Weston House.

Cultural and Leisure Facilities

There was a net increase of 6697sqm of D2 cultural and leisure facilities floorspace due to the completion of Moberly Sports Centre, providing high-quality multi-sports facilities.

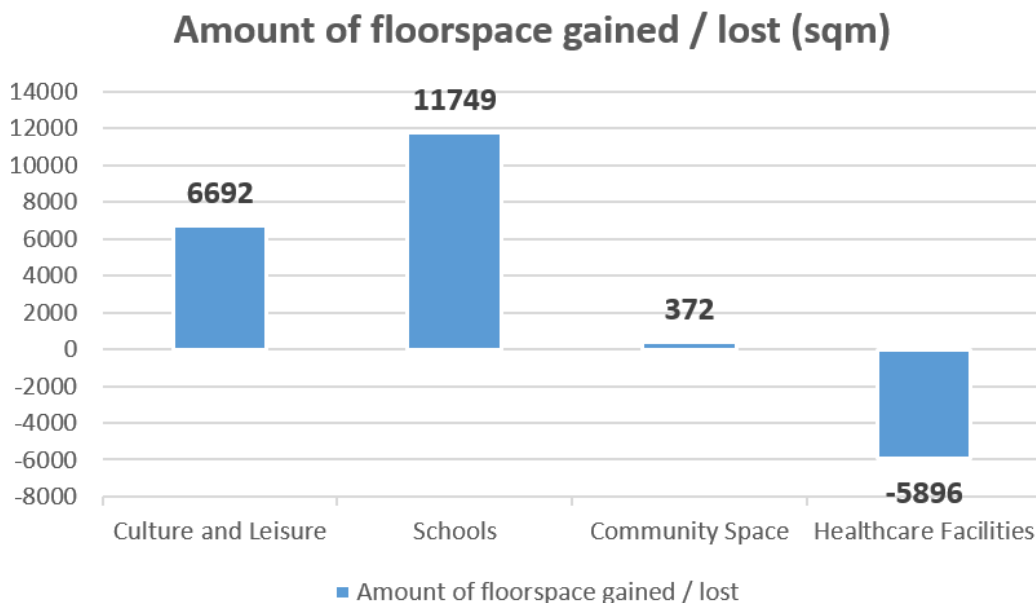


Figure 10: Community floorspace loss/gain (Source LDD).

3.5 Green Infrastructure

Open Space & Green Infrastructure

There were 800 trees planted in Brent during this period. 300 trees were planted by five community groups in six parks in Winter 2018. This figure does not include trees planted within the Wembley Park area as they are not council planted and were implemented by Quintain and fall under their management. Previously, to assess the quality of parks the Core Strategy set a monitoring target of parks awarded Green Flag status. The Council works to achieve green flag standard on a number of parks but do not apply for the award. In the previous monitoring year, the council commissioned the services of Keep Britain Tidy (KBT) to undertake and assessment of the quality of Brent's parks and open spaces. The green flag scoring mechanism has been used by KBT to assess the quality of the spaces.

The Green Flag Award Scheme uses the following 8 key criteria to rate an outdoor space out of 10: a welcoming place; healthy, safe and secure; well maintained and clean; environmental management; biodiversity, landscape and heritage; community involvement; marketing and communication; management. The average KBT score across all sites was 58% with parks scoring highest on: Control of Dogs (6.9), Personal Security (6.42), and Landscape Features (6.40), and lowest on: Waste minimisation (4.36), Signage (4.73), Buildings & Structures (5.14), and Litter & Waste (5.24). However, an assessment in the 18/19 monitoring year has not been undertaken.

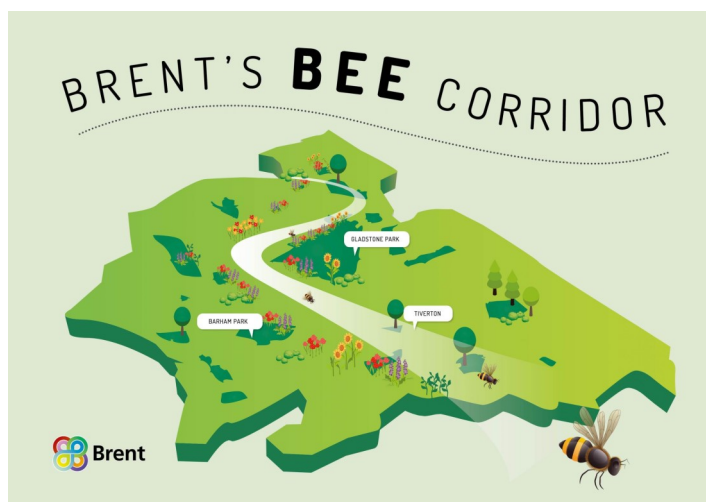
Brent has also been fortunate enough to once again win numerous awards at the London in Bloom awards. This year, five parks won Gold awards, four parks won Silver awards, Roe Green Walled Garden won Best in Category (Small Conservation Area), and Alperton Cemetery won Best in Category (Small Cemetery of the Year). The Parks Team also won Parks Innovation of the Year in the Public Sector Excellence Awards for their Bee Corridors.

Parks and Play Spaces

One application was completed at the Tiverton Green Open Space, which consisted of a new multi-use games area, outdoor tennis tables, a transverse climbing wall, walking / jogging routes, grass mounds and associated landscaping works.

Biodiversity

There was no loss of Sites of Importance for Nature Conservation (SINC). A Bee Corridor was created in time for Summer 2019 consisting of 22 wildflower meadows to help halt a decline in biodiversity after a recent study showed a huge decline in pollinating insects since the 1980s. To increase the amount of biodiversity in our parks, we changed the way in which we manage our grassed areas. Larger parks allow for a wide mix of uses such as ball games and picnics as well as newly introduced meadows. This year, we also introduced wildflowers into our meadow areas to lead to increased visits from butterflies, moths, dragonflies, bees and other insects.



Brent's Bee Corridor



Tree Planting at One Tree Hill

3.6 Sustainability

Policies Monitored: CP7, CP19, London Plan policy 5.2

Carbon Reduction & Sustainable Drainage

Since the end of the 18/19 monitoring year, Brent Council has declared a climate change emergency. Within the monitoring period, sixteen major residential developments were completed. A summary of the sustainability of these schemes is shown in the table below. 14 schemes adhered to London Plan and Brent Council sustainability policies, based on the time of consent in relation to reduction in CO2 emissions, renewables and the GLA energy hierarchy. One scheme made no reference to SUDS, however, this scheme was not located in a flood zone or critical drainage area. Two schemes were office to residential conversions granted through the prior approval process, and therefore sustainability standards could not be required.

Application	Sustainable Urban Drainage Systems	GLA Energy Hierarchy	Reduction in CO2 emissions on Part L 2010	Renewables
10/2898—Barnham Park Estate (Phases 2 & 3), Roundtree Road	SUDS incorporated	Yes—CHP, solar PV, passive design	>20%	Solar PV
13/2537—Thames Water Depot and Training SH, 225 Harlesden Road	SUDS incorporated	Yes—passive design, solar PV	>25%	Solar PV
13/3682—Moberly Sports Centre, Kilburn Lane	SUDS incorporated	Yes—passive design, CHP, solar PV	40%	Solar PV
14/2276—Land at 255 Ealing Road	SUDS incorporated	Yes—passive design, communal gas boiler system, solar PV (contains a small element to be submitted to carbon offset fund)	>25% A small element to be submitted to carbon offset fund	Solar PV
14/2930—Sarena House, Grove Park	SUDS incorporated	Yes—passive design, CHP, solar PV	>35%	Solar PV
15/0822—Land on site of former Craven Park Health Centre, Knatchbull Road	SUDS incorporated	Yes—passive design, solar PV	>35%	Solar PV
15/1820—Garages Rear of Weston House, Winchester Avenue	SUDS incorporated	Yes—passive design, solar PV	35%	Solar PV
15/2981—Albion House, 470 Church Lane	N/A	N/A	N/A	N/A

3.6 Sustainability

Policies Monitored: CP7, CP19, London Plan policy 5.2

Application	Sustainable Urban Drainage Systems	GLA Energy Hierarchy	Reduction in CO2 emissions on Part L 2010	Renewables
15/3575—1 Respite Unit for M H Children, Clement Close	No	Yes—efficient building fabric and heating systems, solar PV	>35%	Solar PV
15/3616—5 Ex Manor School, The Avenue	SUDS incorporated	Yes—solar PV	>35%	Solar PV
15/4367—5 Peel Road	SUDS incorporated	Yes—passive design, solar PV	>35%	Solar PV
15/4473—Car Park, Montrose Crescent	SUDS incorporated	Yes—passive design, CHP, allows future connection to District CHP	>35%	Solar PV, air source heat pumps for commercial element
15/5394—Former Yellow Car Park, 2 Fulton Road (forms part of wider Quintain scheme)	SUDS incorporated	Yes—passive design, CHP, solar PV	33%	Solar PV
16/0077—The Stonebridge School, Shakespeare Avenue	SUDS incorporated	Yes—passive design and mechanical ventilation with heat recovery, CHP	35%	Solar PV
16/2171—Press House, Press Road	SUDS incorporated	Yes—passive design, allows future connection to District CHP	>35%	Solar PV
17/3014—Dephna House, Neasden Lane	N/A	N/A	N/A	N/A

Table 8: Major schemes' sustainability

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.

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 2018-19 was 106,901 tonnes, a 2.2% decrease 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 2018-19, 33% of the borough’s 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.

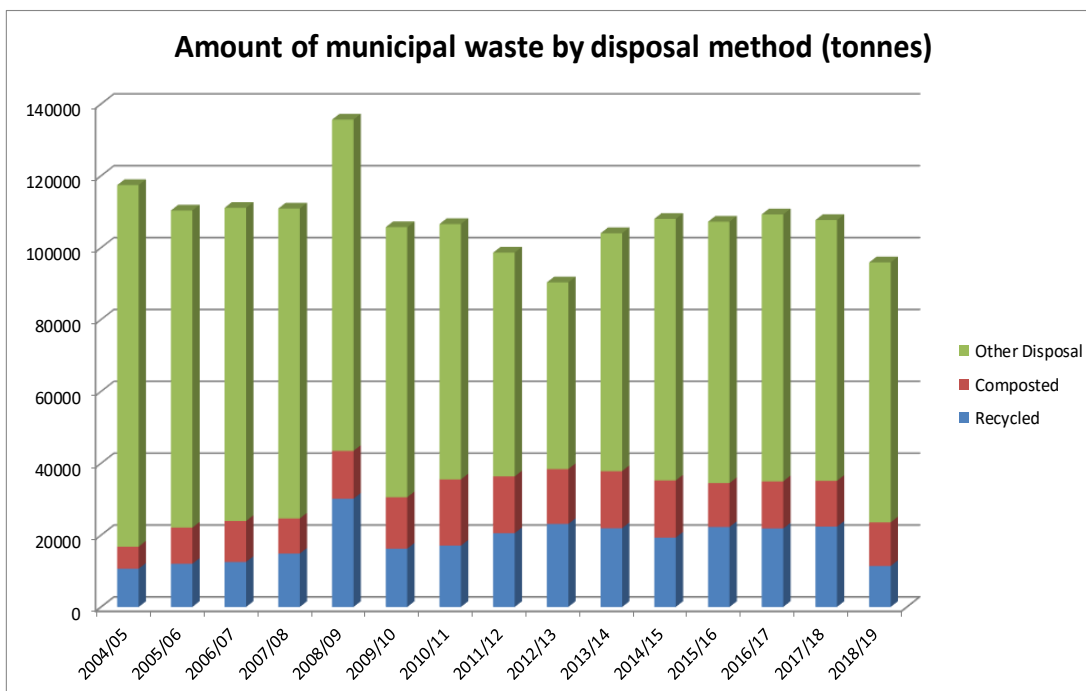


Figure 11: amount of municipal waste by disposal method.

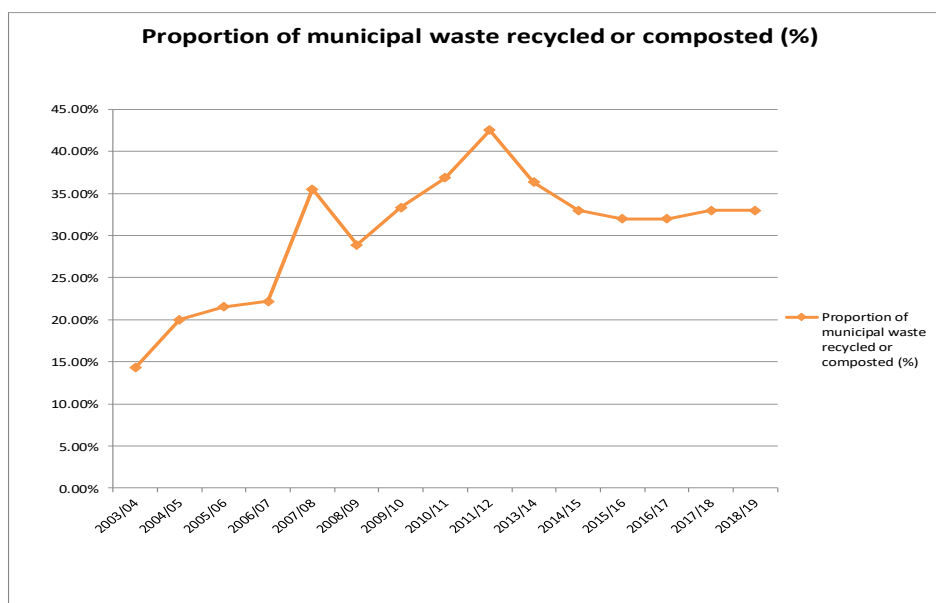


Figure 12: proportion of municipal waste recycled or composted from 2003 to 2019

3.8 Site Allocations & Wembley Area Action Plan

The implementation of Site Specific Allocations 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	Other Land Uses Proposed	Planning app reference	Status 2018 / 2019
Wembley Central Square	Residential	01/1714	Completed 155 units
Elizabeth House	Residential	09/2506	Completed 115 units
Quadrant Court HA9 0BY (W04)	Residential	06/3630	Completed 232 units
Forum House HA9 0AB (W01)	Residential	05/2949	Completed 286 units
W1 Wembley West End	Main Town Centre Uses/Car Parking	15/4473	Completed 186 units
W2 London Road	Main Town Centre Uses		No progress.
W3 Chiltern Line Cutting North	N/A		No progress.
W4 High Road/Chiltern Line Cutting South	Main Town Centre Uses/Offices/Student Accommodation/Hotel	Chesterfield House - 15/4550.	Chesterfield House - permission granted for 239 residential units and ground floor retail and commercial. Started on site.
		Brent House Annexe - 15/1310.	Brent House Annexe - prior approval 25 residential units. Completed.
		Lanmor House - 14/1700.	Lanmor House - prior approval 30 units. Completed.

Site Specific Allocation	Other Land Uses Proposed	Planning app reference	Status 2018 / 2019
W5 Copland School and Brent House	Redeveloped school/Mixed use development frontage	Brent House - 15/4743.	Brent House - permission granted for 248 residential units and ground floor commercial space. Started.
		Copland School (now Ark Elvin Academy) - 15/3161.	Ark Elvin Academy - permission granted redevelopment and expansion. Occupation Sept 18.
W6 South Way Site	Main Town Centre Uses	15/3599 & 14/4931	Hotel development on site. Started.
W7 Mahatma Gandhi House	Office	15/4714	198 dwellings started.
W 8 Land West of Wembley Stadium	Main Town Centre Uses/Community/Leisure/Office	15/5550	Permission granted 3990 residential units and 59573 sqm commercial floorspace. Started on site.
W 9 York House	Mixed use	18/2197 & 15/5550	Prior Approval office to residential 305 dwellings no start and reserved matters for primary school—no start
W 10 Dexion House	Retail/Office/Leisure/Student Accom./Hotel/Community Swimming Pool	14/3624	Completed
W 11 Malcolm House	Retail/Office/Leisure/Student Accom./Hotel/Community Use	08/2633	Permission for a 7 storey and 11 storey hotel, restaurant and parking. Started.
W 12 North West Lands	Retail/Office/Leisure/Student Accom./Hotel/Community Use	10/3032, 15/5550, 14/4330, 15/5394	Permission granted for 2446 units. Started.
W 13 Stadium Retail Park	Retail/Office/Leisure/Student Accom./Hotel/Community Use	15/5550	Wider Wembley Masterplan see W8. Started.
W 14 Arena House and Crescent House	Office/Education/Student Accom./Hotel	-	No progress
W 15 Apex House & Karma House	Hotel/Commercial/Affordable Workspace	Shubette House - 08/3009.	Shubette House - completed 2013.
		Apex House - 15/4708.	Completed 558 unit student accommodation.
W 16 1 Olympic Way	Office	16/2156 & 17/4538	Prior approval granted 227 residential units.
W 17 Olympic Way Office Site	Leisure/Tourism/Cultural	14/4981.	211 residential units and ground floor commercial completed.
		14/0363 & 16/5563	Planning permission 707 unit student accommodation. Completed. To increase by 8 units

Site Specific Allocation	Other Land Uses Proposed	Planning app reference	Status 2018 / 2019
W 18 Wembley Retail Park	Public Open Space/Primary School	575 North End Road - 13/1494.	575 North End Road - delivered 450 student accommodation. Completed.
		15/5550	Wider Wembley see W6.
W 19 Wembley Stadium Car Park	Leisure	15/5550	Permission for 1834 dwellings. Started.
W 20 Cottrell House & Norman House	Retail/Commercial/Community Facilities	16/1698	Start on site 55 dwellings
W 21 21-31 Brook Avenue	N/A	10/2814	33 residential units completed.
W 22 Wembley Park Station Car Park	N/A	12/3499	Delivered 109 residential units. Completed.
W 23 The Torch/Kwik Fit Euro	Retail		None
W 24 Town Hall	Office/Retail/Community Facilities	13/1995	Now converted into a French School.
W 25 Amex House	Office/Managed Affordable Workspace	16/1404	Permission granted 195 residential units. Started.
W 26 Watkin Road	Office/Leisure/Managed Affordable Workspace/Community	17/2782	283 bed student accommodation. Started.
W 27 Euro Car Parts	Office/Leisure/Student Accom/Managed Affordable Workspace/	-	None
W 28 First Way	Leisure/Hotel/Office	12/1293	Tipi & Alto complete (705 units).

Table 9: development status of site allocations within the Wembley Growth Area as of 2019.

South Kilburn

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018 / 2019
SK1. Queen's park station area	Community Facilities, Retail and bus interchange	12/0788	Started on site.
SK2 British Legion, Marshall Hse & Albert Rd Day Centre	N/A	12/1516	Completed 144 units.
SK4 Canterbury Works	Offices and community facilities	Canterbury House - 15/0696	Canterbury house completed 24 units.
			Canterbury Works—remainder of site reserved for HS2 Vent Shaft
SK5 Moberley Sports Centre	Sports & nursery school	13/3682	Completed 71 units.
Gordon House			Completed 26 units.
Texaco Site			Completed 50 units.
Site 11a (Swift House & George House)			Completed 153 units.
Site 11b			Completed 144 units.
Argo Business Centre		184023	Completed 93 units.
SK Phase 1b Cambridge / Wells, Ely, Bond Hicks Bolton	Residential		Completed 90 units.
SK Phase 2a Bronte & Fielding	Residential		Completed.
Site 3c (Hansel Road)			Completed 133 units.
SK Phase 3a Gloucester & Durham	Residential	12/0788	Started on site. Demolition. Construction is due to start on 235 new homes in South Kilburn, in partnership between Brent Council and Telford Homes Plc.
SK Phase 3a 4-26 Stuart Road / 5-9 Chippenham Gardens	Residential	16/1191	52 dwellings—permission granted—no start in 18/19 year. Started July 2019.
SK Phase 3a Peel Precinct	Residential & Retail	16/4174	Permission granted for 226 dwellings and doctors' surgery. Not started.
SK Phase 3b Woodsworth & Masefield (new school site)	Residential	16/4174	No progress.

Table 10: development status of site allocations within the South Kilburn Growth Area as of 2019.

Alperton

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018 / 2019
Atlip Road	Residential & Commercial	06/0856	Completed 186 units.
243 Ealing Road	Residential & Commercial	09/2116	Completed 440 units.
A1 Alperton House	Residential/Workshops/Food & Drink	18/4199	474 residential units, commercial, retail, office. Not started.
A2 Minavil House & Unit 7 Rosemont Road	Residential/Office	16/2629	251 dwellings and retail. Started.
A3 Former B&Q and Marvelfair House	Residential/B1 workspace/A3 Also 17/1104 253a Ealing Road 20dwellings 15/3950 1c Carlyon Road 38 dwellings	B&Q (243 Ealing Road - 13/0653	B&Q (243 Ealing Road) completed 140 units.
		Marvelfairs House - 14/2276	Completed. 125 dwellings and B1 office.
A4 Atlip Road	Residential/Employment/A3 uses	2 Atlip Road - 15/2061	Housing Zone Feasibility. Part of site 2 Atlip Road 15/2061 approved subject to s106
A5 Sunleigh Road	Residential/Commercial including workspace & A3	2014	Housing Zone figure based on upper end of LP matrix after PTAL improvement
A6 Woodside Avenue	Residential/B class including affordable workspace	2012	Housing Zone Feasibility. Figure based on upper end of London Plan housing density matrix
A7 Mount Pleasant/ Beresford Avenue	Residential/Work-live/ managed affordable workspace	100 Beresford Avenue - 16/4478	136 residential units under construction.
Northfields	Housing, employment, retail and leisure	18/0321	Application for mixed use development including 2900 residential units approved. Not started in 18/19 year – started in May 2019.

Table 11: development status of site allocations within the Alperton Growth Area as of 2019.

Burnt Oak/Colindale

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018 / 2019
B/C1 Oriental City & Asda	Residential/Retail/ community use (incl. school) /commercial	Oriental City - 15/1337	Oriental City - Started on site. 183 units completed to date.
			Asda – no progress.
B/C2 Sarena house/ grove park/Edgware road	Residential/Workspace (incl. managed affordable)	Sarena House - 14/2930	Serena house completed 227 units mid-august 2018
			381-383 Edgware Rd
B/C3 Capitol Way	Residential/Retail / car show-room / community use	08/2823	First phase complete (243 units). Remaining 219 residential units to be delivered.
B/C4 3-5 Burnt Oak Broadway	Residential/Retail	11/0403	Started. Construction commenced summer 2014 and is ongoing.
Capitol Industrial Park	Residential Employment	17/0837	Permission granted

Table 12: development status of site allocations within the Burnt Oak/Colindale Growth Area as of 2019.

Church End

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018 / 2019
CE1. Church End local centre	Residential/Retail, public square, local offices and health centre	Phase 1- 13/2213 (resolution to grant subject sec 106)	Permission granted. Not started.
		Phase 2 - 13/1098 permission granted.	Permission granted. Not started.
CE3. Former White hart PH and Church	Residential/Retail	White Hart PH - 09/1208	White Hart PH - scheme completed 76 units Sep 2012.
			226 occupied by a church and recording studio. No progress
CE4. Homebase	Residential/Retail	2012	No progress.
CE5 Chancel House	Residential/Employment Use	19/2804	Application for a secondary school received August 2019 (outside of monitoring year)
CE6. Asiatic Carpets	Residential/Light Industrial/Managed	2012	No progress.

Table 13: development status of site allocations within the Church End Growth Area as of 2019.

Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018 / 2019
1. Metro Hse.	Residential	09/2650	Completed. Delivered 143 residential units.
2. Garages at Barnhill Rd	Residential	10/2104	Completed. Delivered 9 residential units.
3. Dollis Hill Estate	Residential/New school and employment development	10/1388	Completed. Delivered 160 residential units.
4. Dollis Hill House	Residential/Food & drink use / community use / conferencing	-	Site now landscaped as feature in the park. Completed 2012.
5. Priestly Way, North Circular Road	Employment development	-	No progress.
6. Neasden Lane / Birse Crescent	Residential/Retail	2012	No progress.
7. Neasden Lane / North Circular Road	Hotel/Retail	2012	No progress.
8. Former N/A Kingsbury Library & Community Centre	Community/Education Use	08/1106	Completed. Education centre and extension.

Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018 / 2019
9. Harlesden Plaza, Manor Park Road	Residential/Retail / Community Use	09/0732	Retail development completed 2013.
10. Former Willesden Court House	Residential/Community use	08/1629	Completed. Delivered 38 residential units and community space.
11. Manor Park Road	Residential	2014	17/2331—appeal allowed.
12. Former Willesden Social Club & St. Joseph's Court	Residential/community use	13/3702	Completed.
13. Sainsbury's Superstore	Residential/Retail	2014	No progress.
14. Clock Cottage	Residential/Community use/ Residential institution	16/3294	Permission granted.
16. Morrison's Supermarket	Residential/Retail	18/2183	194 units under construction on parking land east of Morrisons.
17. Alpine House	Residential/Affordable Work-space	12/2612	Completed. Delivered 144 residential units and 1705sqm employment floorspace.
18. Bridge Road	Residential	10/3226	Completed. Delivered 4 residential units.
19. Stonebridge Schools	Residential	16/0077	Completed. Delivered 73 units.

Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018 / 2019
20. Former Unisys & Bridge Park Centre	Residential /Community use/ Sports facilities, B1, local needs retail and hotel	2012	No progress.
21. Land Adjoining St. Johns Church	Residential /Community facility	09/3104	Completed. Delivered a church hall and 4 residential units.
22. Roundtree Road	Residential Community /retail	09/2350	Completed.
23. Vale Farm Sports Centre	Sport and recreation	-	No progress.
24. Wembley Point	Residential/Office/ local retail/leisure/ community use	Wembley Point—15/1625 & 16/4997, 16/3049; 18/3125 Argenta House—18/4847	Wembley Point - permission for 439 units. Started on site. Application for 130 units at Argenta House—resolution to grant.
25. Vivien Ave.	Residential/ Community use	12/2653	Completed. Delivered 40 extra care units and new community open space.
26. Old St. Andrew's Church	Community use	-	Now in use as a church.
27. Hawthorn Road	Residential	11/0952	Completed. Delivered 20 residential units.

Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018 / 2019
28. Queen's Parade / Electric House	Residential /Retail /Food & Drink	Electric House - 13/1428	Electric House delivered 25 residential units - completed.
	Residential /Retail /Food & Drink	Queen's Parade—17/0322	Queen's Parade – application for 106 student residential accommodation units
29. Former Dudden Hill Lane Playground	Residential /Community/ Leisure or Retail	19/2688	Application received for 29 units
30. Gaumont State Cinema	Community /Arts & Culture /Retail / Entertainment / Employment Workspace	-	Change of use to place of worship implemented.
31. Kilburn Square	Residential /Community use and Retail	09/0410	No progress.
32. Former Rucklidge Service Station	Residential	07/2829	Completed. Delivered 14 residential units and ground floor retail.

Table 14: development status of site allocations which are not within Growth Areas (i.e. 'other sites') as of 2018/2019.

3.9 Housing Delivery Test

Policy context

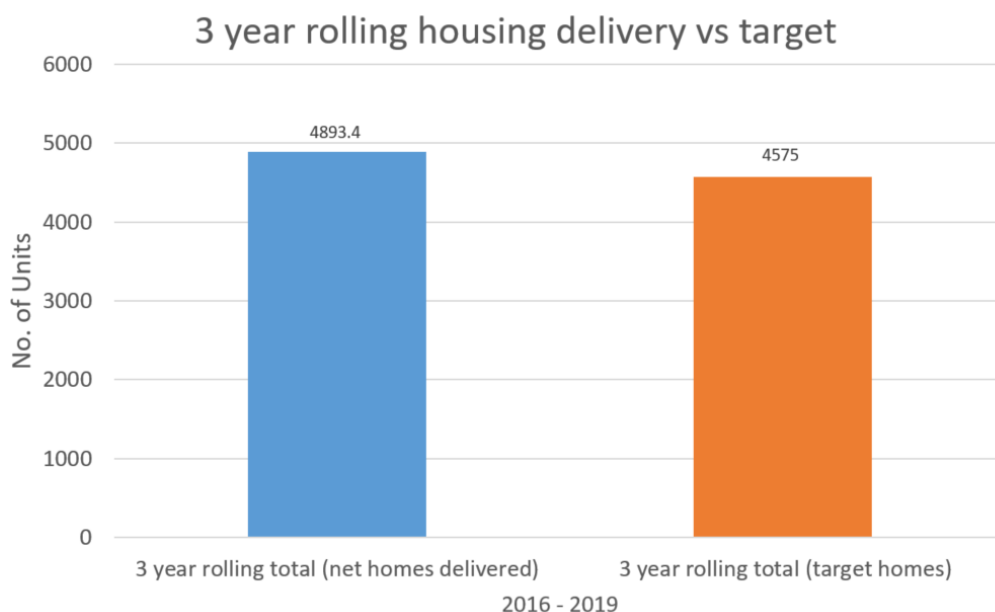
The National Planning Policy Framework (NPPF) 2019 requires local authorities to demonstrate that they have delivered a sufficient proportion of their housing targets over a rolling three year period. If the authority has not met 95% of its target they have to prepare an Action Plan which will help guide the council’s future actions, supporting them to bring forward more homes. Since March 2015, Brent’s target has been 1525 from the Further Alterations to the London Plan (FALP). The draft London Plan (2018) proposed a much more ambitious target for Brent of 2915 homes per year over the next ten years. However, following examination in summer 2019, the panel of Inspectors recommended that this target be reduced to 2325 homes per year over the same period, which the mayor has now accepted. The Council is still considering whether to identify this revised target as a minimum in the Local Plan which will be subject to examination later this year. In any case, monitoring of this target will be carried out in future AMRs. Housing Delivery Test figures below are based on the targets of the current adopted London Plan.

The target figure consists of both self contained homes and communal homes. Communal homes are homes with shared facilities and therefore do not constitute entire homes themselves. In this case these homes are divided by the average number of residents occupying them; on average student accommodations are occupied by 2.5 students, and other communal facilities by 1.8 residents. Brent has delivered 4893.4 homes over the past 3 years which constitutes 106.95% of its target of 4575. Under this methodology the council is seen to have delivered more housing than required by its housing target and will therefore not have to produce an Action Plan. These figures are subject to verification by government.

Table 21: Data sourced from the MHCLG live tables: Net Dwellings Nov19 & Communal Nov19

Year	Net self contained	Net Communal Accommodation	Communal/2.5	Net Homes HDT Figure
2016-17	1364	1494	597.6	1961.6
2017-18	694	1266	506.4	1200.4
2018-19	1741	-24	-9.6	1731.4

Figure 11: Data sourced from the MHCLG live tables: Net Dwellings Nov19 & Communal Nov19.



Planning Policy Team

Brent Civic Centre

Engineer's Way

Wembley HA9 0FJ

www.brent.gov.uk/localplan