

Annual Monitoring Report 2020-2021



RISE Launch of Brent's year as London Borough of Cultures 2020

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1.0 Introduction

1.1 Purpose and Structure of the Report

This is the sixteenth Annual Monitoring Report (AMR) for the London Borough of Brent and covers the period April 2020 to March 2021. It serves as the Authority Monitoring Report consistent with Section 113 of the Localism Act 2011. 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.



2,775 net additional homes (includes a net gain of 2404 conventional, self-contained homes, and 371 non-self-contained homes*).



No change in industrial employment floorspace in SIL / LSIS



6261sqm office floorspace lost



Majority of major completed schemes adhered to London Plan and Brent Council sustainability policies in relation to carbon reduction

* Net loss of 19 supported living units. Net gain of 975 student accommodation units, equal to 390 dwellings.

Brent's performance in 2020/21 at a glance:

- 2,775 net additional homes delivered - an increase in the number of homes delivered on last year, above the London Plan target of 2,325 dwellings per annum.
- 801 affordable units completed, representing 31% of net conventional completions.
- Consultation on main modifications to the draft Brent Local Plan.
- 5 POCAs finalised by the planning enforcement team. The total amount awarded was £970,278.53, of which £287,202.44 is expected to come to Brent.
- Continued loss of office floorspace, due to permitted development and through re-development.
- A net increase in educational floorspace due to University College of Football Business opening a campus in Wembley Park, and additional space for early years, community space and health.
- A net increase of 718sqm of retail and 326sqm of financial and professional services due to completions within Brent's town centres.
- Brent declared a climate change emergency in July 2019 and all schemes, with the exception of permitted development, adhered to current London Plan and Brent Council sustainability policies.

2.0 Performance of the Planning Service

This section briefly outlines the main work of the Planning Service during 2020/21.

2.1 The Progress of the Local Plan

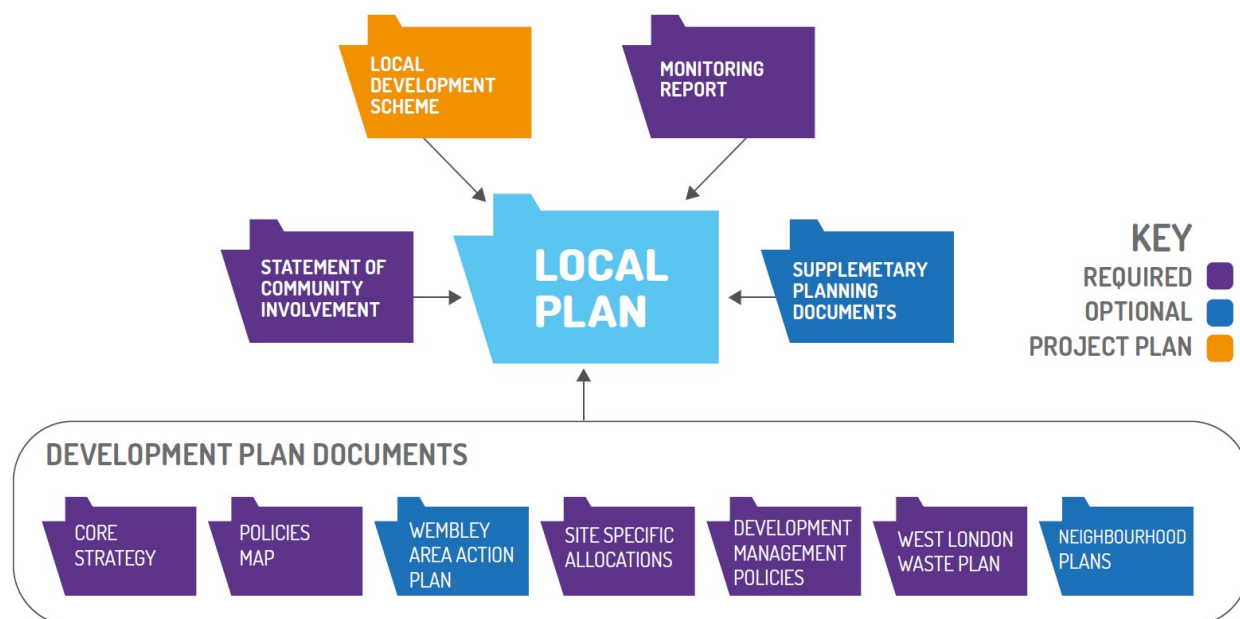


Figure 1: shows documents forming the Local Plan as of March 2021

The Local Development Scheme (LDS) 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 LDS was reviewed in July 2021. The LDS indicates the Local Plan would be adopted in November 2021, however, the Inspector's report was not received by this time.

The table below provides updates for documents scheduled to be progressed during the monitoring period. The full LDS with a schedule for all planned documents can be found at: www.brent.gov.uk/localplan. In summary in 2022 SPDs will be taken forward on Affordable Workspace, S106 Planning Obligations, Amenity Space, Sustainability, Houses in Multiple Occupation, Design and a Design Code. Queen's Park, Kensal Rise, Barn Hill and Wembley Hill Conservation Areas are to be reviewed. In 2023 a SPD for Staples Corner Growth Area will be taken forward and Brondesbury Conservation Area will be reviewed.

Document	Stage reached March 2021	Status December 2021
Local Plan and Policies Map	Examination in Public Hearings Undertaken Sept / Oct 2020.	Consulted on main modifications July/August 2021. Awaiting Inspector's report.
Church End Growth Area Masterplan	Preparation and initial consultation.	In preparation. Consultation on draft planned Spring 2022.
Neasden Stations Growth Area Masterplan	Early draft stage	Consulted on June/August 2021.

Table 1: Status of emerging Planning Documents

2.2 Neighbourhood Planning

Neighbourhood Forum	Status March 2020
Sudbury	Neighbourhood Forum & Area was first designated in December 2012. The Sudbury Neighbourhood Plan passed referendum and was adopted in September 2015. The Forum had its Neighbourhood Forum status renewed for a further 5 years on 8 December 2017. There have been no changes in the 20/21 year.
Harlesden	Neighbourhood Forum & Area was first designated by Brent Council in September 2015, and by the Old Oak and Park Royal Development Corporation (OPDC) within its area in November 2015. The Harlesden Neighbourhood Plan was adopted in May 2019. The Forum had its Neighbourhood Forum status renewed for a further 5 years by Brent Council on 26 March 2021 and OPDC on 7 April 2021. There have been no changes in the 20/21 year.
Kilburn	Neighbourhood Forum & Area designated by Brent Council and Camden Council in June 2016. The Forum has applied to have its designation renewed. Brent and Camden Councils consulted on the application between 4 November and 17 December 2021.

At the beginning of the monitoring year Brent had three designated Neighbourhood Areas and Forums and one made 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

4082 applications were received (applications of all types). Of the planning applications of the types listed below*, 1.13% of received applications were categorised as major. 100% of majors determined within the year were determined within the agreed timescales. Of all application types below*, 69.21% were granted consent.

ALL	Received	Determined	Granted	Percentage Granted (%)
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%
2019/2020	2892	2961	2148	72.54%
2020/2021	2862	2726	1794	65.8%

Table 3: Applications received, determined and granted involving assessment of schemes against policies.

MAJORS	Received	Determined	Granted	Percentage Granted (%)
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%
2020/2021	46	46	38	82.61%

Table 4: Major applications received, determined and granted, from Q1-Q4 2020/21.

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%
2019/2020	97.62%	86.17%	85.36%
2020/2021	100%	88.24%	82.45%

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

2.4 Enforcement

Type of enforcement activity	Number of cases
Live cases	1874
Enforcement notices served	132
Planning contravention notices served	72
Enforcement appeals dismissed	42
Direct action undertaken	8
Enforcement appeals allowed	10
POCA cases started	3
POCA cases finalised*	5
Enforcement appeals part allowed and part dismissed	6

Table 6: breakdown of enforcement activity

* Of the 5 POCA cases finalised, the total amount awarded was £970,278.53, of which £287,202.44 is expected to come to Brent.

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 draft Local Plan. Brent also continued to engage with other London boroughs through the West London Alliance (WLA) and contributed to the Association of London Borough Planning Officers.

Brent continued to engage with WLA and TfL on the business case for the West London Orbital. It also continued to engage with the Old Oak and Park Royal Development Corporation (OPDC) as it moves towards the adoption of their Local Plan and associated Supplementary Planning Documents, masterplans and evidence base.

As part of the Local Plan process Brent continued to engage with statutory bodies in developing main modifications, in particular OPDC, GLA and Highways England. A Statement of Common Ground was agreed with Highways England on 21 April 2021.

Statements of Common Ground in association with the review of Barnet, Royal Borough of Kensington & Chelsea and OPDC Local Plans were agreed.

The New London Plan was formally published by the Mayor on 2 March 2021. Brent engaged in its development through contributing to its evidence base (e.g. the Strategic Housing Land Availability Assessment), formally commenting on the Plan and appearing at the Examination hearing sessions.

2.6 Community Infrastructure Levy

The Council formally introduced Brent CIL in July 2013.

Total Brent CIL summary	Amount
Total CIL receipts collected for the reported year:	£16,104,767.13
Total CIL carried over from the previous reported year(s)	£59,092,458.57
Total CIL expenditure for the reported year:	£9,041,963.99
Of which, total amount of CIL applied to administrative expenses pursuant to regulation 61:	£613,000
Above as a percentage of CIL collected in the reported year:	3.8%
Total CIL retained at the end of 2020/21:	£109,773,267.12

Table 7: breakdown of CIL receipts 2020-21.

The CIL Regulations 2010 (as amended) stipulate that at least 15% of CIL receipts generated must be spent on Neighbourhood Projects or 25% of CIL receipts where a neighbourhood plan is in place. The Council undertakes two bidding periods - June & December each year – to provide the local community with an opportunity to apply for funding for projects that will help to support the impact of development. Further information is available from: www.brent.gov.uk/cil.

Brent is also a collecting authority for the Mayor's CIL. MCIL is passed on to TfL on a quarterly basis and will be used to fund the Elizabeth Line and Crossrail 2. The Mayor of London reports on this separately, as can be seen at: www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy.

CIL Neighbourhood Area	Sum of Totals (Spend)
Harlesden CIL Neighbourhood	£786,070.53
Kilburn & Kensal CIL Neighbourhood	£463,089.30
Kingsbury & Kenton CIL Neighbourhood	£136,983.32
Sudbury Town Residents Association (Neighbourhood Forum)	£66,419
Wembley CIL Neighbourhood	£1,742,058.38
Willesden CIL Neighbourhood	£633,608.50
Grand Total	£3,828,1229.03

Table 8: A summary of Neighbourhood CIL projects 2020-21. Further information is available from NCIL Team by contacting NCIL@brent.gov.uk or via: www.brent.gov.uk/cil.

A separate Infrastructure Funding Statement (IFS) is also published on the Council website as per the regulations. This replaces the previously published Annual CIL Report. Further detail on the project spend outlined in Tables 7 and 8 as well as projects secured by s106 agreements is available in the IFS. The IFS can be found at: www.brent.gov.uk/cil.

2.7 S106 contributions

S106 agreements are legal agreements between local authorities and developers. Below is a table which outlines the current status of S106 payments last financial year.

Year S106 Contributions Paid	The value of the payment	Spent	Commissioned	Uncomissioned	Repayment	Reason
2020-21	£1,606,137.07	£2,096,584.74	£10,468,822.55	£6,151,549.97	N/A	N/A

Table 9: 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 monitoring period 2,775 net additional dwellings were completed, which exceeds the current London Plan target for the borough of 2,325. There was a net gain of 2,404 self-contained dwellings and 975 student accommodation units, and a net loss of 19 non-self contained dwellings (all supported living). Student accommodation units count towards the London Plan target at a ratio of 2.5:1, with two and a half bedrooms/units being counted as a single dwelling. Applying this ratio student accommodation equated to 390 new dwellings.

2775 net additional new dwellings

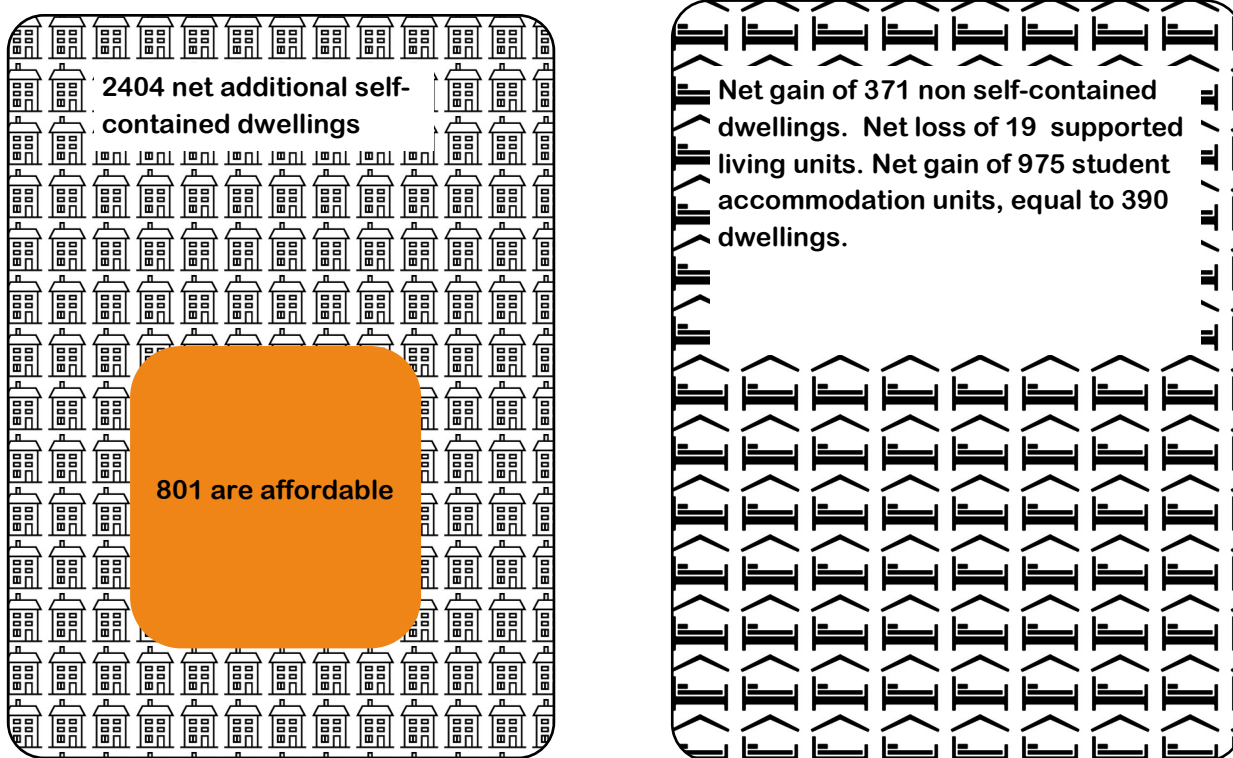


Figure 2: breakdown of net additional dwellings.

Affordable Housing

Of the homes completed during the monitoring period, 801 were affordable. This represents an increase from the previous monitoring year both in terms of actual delivery and percentage. Of the major development completions, 4 were permitted development, and therefore were not required to provide any affordable housing. A total of 8 other major residential developments were completed within the monitoring period, with 6 of these providing affordable homes. Whilst on the Capitol Way development no affordable housing units were completed this monitoring period, 165 affordable housing units were consented as part of the development and completed in earlier phases. The Shree Swaminarayan Temple development also did not include any affordable housing however, the development was predominantly supported living with only 5 conventional units.

Year	Units completed (net)	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%
2019/20	2433	752	30.91%
2020/21	2404	801	33.32%
Total	12,521	3,612	28.80%

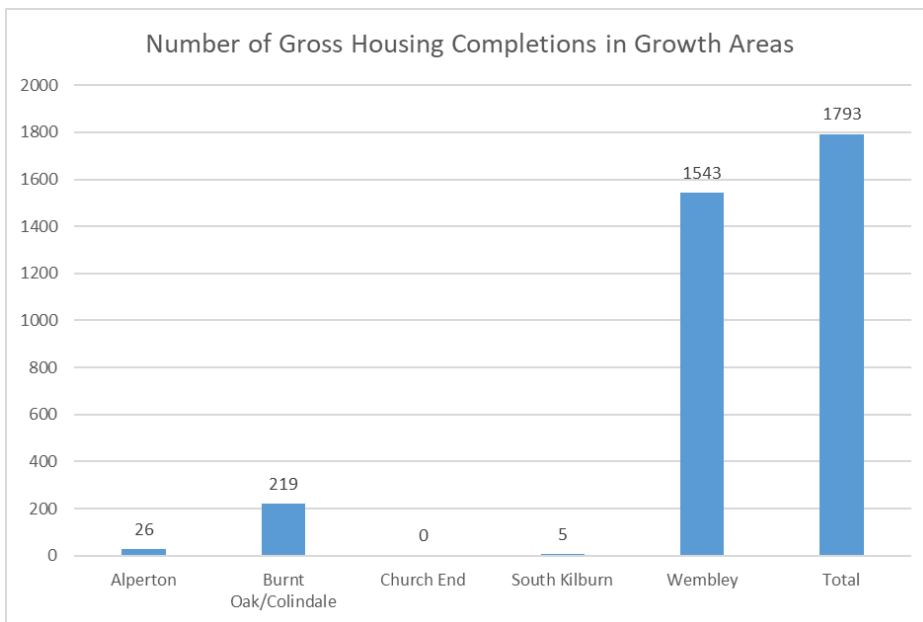
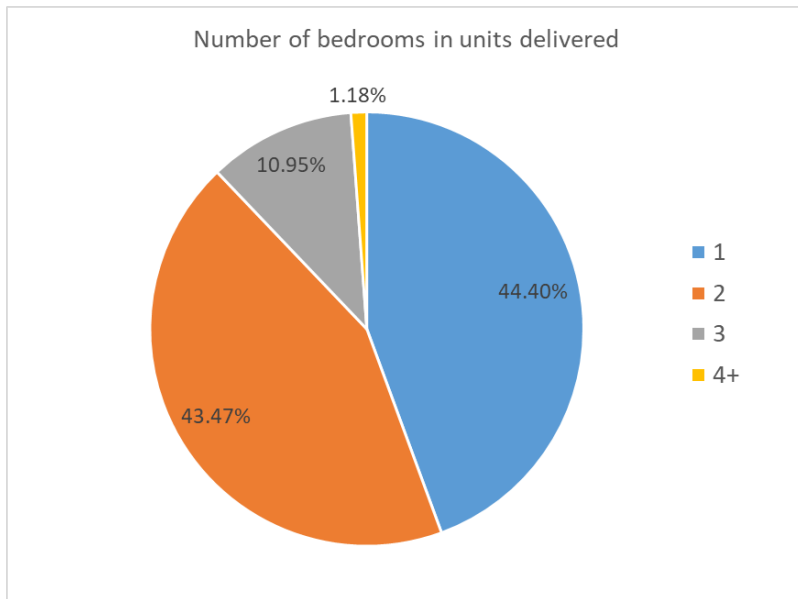
Table 10: Net completions of all conventional housing units including the breakdown of affordable* housing as a percentage for the past 9 financial Years.

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%
2019/20	2701	884	32.73%
2020/21	2457	809	32.93%
Total	24900	6933	27.84%

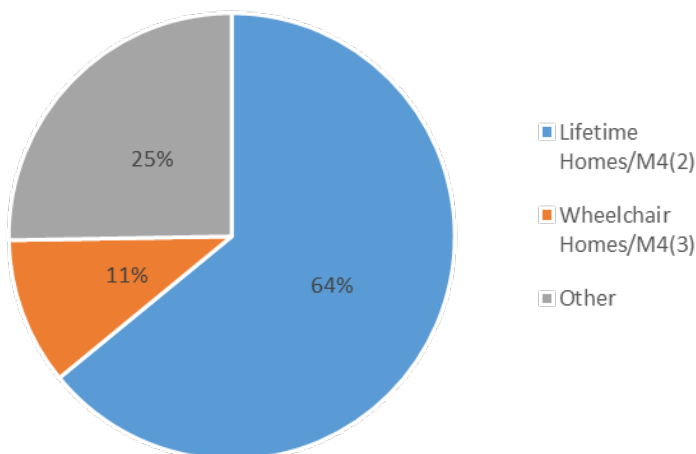
Table 11: Proposed units: Gross conventional housing units granted permission in each of the last 6 financial years including a breakdown of affordable housing as a percentage, excluding superseded permissions.

* Sometimes, the number of affordable housing units delivered on sites exceeds what has been approved in the original permission via the s106 legal agreement. As such, actual affordable housing completion rates may be higher than the number of affordable units originally consented. Contact has been attempted with registered providers on larger developments to determine the level of affordable housing being delivered to ensure as accurate reporting as possible.

3.1 Housing



Accessibility



Housing Size

12% of homes completed had bedrooms of 3 or more, below the council target of 25%. Reasons for not achieving the target include not being able to require family housing on permitted developments and phased developments in which family housing was predominantly delivered prior to the monitoring period. Where viability is a significant factor there is a relationship, and a degree of trade off, in securing optimum levels of both affordable and family housing. Over the monitoring period, 20% of homes consented on major developments were 3 bed+ as a result of this. However, the recently adopted policy applies a scheme specific target of 25 % of homes on all schemes that require planning permission to be family sized, which will improve future delivery

Housing Location

74% of the gross conventional homes completed were delivered within the borough’s growth areas. This is below the council target of 85%.

Housing Mix

In terms of accessibility, 10.65% of homes completed through new builds and extensions were wheelchair accessible, and 64% 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
Base period 5	31 Oct 2019—30 Oct 2020	39	0	39
Base period 6	31 Oct 2020—30 Oct 2021	53	1	54

Table 12: individuals and organisations registered for the first six 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 31 October to 30 October every year. Between 31 October 2020 and 30 October 2021 Brent Council granted permission for 111 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 and during Summer 2021. Due to the coronavirus pandemic, they were not updated in 2020.

Retail Rents

Colliers have indicated that they did not attempt to collect retail rates in 2020 due to pandemic disruptions. However, they have noted that latest MSCI data suggested that as at July 2020, since the previous information provided in August 2019 for the 18/19 year, retail rents had been falling at a 7.5% year on year rate. As such Colliers have indicated that in the absence of recorded information, reducing 18/19's figures by 7.5% would be indicative of where rents would be. This would mean that Kilburn prime rental rates would have reduced to approximately £92.50 per sq.ft. in Zone A (net effective), rental rates in Wembley would have reduced to approximately £64.75 per sq.ft. in Zone A (net effective). This would also mean that the Zone A Outer London average has reduced from £151 per sq.ft. (2017/18) to £138 per sq.ft. (2018/19), and down further to £127.65 per sq.ft. in (2019/20).



Figure 3: retail rents within Zone A from 1999/00—2019/20

(Source: Colliers)

Vacancy

Recent data from the Local Data Company suggests that average shop vacancy rates in London increased from 9% in the first half of 2020 to 10% in the second half of 2020 - largely attributed to the pandemic and associated lockdowns - but these vacancy rates for London remain well below the national average (which was over 13% in the second half of 2020) and lower than in any other region of the UK. In Brent generally vacancy levels decreased in 2021, with the exception of Burnt Oak, Cricklewood, Kingsbury and Preston Road. Whilst the level of vacant floorspace increased in the LDO within Wembley, it still reduced across Wembley as a whole.

Centre Type	Centre Name	Vacant retail floor space as a % of total town centre floorspace* (2019)	Vacant retail floor space as a % of total town centre floorspace* (2021)
Major	Kilburn	9	8
	Wembley Central	7	5
District	Burnt Oak	5	11
	Colindale	8	2
	Cricklewood	6	8
	Ealing Road	3	3
	Harlesden	6	5
	Kenton	7	4
	Kingsbury	0	2
	Neasden	7	7
	Preston Road	2	5
	Wembley Park	7	6
	Willesden Green	11	10
	Local	Church End	12
Kensal Rise		2	2
Queen's Park		4	3
Sudbury		4	2
London Average		6.1**	Not yet available

Table 13: Vacancy data in Brent's town centres.

Analysis of footfall data shows all of Brent's priority centres received reduced footfall from visitors during 2020, which can be attributed to Covid restrictions. Kilburn High Road, Ealing Road and Harlesden experienced an increase in footfall from workers at night.

Town Centre	Footfall Workers Day	Footfall Worker Night	Footfall Visitors Day	Footfall Visitors Night
Neasden	-20%	-20%	-60%	-70%
Wembley	-20%	-20%	-70%	-80%
Harlesden	0	10	-30%	-20%
Church End	-15%	-70%	-40%	-60%
Willesden High Road	-5%	-40%	-60%	-60%
Kilburn High Road	20%	20%	-20%	-20%
Burnt Oak and Colindale	0%	0%	-30%	-30%
Ealing Road	-20%	20%	-50%	-50%

Table 14: Change in footfall baseline of July 2019 compared to September 2020

Source: O2 Mobile data

Town Centre Floorspace

Over the monitoring period, within all of Brent's town centres (major, district and local), completions resulted in a net increase of 718sqm of retail (use class E (a)) and 326sqm of financial and professional services (Use class E (c)). However, there was a net loss of 6721sqm office floorspace in town centres (use class E (g)(i)). There was no change in assembly and leisure within the town centres. Only Cricklewood, Wembley and Kensal Rise town centres saw changes in floorspace (shown in Figure 4 below).

The net loss in office space in Wembley Town Centre was due to the completion of Chesterfield House, now known as Uncle. The site was formally occupied by offices, and has been redeveloped for housing with 777sqm of floorspace for a combination of workspace, retail and professional and financial services. In Kensal Rise Town Centre 35sqm of office floorspace was lost due to conversion to a health use.

It should be noted the figures only account for changes in floorspace where planning permission is needed. Use Class E was introduced in September 2020. This covers former use classes A1 (shops), A2 (financial and professional), A3 (restaurant and cafes), and well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) into one use class. This introduces significant flexibility meaning most changes can take place without planning permission.

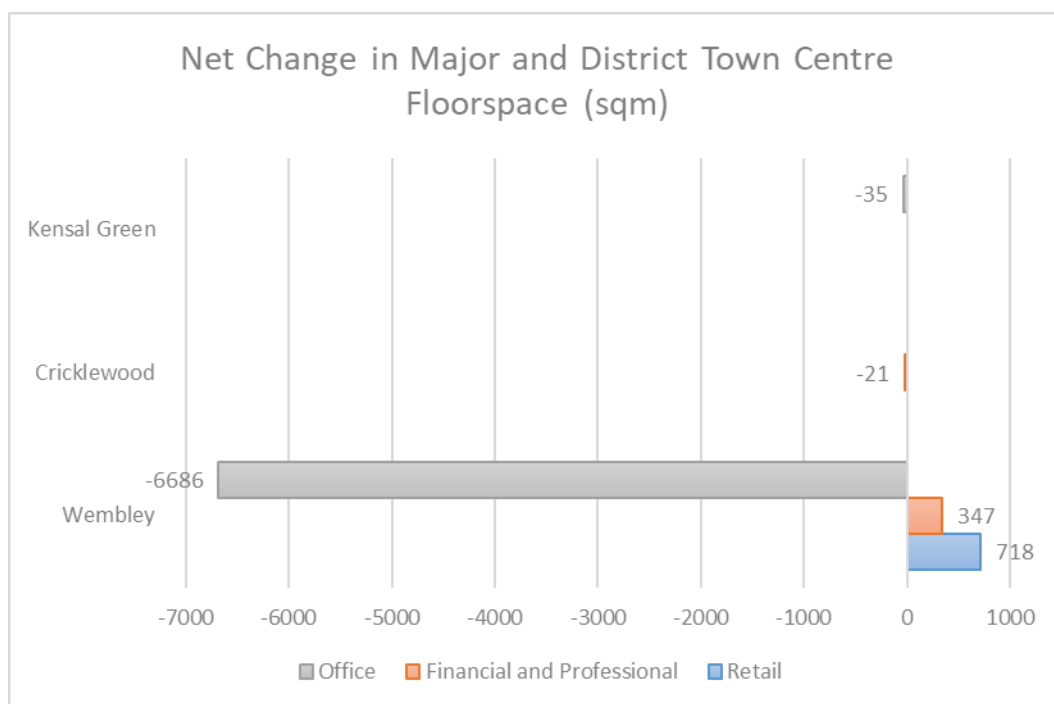


Figure 4: Change in major and district town centre floorspace 2020-21 (Source: London Development Database LDD and Acolaid).

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 no change in general industrial (use class B2) and storage and distribution (use class B8) floorspace during the monitoring period. There was a loss in office (formerly use class B1a, now E(g)(i)) floorspace in Alperton LSIS, Staples Corner SIL and Wembley SIL through permitted development rights.

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 6261sqm office floorspace across the borough. This is similar to the amount of floorspace lost last monitoring period. Of the completions that involved a net loss of office floorspace, 40% of the floorspace lost was through permitted development. The remainder was lost due to the mixed-use redevelopment of Chesterfield House and change of use of a small office within Kensal Rise Town Centre. Two developments resulted in an increase in office floorspace. Redevelopment of Barclay's House on the Edge of Cricklewood Centre included 1,031sqm of new office floorspace. The University College of Football Business campus in Wembley Park also included 1,505sqm of office floorspace. There was also a net increase in workspace (formerly B1, now E(g)(ii/iii)) floorspace of 755sqm due to three developments in Wembley, including mixed-use developments at Chesterfield House and Canada Court, and a change of use from retail to workspace on Wembley Hill Road.

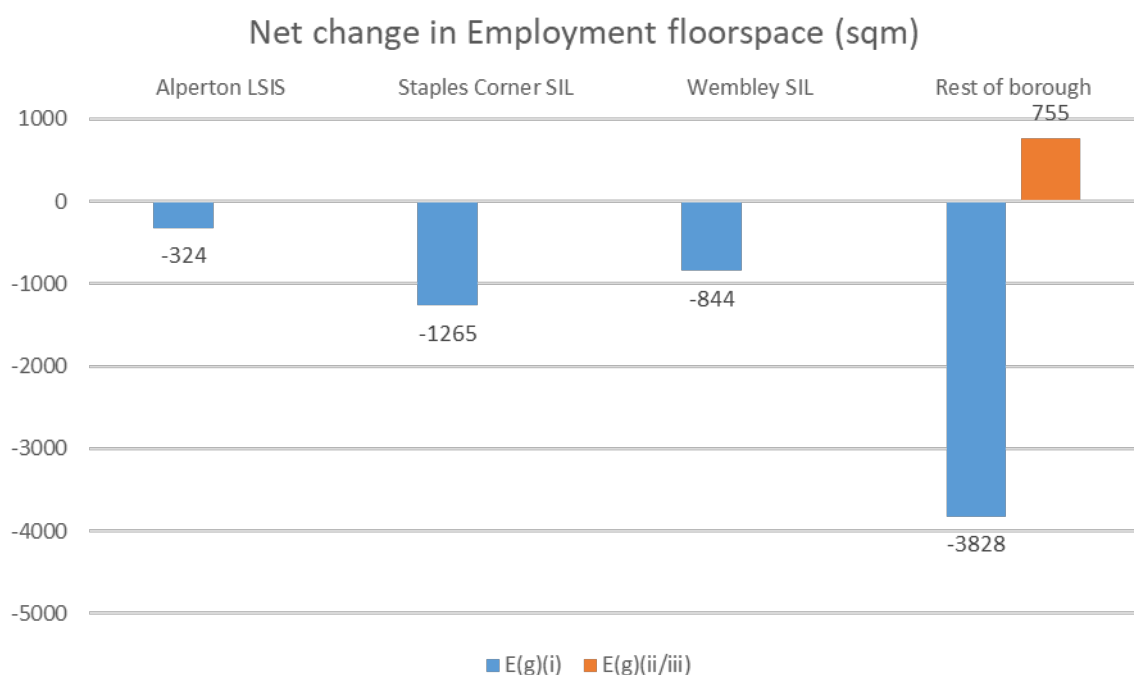


Figure 5: net change in employment floorspace (Source Datahub).

Permitted development rights

The government has introduced a range of permitted development rights allowing offices, light industrial and storage and distribution premises 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 employment floorspace. The council wants to be able to manage the development of office, light industrial and storage and distribution premises across the borough. It has therefore removed some permitted development rights through Article 4 Directions, meaning planning permission will now be required. This will ensure that business occupiers do not

continue to be displaced where their accommodation is viable for its continued use. It will also prevent wider industrial areas being compromised. It will also prevent planned developments identified in the Development Plan potentially being undermined. A summary of existing and Article Directions can be found in table 15.

Permitted Development Right	Article 4 Area of Coverage	Confirmed	In force
Class O: B1a (offices) to C3 dwellinghouses	Wembley Growth Area	03-Jul-18	11-Aug-18
Class O, P and PA: B1a (offices), B1c (light industrial) and B8 (storage or distribution centre) to C3 dwellinghouses	Alperton Growth Area, Strategic Industrial Land and Locally Significant Industrial Sites	03-Jul-18	11-Aug-18
Class O and PA: B1a (offices) and B1c (light industrial) to turn into residential dwellings	Remainder of the borough (excluding where Old Oak and Park Royal Development Corporation is the Local Planning Authority)	22-Oct-20	01-Nov-20

Table 15: Confirmed Article 4 Directions

The Government introduced Use Class E and a suite of further permitted development rights in August 2021. The Council has confirmed a number of Article 4 Direction in relation to these changes, which would come into effect on 1 August 2022. These are summarised in table 16.

Permitted Development Right	Article 4 Area of Coverage	Made	In force
Class MA: commercial, business and service uses to dwellinghouses and Class ZA: Demolition of buildings and construction of new buildings in their place	Strategic Industrial Land and Locally Significant Industrial Sites	28-Jul-21	01-Aug-22
Class MA: commercial, business and service uses to dwellinghouses and Class ZA: Demolition of buildings and construction of new buildings in their place	Site Allocations	28-Jul-21	01-Aug-22
Class M: Other uses to dwellinghouses and MA: commercial, business and service uses to dwellinghouses at ground floor level and part of Class MA: Offices to dwelling houses on other floors	Town centres	28-Jul-21	01-Aug-22
Class MA: Light industrial, research and development and office to dwelling houses	Remainder of the borough (excluding where Old Oak and Park Royal Development Corporation is the Local Planning Authority)	28-Jul-21	01-Aug-22

Table 16: Made Article 4 Directions

Employment

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. In 2020 employment levels were impacted by the Covid pandemic. The tourism industry was particularly impacted, and jobs in this sector reduced nationally and in London. The number of Brent residents employed in tourism (accommodation and food services, arts, entertainment, recreation and other services) decreased from 14,000 in 2019 to 13,500 in 2020. Over the same period these jobs as a percentage of overall employment decreased from 11.48% to 11.34%. The ONS Business Register and Employment Survey indicates between 2019 and 2020 the number of jobs in Wembley reduced by just over 1000.

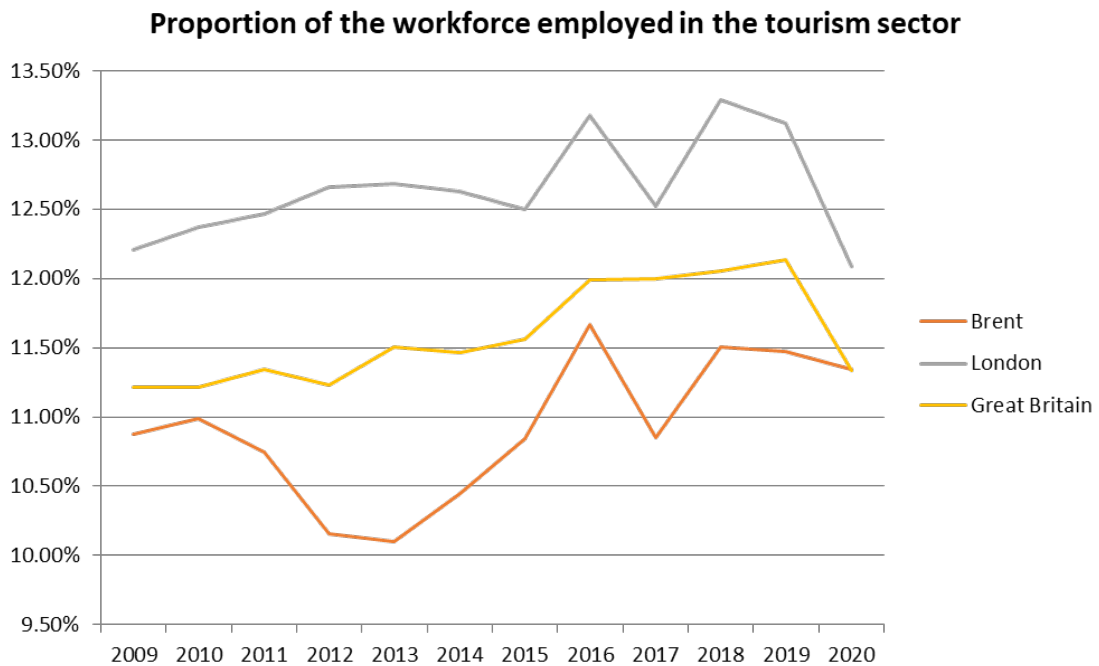


Figure 6: proportion of the workforce employed in tourism compared with London and Great Britain. (Source NOMIS BRES data).

Perhaps unsurprisingly during 2020 only the health sector saw an increase in jobs. Wholesale and manufacturing, education and public services, professional and scientific services remained the same, whilst all other sectors saw job losses. Brent's key employment sectors continue to be health, retail and business administration.

Brent Employment Sectors 2020

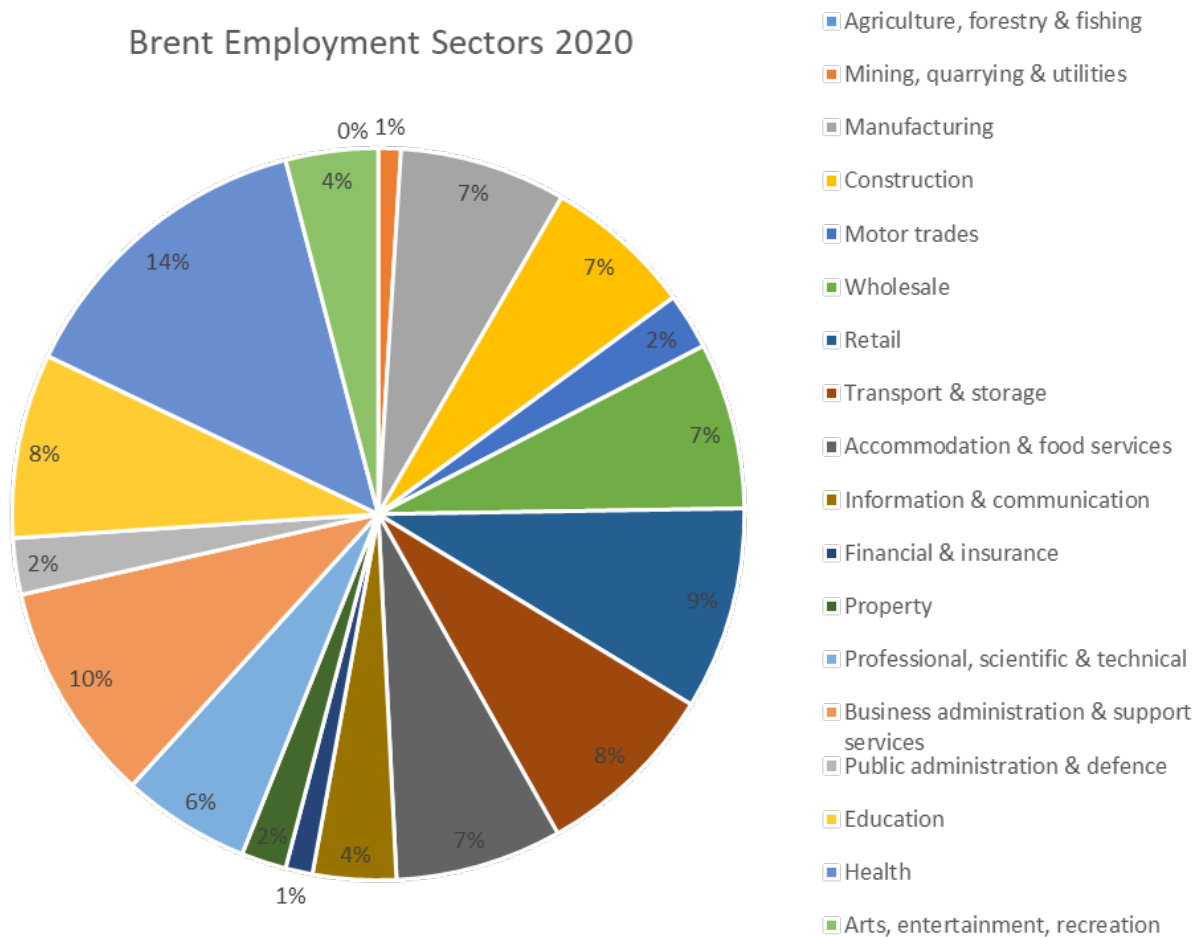


Figure 7: proportion of population employed in different employment sectors (Source NOMIS BRES data).

Brent Works role is to make sure local people benefit from local regeneration. They help employers find the right local people to work for them and to support local people into those jobs and apprenticeships. During the monitoring period they registered and engaged over 2800 residents with employment related advice and support. Despite the challenging labour market, in light of the pandemic, the Brent Works team directly supported over 170 local people into employment (against a target of 100) and supported the recruitment of 47 Apprentices (against a target of 60). In addition, approximately 200 jobs were created for local people via s106 agreements.

3.4 Community & Cultural Facilities

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

Education

There was a net increase in educational floorspace of 3962sqm. The majority of this was due to the University College of Football Business opening a campus with educational facilities in Wembley Park. In addition, an early years nursery opened as part of the Capitol Way development in Burnt Oak.

Healthcare Facilities

There was a net increase of 185sqm of floorspace for healthcare facilities. This was due to conversion of office space to an osteopathic practice and a ground floor retail unit to a dentists.

Community Space

There was a net increase in community space of 152sqm due to the opening of a new community centre as part of the Uncle development in Wembley Park. There was a net increase in 701sqm space for religious buildings. Whilst Harlesden Christian Centre was demolished and redeveloped, and an extension to Willesden Green Baptist Church was redeveloped for housing, the Shree Swaminarayan Temple in Willesden was extended resulting in an additional 1104sqm of floorspace.

Cultural and Leisure Facilities

There was a net increase in 230sqm in leisure floorspace due to the completion of a gym as part of the Barclay's House development in Mapesbury.

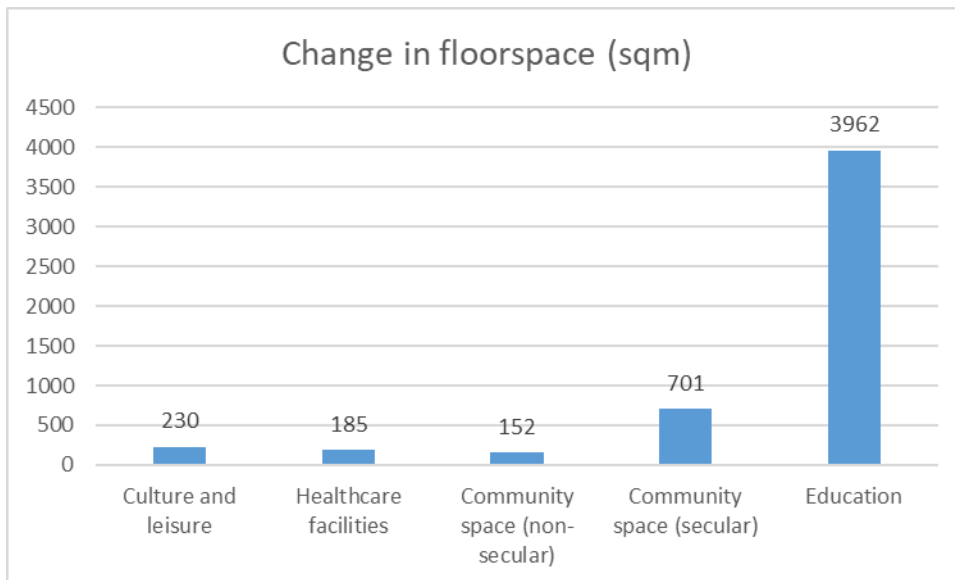


Figure 8: Community floorspace loss/gain (Source Datahub).

3.5 Green Infrastructure

Open Space & Green Infrastructure

There were 571 trees planted across Brent in public areas by the council in the 2020/21 monitoring year. This figure does not include trees planted on private schemes. Historically, to assess the quality of parks, the Core Strategy set a monitoring target of parks awarded Green Flag status. However, the council has not entered any parks into the Green Flag award scheme since 2014. The council works to achieve green flag standard on a number of parks but do not apply for the award. The council has also previously commissioned the services of Keep Britain Tidy (KBT) to undertake an assessment of the quality of Brent's parks and open spaces.

Parks and Play Spaces

Volunteers continued to make improvements to Quainton Street Open Space. There was an increase in community litter picking in some of our parks. The new floodlit tennis courts at Gladstone Park went live and a new solar powered gate system and booking system for all Brent's tennis courts also came into effect. Funding was obtained for a number of improvements to playground surfacing across the borough.

Of major developments completed in the 2020/21 year, the Capitol Way and Canada Gardens developments feature new dedicated play space for children and young people.

Biodiversity

There was a loss of 0.4ha or 2% of the Chiltern Line between River Brent and Sudbury Hill Grade I Site of Importance for Nature Conservation (SINC), due to development at South Way. The main reason for the SINC's designation is the connectivity along the railway corridor. To mitigate the impact the development created high quality replacement habitat along the railway corridor, which once established will improve the biodiversity value of the site.

The Parks Service extended the Bee-corridor to a number of larger verges and roundabouts, continuing the innovation from leaving selected areas of grass to grow longer during the spring and summer, to planting strips of plants within those areas to provide nectar for bees and habitat for other wildlife.



Canada Gardens play space (photo source: Chris Winter/Quintain)



Brent's Bee Corridors (photo source: Brent Council)

3.6 Sustainability

Policies Monitored: CP7, CP19, London Plan policy 5.2

Carbon Reduction & Sustainable Drainage

Brent Council declared a climate change emergency in July 2019 and has produced a Climate and Ecological Emergency Strategy (2021-2030). Within the monitoring period, 14 major developments were completed. A summary of the sustainability of these schemes is shown in the table below. 10 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. Four schemes were permitted development (PD), 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
08/2823 - Edgware Road, Capitol Way, NW9	Yes	Yes—energy efficient measures, CHP, biomass boiler, PV	<20%	PV Panels
15/4550—Chesterfield House, 9 Park Lane, HA9 7RH	Yes	Yes—energy efficient measures, CHP, future connection to site-wide heat network in energy centre, PV	25%	PV Panels
15/4998— Shree Swaminarayan Temple, Deerhurst Road, NW2 1PG	Yes	No—energy efficient measures only	10.4%	No
16/0760—Harlesden Christian Centre, Winchelsea Road	Yes	Yes—energy efficient measures, CHP, PV	35.48%	PV Panels
16/1947—Brondebury Road, NW6 6QH	Yes	Yes—energy efficient measures, PV	38%	PV Panels
16/2689—291 High Road, NW10 2JY	Not Required - PD	Not Required - PD	Not required—but state will achieve > 25%	Not Required - PD
17/0016—First Way, Wembley	Yes	Yes—energy efficient measures, CHP, future connection to site-wide heat network in energy centre	36%, 42% with energy centre	No

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
17/0718—South Way, HA9 0HB	Yes	Yes—energy efficient measures, CHP, future connection to site-wide heat network in energy centre	53.7%	No
17/3698—39 Waterloo Road, NW2 7TT	Not Required — PD	Not Required - PD	Not Required - PD	Not Required - PD
18/0418—Chanton House, 498 Sunleigh Road, HA0 4PT	Not Required - PD	Not Required - PD	Not Required - PD	Not Required - PD
18/2183—Honeypot Lane, NW9	Yes	Yes—energy efficient measures, CHP, PV panels	35.78%	PV Panels
17/4679—6-10 Hallmark Trading Centre, HA9 0LB	Not Required – PD	Not Required - PD	Not Required - PD	Not Required - PD
17/3797—Cannon Trading Estate, First Way	Yes	Yes—energy efficient measures, CHP, future connection to site-wide heat network, PV panels and Air Source Heat Pumps BREEM excellent	35.2%	PV Panels and Air Source Heat Pumps
17/2782—Parkwood House, Albion Way	Yes	Yes - energy efficient measures, CHP, future connection to site-wide heat network, PV panels and Air Source Heat Pumps	40%>	PV Panels and Air Source Heat Pumps

Table 17: Sustainability analysis

District Wide CHP Wembley

No district-wide CHP systems were delivered in Wembley. However, a CHP system was completed on the Quintain Wembley Park development on plot E03 in 2019/20. This will serve the Quintain Wembley Park development. 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.

Electric Vehicle Charging Points

During the monitoring period 90 Electric Vehicle Charging Points were delivered within developments.

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 2020/21 was 110,957 tonnes, a 2.9% increase from the previous year. The proportion of waste recycled and composted in the borough was at its highest point in 2012/13 and has subsequently declined, although the amount of waste recycled in 2020/21 was higher than the previous year. In 2020/21 34.5% of the borough’s waste was recycled and composted. The London Environment Strategy sets a pathway to 65% by 2030, which is reflected in the New London Plan.

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.

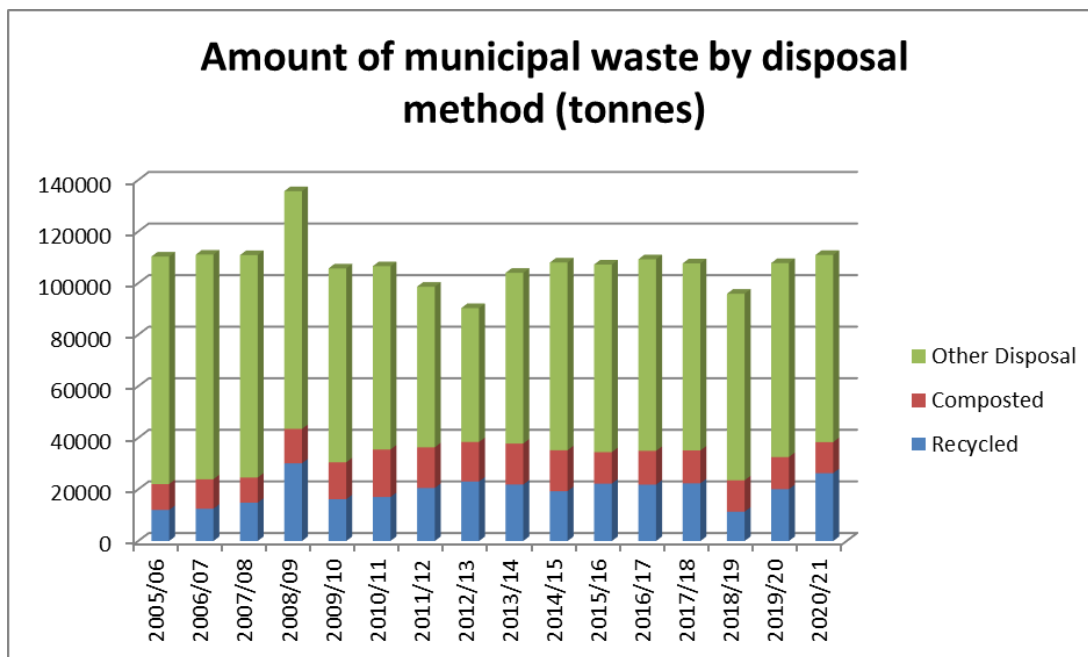


Figure 9: amount of municipal waste by disposal method.

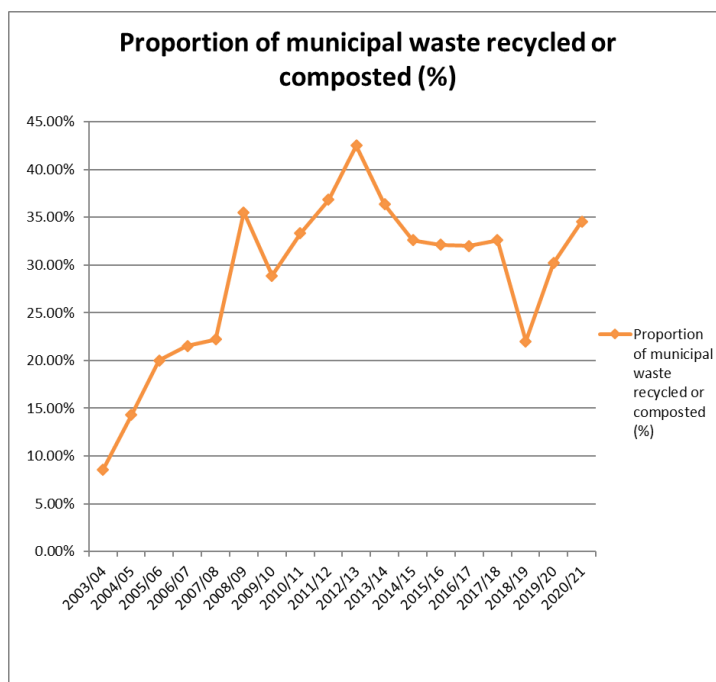


Figure 10: proportion of municipal waste recycled or composted from 2003 to 2021

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 2020/2021
Wembley Central Square	Residential	01/1714	Completed 155 dwellings
Elizabeth House	Residential	09/2506	Completed 115 dwellings
Quadrant Court HA9 0BY (W04)	Residential	06/3630	Completed 232 dwellings
Forum House HA9 0AB (W01)	Residential	05/2949	Completed 286 dwellings
W1 Wembley West End	Main Town Centre Uses/Car Parking	15/4473 15 Ealing Road - 20/0594	Completed 186 dwellings permitted development and 25 dwellings 15 Ealing Road
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.	Completed 239 dwellings and ground floor retail and commercial
		Brent House Annexe - 15/1310.	Completed Brent House Annexe - permitted development 25 dwellings
		Lanmor House - 14/1700.	Completed Lanmor House - permitted development 30 dwellings
		Land, garages, alleyway rear of 416-444, High Road—18/3111	Permission granted 256 dwellings
		Ujima House—19/3092	Permission granted 54 dwellings and 788sqm office

Site Specific Allocation	Other Land Uses Proposed	Planning app reference	Status 2020/2021
W5 Copland School and Brent House	Redeveloped school/Mixed use development frontage	Brent House - 15/4743.	Completed 248 dwellings
		Copland School (now Ark Elvin Academy) - 15/3161. and 19/2981	Permission granted Ark Elvin Academy - redevelopment and expansion. Occupation Sept 18. 250 dwellings, 2955sqm office and community 667sqm
W6 South Way Site	Main Town Centre Uses	15/3599 ; 14/4931; 17/0718—553 units 14/4931—188 units	Completed 741 residential dwellings
W7 Mahatma Gandhi House	Office	15/4714	Completed 198 dwellings
W 8 Land West of Wembley Stadium	Main Town Centre Uses/ Community/Leisure/Office	15/5550	Completed 3990 dwellings and 59573 sqm commercial floorspace
W 9 York House	Mixed use	18/2197; 19/0073 & 15/5550	Permitted development office to residential 369 dwellings. Started
			Reserved matters for primary school - no start
W 10 Dexion House	Retail/Office/Leisure/Student Accom./Hotel/Community Swimming Pool	11/0142 & 14/3624	Completed 661 bedstudent accommodation, swimming pool, 530sqm commercial
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, 18/4422	Permission granted for 2446 dwellings. Started
W 13 Stadium Retail Park	Retail/Office/Leisure/Student Accom./Hotel/Community Use	17/3059 (outline) - approx. 995 units	Permission granted for 995 dwellings. 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.	Completed 158 dwellings, hotel and commercial
		Apex House - 15/4708.	Completed 558 bed student accommodation
W 16 1 Olympic Way	Office	16/2156 & 17/4538—229 units 19/0395—additional 119 units	Started
W 17 Olympic Way Office Site	Leisure/Tourism/Cultural	14/4981.	Completed 211 dwellings and ground floor commercial
		14/0363 & 16/5563	Completed 715 bed student accommodation
		17/5097	Completed 253 dwellings

Site Specific Allocation	Other Land Uses Proposed	Planning app reference	Status 2020/21
W 18 Wembley Retail Park	Public Open Space/Primary School	575 North End Road - 13/1494.	Completed 575 North End Road - delivered 450 bed student accommodation
		15/5550	Wider Wembley see W6
W 19 Wembley Stadium Car Park	Leisure	15/5550; 17/0462; 17/0016; 17/0016; 17/3213	Permission for 1834 dwellings. 1091 started. 743 completed
W 20 Cottrell House & Norman House	Retail/Commercial/Community Facilities	16/1698	Started on site 55 dwellings
W 21 21-31 Brook Avenue	N/A	10/2814	Completed 33 dwellings
W 22 Wembley Park Station Car Park	N/A	12/3499	Completed 109 dwellings
W 23 The Torch/Kwik Fit Euro	Retail		No progress
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	Completed 195 dwellings
W 26 Watkin Road	Office/Leisure/Managed Affordable Workspace/Community	Parkwood House— 17/2782	Completed 283 bed student accommodation.
		10 & 11 Watkin Road— 18/3381; 19/2750	Started on site. 229 dwellings
		1,2,3&9 Watkin Road— 20/0587	Permission granted 174 dwellings
		Remainder of allocation	No progress
W 27 Euro Car Parts	Office/Leisure/Student Accom/Managed Affordable Workspace/	-	No progress
W 28 First Way	Leisure/Hotel/Office	12/1293	Completed 705 dwellings (Tipi & Alto).
		17/3797	Completed 269 bed student accommodation.

Table 18: development status of site allocations within the Wembley Growth Area as of 2021

South Kilburn

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2020/2021
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 dwellings
		09/3319	Completed 153 dwellings
SK4 Canterbury Works	Offices and community facilities	Canterbury House - 15/0696	Completed Canterbury house 24 dwellings. Canterbury Works—remainder of site reserved for HS2 Vent Shaft
SK5 Moberley Sports Centre	Sports & nursery school	13/3682	Completed 71 dwellings
Gordon House			Completed 26 dwellings
Texaco Site			Completed 50 dwellings
Site 11a (Swift House & George House)			Completed 153 dwellings
Site 11b			Completed 144 dwellings
Argo Business Centre		184023	Completed 93 dwellings
SK Phase 1b Cambridge / Wells, Ely, Bond Hicks Bolton	Residential		Completed 90 dwellings
SK Phase 2a Bronte & Fielding	Residential		Completed.
Site 3c (Hansel Road)			Completed 133 dwellings
SK Phase 3a Gloucester & Durham	Residential	12/0788	Started on site 235 dwellings
SK Phase 3a 4-26 Stuart Road / 5-9 Chippenham Gardens	Residential	16/1191	Started on site 52 dwellings
SK Phase 3a Peel Precinct	Residential & Retail	16/4174, 19/3259	Started on site 226 dwellings and doctors' surgery
SK Phase 3b Woodsworth & Masefield (new school site)	Residential		No progress.

Table 19: development status of site allocations within the South Kilburn Growth Area as of 2021

Alperton

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2020/21
Atlip Road	Residential & Commercial	06/0856	Completed 186 dwellings
243 Ealing Road	Residential & Commercial	09/2116	Completed 440 dwellings
A1 Alperton House	Residential/Workshops/Food & Drink	18/4199	474 dwellings, commercial, retail, office. Not started.
A2 Minavil House & Unit 7 Rosemont Road	Residential/Office	16/2629 124—Bridgewater Road 18/3019	Started on site 251 dwellings and retail. 124 dwellings and 1878sqm light industrial consented.
A3 Former B&Q and Marvellfair 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 dwellings
		Marvellfairs House - 14/2276	Completed. 125 dwellings and office.
A4 Atlip Road	Residential/Employment/A3 uses	15/2061	15/2061 expired after 19/20 monitoring year—no progress
A5 Sunleigh Road	Residential/Commercial including workspace & A3	2014—Remainder of Site Allocation	No Progress
		18/0418 - Chanton House, 498 Sunleigh Road	Completed 26 dwellings
		18/0320—82 Sunleigh Road	9 dwellings. Not Started
A6 Woodside Avenue		18/4919	Permission granted 581 dwellings
A7 Mount Pleasant/ Beresford Avenue	Residential/Work-live/ managed affordable workspace	All Units at Abbey Wharf & Delta Centre and All of 152, Mount Pleasant - 16/4478	Started on site 135 dwellings
		Afrex House / Ambassador House—18/0752	Started on site 31 dwellings
		Remainder of site allocation	No progress
Northfields	Housing, employment, retail and leisure	18/0321 & 19/0465	Started on site 3030 dwellings, employment and community space

Table 20: development status of site allocations within the Alperton Growth Area as of 2021

Burnt Oak/Colindale

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2020/21
B/C1 Oriental City & Asda	Residential/Retail/ community use (incl. school) /commercial	Oriental City - 15/1337	Completed 183 dwellings
		Asda	No progress
B/C2 Sarena house/ grove park/Edgware road	Residential/Workspace (incl. managed affordable)	Sarena House - 14/2930	Completed 227 dwellings
		381-383 Edgware Rd	No progress
B/C3 Capitol Way	Residential/Retail / car show-room / community use	08/2823	Completed 462 dwellings
B/C4 3-5 Burnt Oak Broadway	Residential/Retail	11/0403	Completed 76 dwellings
Capitol Industrial Park	Residential Employment	17/0837 & 19/4545	Permission granted 501 dwellings

Table 21: development status of site allocations within the Burnt Oak/Colindale Growth Area as of 2021

Church End

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2020/21
CE1. Church End local centre	Residential/Retail, public square, local offices and health centre	13/2213	Started on site 65 dwellings, 298sqm retail
		13/1098	Started on site 34 dwellings and new market square
CE3. Former White hart PH and Church	Residential/Retail	White Hart PH - 09/1208	Completed 76 dwellings
		226 church and recording studio.	No progress
CE4. Homebase	Residential/Retail	-	No progress
CE5 Chancel House	Residential/Employment Use	19/2804	Started on site secondary school
CE6. Asiatic Carpets	Residential/Light Industrial/Managed	-	No progress

Table 22: development status of site allocations within the Church End Growth Area as of 2021

Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2020/21
1. Metro Hse.	Residential	09/2650	Completed 143 dwellings
2. Garages at Barnhill Rd	Residential	10/2104	Completed 9 dwellings
3. Dollis Hill Estate	Residential/New school and employment development	10/1388	Completed 160 dwellings
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	-	No progress
7. Neasden Lane / North Circular Road	Hotel/Retail	-	No progress
8. Former 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 2020/21
9. Harlesden Plaza, Manor Park Road	Residential/Retail / Community Use	09/0732	Completed retail development
10. Former Willesden Court House	Residential/Community use	08/1629	Completed 38 dwellings and community space
11. Manor Park Road	Residential	17/2331	Permission granted 45 dwellings
12. Former Willesden Social Club & St. Joseph's Court	Residential/community use	13/3702	Completed 21 dwellings and retail
13. Sainsbury's Superstore	Residential/Retail	2014	No progress
14. Clock Cottage	Residential/Community use/ Residential institution	16/3294; 20/1561	Started on site 13 dwellings
16. Morrison's Supermarket	Residential/Retail	18/2183	Completed 194 dwellings on parking land east of Morrisons
17. Alpine House	Residential/Affordable Workspace	12/2612	Completed 144 dwelling and 1705sqm employment floorspace
18. Bridge Road	Residential	10/3226	Completed 4 dwellings
19. Stonebridge Schools	Residential	16/0077	Completed 73 dwellings

Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2020/21
20. Former Unisys & Bridge Park Centre	Residential /Community use/ Sports facilities, B1, local needs retail and hotel	-	No progress
21. Land Adjoining St. Johns Church	Residential /Community facility	09/3104	Completed a church hall and 4 dwellings
22. Roundtree Road	Residential Community /retail	09/2350	Completed 119 dwelling, commercial and community uses
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	Started on site 439 dwellings
		Argenta House—18/4847	Permission granted for 130 dwellings
25. Vivien Ave.	Residential/ Community use	12/2653	Completed 40 extra care homes 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 20 dwellings

Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2020/21
28. Queen's Parade / Electric House	Residential /Retail /Food & Drink	Electric House - 13/1428	Completed 25 dwellings
	Residential /Retail /Food & Drink	Queen's Parade—17/0322	Queen's Parade – application for 106 student residential accommodation units Refused due to failure to provide S106
29. Former Dudden Hill Lane Playground	Residential /Community/ Leisure or Retail	19/2688	Permission granted for 29 dwellings
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 14 dwellings and ground floor retail.

Table 23: development status of site allocations which are not within Growth Areas (i.e. 'other sites') as of 2021

3.9 Housing Delivery Test

Policy context

The National Planning Policy Framework (NPPF) 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 1,525 from the Further Alterations to the London Plan (FALP). In 2020 the New London Plan set an annual target of 2,325 which applies from 2019/20 to 2028/29. Due to the disruption caused by the Covid pandemic for the purposes of the Housing Delivery Test Government reduced housing targets by a month for the 2019/20 period, and by four months for 2020/21.

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 Houses of Multiple Occupation 1.8. Brent has delivered 6,933 homes over the past 3 years which constitutes 138% of its target of 5,027. 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.

Year	Net self contained	Net Communal Accommodation	Net Communal with dwelling ratio applied	Net Homes HDT Figure	Target
2018/19	1741	-24	-9.6	1,728	1,525
2019/20	2433	-31	-17.2	2,422	1,954
2020/21	2404	956	390	2,783	1,548
Total	6578	901	363.2	6,933	5,027

Table 24: Data sourced from the MHCLG HDT 2020 measurement (Jan 22)

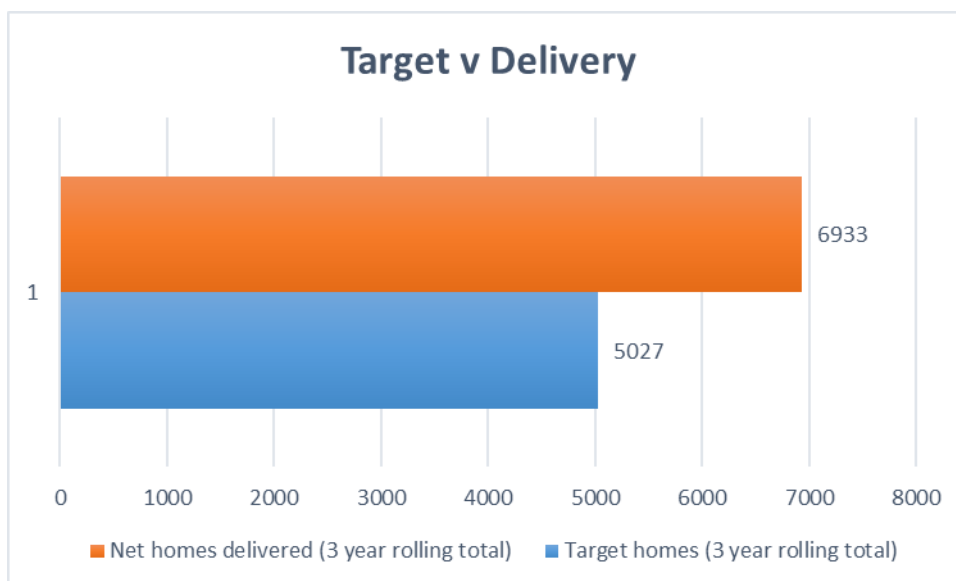


Figure 11: Data sourced from the MHCLG HDT 2020 measurement (Jan 22)

4.0 Housing Trajectory

Policy Context

The National Planning Policy Framework (NPPF) requires strategic policies to include a trajectory illustrating the expected rate of housing delivery over the plan period. It also requires authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

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. It comprised conventional supply, non-self contained accommodation and vacant properties returning to use. The New London Plan adopted in 2021 sets a target of 2,325 dwellings per annum, which applies from 2020/21 to 2028/29. This target excludes vacant properties. The draft Brent Local Plan (submitted to the Secretary of State in March 2020) seeks to achieve and exceed this target.

Five-year housing supply

The five year-housing supply included in this document is based on the housing trajectory updated in 2021. 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;
- Sites which have resolution to grant subject to S106, and are considered to be deliverable in the next 5 years;
- Sites allocated within the draft Brent Local Plan which have permissions to be determined or pre-apps but are considered to be deliverable in the next 5 years;
- Sites allocated within the draft Brent Local Plan which form part of the South Kilburn Masterplan, and where there will either be a net gain or net loss of dwellings in the next 5 years;
- An allowance for windfall sites

A detailed breakdown of deliverable sites comprising the 5 year supply is included on the following pages. The majority of these sites identified have extant planning permission or prior approval (86% in total) and of these, 59% have started on site. The NPPF (2021) defines a deliverable site, and such sites are considered deliverable unless there is clear evidence to the contrary. The remaining sites are considered to be deliverable in principle and have required further evidence to be considered deliverable, in line with the NPPF (2021) and a recent decision in the courts which extended the scope of what can be considered deliverable.

Windfall

Authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that they will 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 Council has taken the expected windfall totals outlined in the West London Small Sites SHLAA (2018) and subtracted sites of 25 dwellings or less to avoid double counting of such sites in the windfall totals. This is the method used in the version of the Housing Trajectory submitted to the Planning Inspectorate for the examination of the draft Brent Local Plan.

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 2479 units.

Buffer

The NPPF (2021) requires a supply of specific deliverable sites to in addition include a buffer of either 5%, 10% or 20%.

Brent exceeded its housing target from 2012/13 to 2016/17, and from 2018/19 to 2020/21. The 2017/18 year was an exception, recording an under-delivery of 215 units. Cumulatively, the borough has exceeded its housing target since the Core Strategy was adopted in 2010 by 2479. The borough does not have a history of under delivery and accordingly a 5% buffer should be applied.

Draft Brent Local Plan ref.	Address	Type	Status	Planning App Ref.	2021-22	2022-23	2023-24	2024-25	2025-26
n/a	SK Phase 3a Queens Park Station & Cullen House Area (Site 18)	Full Planning Permission	Started	12/0788		-31		137	
BSSA3	Church Road	Full Planning Permission	Started	13/1098		17	17		
BSSA3	Catalyst land 235 & Land in Church Road Car Park rear of 205-235 Church Road	Full Planning Permission	Started	13/2213		30	35		
n/a	SK Phase 3a Gloucester & Durham	Full Planning Permission	Started	14/1896	235				
BSSA12	296 - 300 High Road	Full Planning Permission	Started	15/2595				13	
n/a	Land Adjacent Wembley Stadium QED Stage 1 Part 2 E05	Full Planning Permission	Started	15/5550, 17/0016, 17/3213	458				
n/a	Stonebridge School & Former Day Centre, Shakespeare Avenue	Full Planning Permission	Started	16/0077		73			
n/a	SK Phase 3a 4-26 Stuart Road / 5-9 Chippenham Gardens	Full Planning Permission	Started	16/1191, 18/4071		52			
BSWSA1	Minavil House and Unit 7 Rosemont Road	Full Planning Permission	Started	16/2629		251			
n/a	Clock Cottage	Full Planning Permission	Started	16/3294, 20/1561		13			
n/a	Warranty House, Dudden Hill Lane	Full Planning Permission	Started	16/4010, 20/1182	145				
n/a	Heron House, 109-115 Wembley Hill Road, Wembley	Full Planning Permission	Started	16/4156		40			
n/a	SK Phase 3a Peel Precinct	Full Planning Permission	Started	16/4174, 19/3259	38	64	100		50

Draft Brent Local Plan ref.	Address	Type	Status	Planning App Ref.	2021-22	2022-23	2023-24	2024-25	2025-26
n/a	Mount Pleasant/Beresford Avenue	Full Planning Permission	Started	16/4478	136				
n/a	750-756 Harrow Road	Full Planning Permission	Started	16/4565	17				
n/a	All units 4-9, Gladstone Parade and garages rear of 4-9, Gladstone Parade, Edgware Road, Cricklewood, London	Full Planning Permission	Started	17/0298, 18/4777			54		
n/a	253a Ealing Road	Full Planning Permission	Started	17/1104			20		
BEGA1	60 Neasden Lane	Full Planning Permission	Started	17/2477		121			
n/a	Longstone Avenue	Full Planning Permission	Started	17/2516	149				
n/a	79-83 Kenton Road	Full Planning Permission	Started	17/3717, 20/2164, 21/3178		41			
BSESA25	St Paul's Avenue	Full Planning Permission	Started	17/5291; 20/2257		76			
BSWSA7	Northfields Industrial Estate	Full Planning Permission	Started	18/0321	200	200			
BSWSA6	Afrex House/Ambassador House	Full Planning Permission	Started	18/0752		31			
BSWSA8	Land, garages, alleyway rear of 416-444 High Road	Full Planning Permission	Started	18/3111			256		
BCSA6	10 & 11 Watkin Road	Full Planning Permission	Started	18/3381; 19/2750		229			
BSWSA1	Alperton House, Bridgewater Road	Full Planning Permission	Started	18/4199		113	247	114	
n/a	196 Willesden Lane	Full Planning Permission	Started	18/4486			8	8	
n/a	133 - 137 Kilburn Lane	Full Planning Permission	Started	18/4716	-2	14			

Draft Brent Local Plan ref.	Address	Type	Status	Planning App Ref.	2021-22	2022-23	2023-24	2024-25	2025-26
n/a	2A Preston Way and 283,285 and 287 Preston Road	Full Planning Permission	Started	18/4902	-4	35			
BSSA13	Learie Constantine Centre	Full Planning Permission	Started	19/1095		26			
BSSA10	Former Dudden Hill Lane Playground	Full Planning Permission	Started	19/2688		29			
n/a	1-7 Bridgehill Close	Full Planning Permission	Started	20/1213	12				
n/a	York House Empire Way	Prior Approval	Started	17/3856, 19/0073,	369				
n/a	Barclay House, The Stadium, Oaklands Road	Prior Approval	Started	17/4252, 18/0020	25				
n/a	1 Olympic Way	Prior Approval	Started	17/4538 & 19/0395	346				
BSWSA4	Chanton House, 498 Sunleigh Road	Prior Approval	Started	18/0418 19/0208					
n/a	Empire House	Prior Approval	Started	18/2120, 19/1973	38				
BSSA1	Units 29, 30 & 31 Cygnus Business Centre	Prior Approval	Started	18/2278, 18/0202;	34				
BSSA6	Wembley Point	Prior Approval	Started	18/3125	439				
n/a	Souh West Lands SW01/02/07	Reserved Matters	Started	18/3575, 18/0742,		156			
n/a	Land Adjacent Wembley Stadium QED Stage 1 Part 2	Reserved Matters	Started	15/5550, 17/0462	633				
n/a	QED North West Lands NW09/10	Reserved Matters	Started	15/5550, 18/4422		396			
BSWSA7	Northfields Industrial Estate	Reserved Matters	Started	18/0321				262	262
BSWSA1	2A, Part of Former Westend Saab and Boyriven Textile	Full Planning Permission	Not started	19/4541					124
BSWSA15	Trinity House, Heather Park Drive	Full Planning Permission	Not started	15/5564				50	
n/a	Stonebridge Primary School Annexe, Twybridge Way	Full Planning Permission	Not started	16/0073, 18/4810		67			
n/a	245-249 Ealing Road	Full Planning Permission	Not started	16/3606				92	
n/a	Flats 1-17 INC and 18 Prospect House, North	Full Planning Permission	Not started	17/0637		28			
BNSA1	1-8 Capitol Way Industrial Park	Full Planning Permission	Not started	17/0837, 19/4545					201

Draft Brent Local Plan ref.	Address	Type	Status	Planning App Ref.	2021-22	2022-23	2023-24	2024-25	2025-26
n/a	381A-D INC, 381-397 INC and 13-20 Park Parade Mansion, Edgware Road, Kingsbury, London,	Full Planning Permission	Not started	17/2284					112
Harlesden NP	Manor Park Works, Acton Lane	Full Planning Permission	Not started	17/2331		24	21		
n/a	The Queensbury, 110 Walm Lane	Full Planning Permission	Not started	18/0210		48			
BSWSA15	Transputec House	Full Planning Permission	Not started	18/0284				36	
BSWSA4	82 Sunleigh Road	Full Planning Permission	Not started	18/0320			7		
BESA1	6 & 6a Coombe Road	Full Planning Permission	Not started	18/2984; 20/2473				52	
BESAE27	Strode Road	Full Planning Permission	Not started	18/3019				15	
BSWSA12	Keelers Service Centre, Harrow Road, Wembley	Full Planning Permission	Not started	18/3069				22	
n/a	Gwalia Working Mens Club	Full Planning Permission	Not started	18/4301			17		
BSSA6	Argenta House, Argenta Way	Full Planning Permission	Not started	18/4847					130
BESAE10	SK Phase 4a Neville/ Winterleys	Full Planning Permission	Not started	18/4920		-72			
BESAE3	SK Phase 4 Carlton House	Full Planning Permission	Not started	18/4920					84
n/a	18 Willesden Lane	Full Planning Permission	Not started	19/0834			-10	18	
n/a	Preston Library, Carlton Avenue East	Full Planning Permission	Not started	19/1305			12		
n/a	Granville Centre Carlton Boulevard	Full Planning Permission	Not started	19/2378				18	
BSWSA9	Demolished Ark Elvin Site, Wembley High Road	Full Planning Permission	Not started	19/2891					250
BSWSA8	Ujima House	Full Planning Permission	Not started	19/3092					54
Harlesden NP	Former Willesden Ambulance Station, 164 Harlesden Road	Full Planning Permission	Not started	19/4357		8			
n/a	Pharamond Garages, Willesden Lane	Full Planning Permission	Not started	19/4434			10		

Draft Brent Local Plan ref.	Address	Type	Status	Planning App Ref.	2021-22	2022-23	2023-24	2024-25	2025-26
BNSA3	Unit 2, 2 Lowther Road and Units 3, 4 and 4A Lowther Road	Full Planning Permission	Not started	19/4444					44
BSSA14	Morland Gardens	Full Planning Permission	Not started	20/0345					65
BCSA6	1,2,3&9 Watkin Road	Full Planning Permission	Not started	20/0587					174
BSWSA6	100 Beresford Avenue	Full Planning Permission	Not started	20/1424					100
BSWSA16	Carphone Warehouse & Adjoining Alperton	Full Planning Permission	Not started	20/1683					132
BSESA31	Turpins Yard Industrial Estate	Prior Approval	Not started	17/1977, 18/4228		1	2		
n/a	Jubilee House, Townsend Road	Prior Approval	Not started	18/1446		12			
n/a	45 Ealing Road HA0 4BA	Prior Approval	Not started	20/0594			15		
n/a	3 Cambridge Avenue	Prior Approval	Not started	20/0881		19			
BSESA18	Crusader House	Prior Approval	Not started	20/1244			18		
n/a	Symal House, Edgware Road	Prior Approval	Not started	20/1311			12	13	
BCSA8	QED North East Lands - Stadium Retail Park NE02	Reserved Matters	Not started	15/5550, 21/2157			487		
BCSA8	QED North East Lands - Stadium Retail Park NE03	Reserved Matters	Not started	15/5550, 21/2442				282	
BNWGA1	Land adjacent to Northwick Park hospital	Full Planning Permission	Awaiting S106	20/0701			218	218	218
BCSA7	Wembley park station (SOUTH)	Full Planning Permission	Awaiting S106	20/0967					304
BSWSA1	All units at Dowlings Parade, HNS Autos and Delta Hand Car Wash	Full Planning Permission	Awaiting S106	20/1151					28
BNSA4	1 Burnt Oak Broadway	Full Planning Permission	Awaiting S106	20/1163					50

Draft Brent Local Plan ref.	Address	Type	Status	Planning App Ref.	2021-22	2022-23	2023-24	2024-25	2025-26
BCSA4	Euro House Fifth Way	Full Planning Permission	Awaiting S106	20/2033, 21/2989					759
BESA3	Gower House School (SHLAA) AKA 5 Blackbird Hill	Full Planning Permission	Awaiting S106	20/2096				45	
BSWSA5	Woodside Avenue	Full Planning Permission	Awaiting S106	20/3156					50
BSESA18	Remainder of site allocation	Full Planning Permission	Awaiting S106	21/0470, 21/0450			1	8	63
BSWSA17	Ex Dennis Jackson Centre	Full Planning Permission	To be Determined	18/4273					56
BSESA8	SK Phase 3b Hereford & Exeter	Full Planning Permission	To be Determined	21/2587		-167			228
n/a	Car Park Next to Pakistani Community Centre, Marley Walk	Full Planning Permission	To be Determined	21/2330					21
BSESA11	SK Phase 3b Old Granville Open Space	Full Planning Permission	To be Determined	21/2587					20
n/a	66 Cavendish Road, London, NW6 7XP	Full Planning Permission	To be Determined	21/3754			-13		21
BSESA5	SK Phase 6 Craik	Full Planning Permission	To be Determined	21/4354			-78		
BSESA6	SK Phase 6 Crone & Zangwill	Full Planning Permission	To be Determined	21/4354					-95
n/a	Garages & 1-30 Claire Court, Shoot Up Hill and 1-135 Watling Gardens, London, NW2	Full Planning Permission	To be Determined	21/2473			-41		45
BSESA2	SK Phase 5 Blake	No progress	Not started						-71

Draft Brent Local Plan ref.	Address	Type	Status	Planning App Ref.	2021-22	2022-23	2023-24	2024-25	2025-26
BSESA12	SK Phase 3b Woodsworth & Masefield (new school site)	No progress	Not started				-40		
				Sub-total	3268	1944	1375	1403	3479
				Small Sites Windfall (minus already accounted for)	381	366	335	326	371
				Total	3649	2310	1710	1729	3850

Target is 12,206 (5 year New London Plan + 5% buffer). The trajectory identifies delivery of 13,248 dwellings, Equating to 5.42 years supply.

