



Annual Monitoring Report

Covering 2021/22 and 2022/23

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1 Introduction

1.1 Purpose and Structure of the Report

This is the seventeenth Annual Monitoring Report (AMR) for the London Borough of Brent and covers two annual monitoring periods 1st April 2021 to 31st March 2022 and 1st April 2022 to 31st March 2023. 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.

Housing Delivery Test

(3 year rolling total 20/21 – 22/23)

Target - 6200 < Delivered - 8362



2021/22 - 3450 net additional homes (includes a net gain of 3098 conventional, self-contained homes, and 352 non-self-contained homes)

2022/23 - 2191 net additional homes (includes a net gain of 2071 conventional, self-contained homes, and 120 non-self-contained homes)



2021/22 –

2370 sqm loss in industrial floorspace in Park Royal SIL

2022/23 –

No change in industrial employment floorspace in SIL or LSIS areas



2021/22 –

8211sqm office floorspace lost

2022/23 –

465sqm office floorspace gained



2022/23 – Majority of major completed schemes adhered to London Plan and Brent Council sustainability policies

2021/22 – Majority of major completed schemes adhered to London Plan and Brent Council sustainability policies

2 Performance of the Planning Service

This section briefly outlines the main work of the Planning Service during 2021-2023.

2.1 The Progress of Planning Documents



Figure 1: 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 Inspectors’ report was not received by this time. Adoption occurred in February 2022.

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 were to be taken forward on Affordable Workspace, S106 Planning Obligations, Tall Buildings, Amenity Space, Sustainability, Houses in Multiple Occupation, Design and a Design Code. Queen's Park, Kensal Rise, Barn Hill and Wembley Hill Conservation Areas were to be reviewed. In 2023 an SPD for Staples Corner Growth Area was to be taken forward and Brondesbury Conservation Area to be reviewed.

Table 1: Progress on Planning Documents identified within the LDS work schedule.

Document	Consultation	Adoption
Neasden Stations Growth Area Masterplan	Winter 2021	April 2022
Affordable Workspace SPD	Spring 2022	June 2022
S106 planning obligations	Winter 2021	July 2022
Houses in Multiple Occupation SPD	Summer 2022	November 2022
Church End Growth Area Masterplan	Winter 2022	May 23
Amenity Space SPD	Spring 2023	June 2023
Sustainability SPD	Spring 2023	June 2023

Wembley Hill conservation area review/de-designation	Anticipated March 2024	Anticipated Summer 2024
Queen's Park and Kensal Rise conservation area review	Anticipated March 2024	Anticipated Summer 2024
Staples Corner Growth Area Masterplan	Spring 2024	Anticipated Summer 2024
Brondesbury Park Conservation Area Design Guide	Anticipated March 2024	Anticipated Summer 2024
Brent Design Guide (SPD1)	Autumn 2022	Anticipated Summer 2025
Design Code	Anticipated Spring 2024	Anticipated Summer 2025
Kilburn Neighbourhood Plan	Winter 2021-Winter 2023	Anticipated Summer 2025
Barn Hill Conservation Area Design Guide	TBC	TBC
Tall Buildings Strategy SPD	TBC	TBC

2.2 Neighbourhood Planning

Table 2: Summary of Neighbourhood Forum Status.

Neighbourhood Forum	Status March 2023
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 were no changes in the 20/21 year. During 21/22 year Sudbury Town Residents' Association (STRA) designation lapsed.
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 further changes in the 21/22 and the 22/23 year.
Kilburn	Neighbourhood Forum & Area was designated by Brent Council and Camden Council in June 2016. The Forum applied to have its designation renewed. Brent and Camden Councils consulted on the application between 4 November and 17 December 2021. Consultation on early drafts of the Kilburn Neighbourhood Plan occurred through 22/23.

Further information is available at: www.brent.gov.uk/neighbourhoodplanning

2.3 Development Management

5149 applications were received in 2021/22 and 4219 were received in 2022/23 (applications of all types). For 2021/22 of the planning applications of the types listed below*, 0.74% of received applications were categorised as major. 97.62% of majors determined within the year were determined within the agreed timescales and of all application types below*, 65.5% were granted consent. For 2022/23 of the planning applications of the types listed below*, 0.92% of received applications were categorised as major. 97.06% of majors determined within the year were determined within the agreed timescales and of all application types below*, 66.6% were granted consent.

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

Year	Received	Determined	Granted	Percentage Granted (%)
2020/2021	2862	2726	1794	65.8%
2021/2022	3178	3008	1971	65.5%
2022/2023	2761	2830	1887	66.6%

Table 4: Major applications received, determined, and granted.

Year	Received	Determined	Granted	Percentage Granted (%)
2020/2021	46	46	38	82.61%
2021/2022	38	42	36	85.71%
2022/2023	39	34	32	94.12%

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

Year	Major	Other	Minor
2020/2021	100%	88.24%	82.45%
2021/2022	97.62%	85.26%	77.94%
2022/2023	97.06%	82.28%	77.33%

2.4 Quality Review Panel

Design Review is an independent and impartial evaluation process in which a panel of multi-disciplinary experts on the built environment assess the design of a proposal. The process is in place to improve the quality of buildings and places and is widely recognised as having a positive impact. The importance of Design Review is specifically referenced in both the National Planning Policy Framework (NPPF) and the London Plan.

Brent's Quality Review Panel (QPR) was established in 2022 for the purposes of design review. It is the successor to the Brent Design Advice Panel (BDAP), which was managed by the Design Council from 2017 to 2022. It supports the council by offering independent and expert advice on:

Major schemes and strategically important built environment projects;

Other schemes regarded as sensitive in terms of design, context, public interest or local impact;

Infrastructure, landscape and open space projects;

Council-led policies, strategies and supplementary planning guidance.

11 applications in 2021/22 and 17 in 2022/23 were subject to review by the Quality Review Panel.

To celebrate excellence in great buildings and places and how high-quality design can improve local people's quality of life, preparatory work on arranging the inaugural Brent Design Awards took place in December 2022-March 2023.

2.5 Enforcement

Table 6: Breakdown of enforcement activity.

Type of enforcement activity	Number of cases: 21/22	22/23
Live cases	2111	1919
Enforcement notices served	110	130
Planning contravention notices served	58	89
Enforcement appeals dismissed	34	57
Direct action undertaken	8	9
Enforcement appeals allowed	18	31
POCA cases started	4	4
POCA cases finalised*	4	5
Enforcement appeals part allowed and part dismissed	10	9

*Of the POCA cases finalised in 2021/22 the total amount awarded was £111,583 of which £33,028 is expected to come to Brent. Of the POCA cases finalised in 2022/23 the total amount awarded was £725,547 of which £214,762 is expected to come to Brent.

2.6 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 other London boroughs through the West London Alliance (WLA) and contributed to the Association of London Borough Planning Officers. It also worked with the GLA and other statutory consultees as part of the local plan adoption process.

2.7 Indices of Multiple Deprivation

The proportion of Brent Local Super Output Areas (LSOA) in the bottom 20% of most deprived areas nationally as identified in the Indices of Multiple Deprivation, is 19%. Out of Brent's 173 LSOAs, 33 are in bottom 20% for IMD. The target for this proportion is 15%.

The proportion of the top 20% least deprived areas nationally as identified in the Indices of Multiple Deprivation is 0%. The target for this is 2%.

2.8 Community Infrastructure Levy

The Council formally introduced Brent CIL in July 2013.

Table 7: Breakdown of CIL receipts 21/22 and 22/23.

Total Brent CIL summary	Amount:	2021/22	2022/23
Total CIL receipts collected for the reported year:		£18,389,247.82	£26,286,236.41
Total CIL carried over from the previous reported year(s)*:		£60,241,986.97	£61,534,632.03
Total CIL expenditure for the reported year:		£11,633,265.36	£18,848,990.38
Of which, total amount of CIL applied to administrative expenses pursuant to regulation 61:		£681,441.30	£587,274.44
Above as a percentage of CIL collected in the reported year:		3.7%	2.23%
Total CIL retained at the end of 2021/22: (SCIL and NCIL only, includes money allocated to projects but not yet spent)		£113,207,030.36	£135,389,101.88

*The total amount of CIL (SCIL and NCIL only) receipts, collected by the authority in the years prior to 22/23, but which have not been allocated prior to 22/23.

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, the Mayor of London reports on this separately, as can be seen at: [Mayoral Community Infrastructure Levy | London City Hall](#).

Table 8: Summary of Neighbourhood CIL projects 21/22 and 22/23.

CIL Neighbourhood Area	Sum of Totals(Allocation):	2021/22	2022/23
Harlesden CIL Neighbourhood		£716,517.65	£408,801.42
Kilburn & Kensal CIL Neighbourhood		£374,236.00	£350,000.00
Kingsbury & Kenton CIL Neighbourhood		£228,341.04	£400,000.00
Willesden CIL Neighbourhood		£289,930.00	£400,500.00
Wembley CIL Neighbourhood (excluding Sudbury Neighbourhood Forum Area)		£1,388,722.49	£370,100.00
Sudbury Neighbourhood Forum Area		£9,921.00	£0
Grand Total		£3,007,668.18	£1,929,401.42

A separate Infrastructure Funding Statement (IFS) is also published on the Council website as per the regulations. 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.

2.9 S106 Contributions

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

Table 9: Summary of 106 contributions spent for 21/22 and 22/23.

Year of S106 contributions paid	The value of the payment	Spent	Allocated	Unallocated	Repayment	Reason
2021/22	£8,307,265	£4,358,969	£9,171,249	£12,149,442	£0	N/A
2022/23	£3,675,994	£5,876,828	£9,905,662	£1,966,606	£0	N/A

3 Implementation of Policies

3.1 Housing Delivery Breakdown

Polices: BH1, BH2, BH3, BH4, BH5, BH6, BH7, BH8, BH10, BH11, London Plan H1, H4, H5, H6, H7, H10, H12, H13

Table 10: Housing Delivery Summary for 21/22 and 22/23.

Year	Net additional dwellings	London Plan Target	Self-contained	Student accommodation units	Non-self-contained supported living	Hostel Rooms	Houses of Multiple Occupation (HMO)
2021/22	3450	2325	3098	599	55	99	4
2022/23	2191	2325	2071	100	16	-3	7

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 and hostel rooms units and HMOs count towards the London Plan target at a ratio of 1.8:1.

3.1.1 Affordable Housing

Table 11: Net completions of all conventional housing units

Year	Units completed (net)	Affordable units	(%) Affordable
2020/21	2404	801	33.32%
2021/22	3098	722	23.31%
2022/23	2071	852	41.14%
Total	7573	2375	31.36%

Table 12: Proposed units: Gross conventional housing units granted permission in each of the last 3 financial years including a breakdown of affordable housing as a percentage, excluding superseded permissions.

Year	Units granted (net)	Affordable units	(%) Affordable
2020/21	2457	809	32.93%
2021/22	5171	1531	29.61%
2022/23	1519	418	27.54%
Total	9147	2758	30.15%

* 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.

3.1.2 Affordable Housing within Major Developments

2021/22 period - A total of 10 major residential developments were completed, with an affordable housing planning obligation within the monitoring period, with 8 of these providing affordable homes. As a percentage of the major developments, **40% of total units were affordable**. In terms of the affordable housing tenure split 18% were social/London affordable rent and 82% as intermediate. Gloucester House and Durham Court development delivered 100% of its affordable units as social rent tenure.

2022/23 period – A total of 11 major residential developments were completed, with an affordable housing planning obligation within the monitoring period, all of them providing affordable homes. As a percentage of the major developments with an affordable housing planning obligation, **61% of total units were affordable**. In terms of the affordable housing tenure split 16% delivered as social/London affordable rent and 84% as intermediate. The Willows development delivered 100% of its units as London affordable rent tenure.

The required tenure split of affordable housing within major development with an affordable housing planning obligation is currently 70% social/ London affordable rent and 30% intermediate. This is set out in the Brent Local Plan (2022) The major developments mentioned above at the time of their planning permission would have been subject to a different policy requirement on affordable tenure split as per the Core Strategy. The previous split allowed for a greater level of intermediate rented housing.

3.1.3 Net Loss of Dwellings

Policy BH10 resists the loss of housing where it does not meet the criteria set out in the Local Plan which includes; loss of sub-standard dwellings, the de-conversion of flats to create a family sized dwelling, providing social or physical infrastructure to meet identified need.

During the 21/22 monitoring period 14 dwellings were lost; 6 were flats that were amalgamated to become family sized dwellings, 7 were unauthorised sub-standard dwellings that was reinstated into one dwelling and 1 due to a change of use to a medical centre.

During the 22/23 monitoring period 20 dwellings were lost; 10 were flats that were amalgamated to become family sized dwellings, 6 were sub-standard dwellings that was reinstated into one dwelling, 2 due to change of use to a place of worship and community use, 1 change to a care home and 1 retrospective permission to commercial business.

3.1.4 Conversion of Family Sized Dwellings

Policy BH11 focuses on the retention of family sized dwellings (3 bed or more), it sets out the criteria for the conversion of a family sized dwelling. A family sized dwelling should only be converted if the development results in at least one 3 bed dwelling.

During 21/22 monitoring period there were 28 permissions where conversion of an existing 3 bed dwelling resulted in an additional dwelling plus family sized dwelling.

During the 22/23 monitoring period there were 8 permissions where conversion of an existing 3 bed dwelling resulted in an additional dwelling plus family sized dwelling.

3.1.5 Number of bedrooms

Policy BH6 targets a delivery of 25% of new homes to be family sized (3 bed or more). For every four dwellings included within developments at least one must be 3 bedrooms or more.

During the 21/22 period 13.2% of homes completed had bedrooms of 3 or more.

During the 22/23 period 12.5% of homes completed had bedrooms of 3 or more.

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 21/22 and 22/23 monitoring period, 21% of homes consented on major developments were 3 bed+ as a result of this. However, the newly adopted policy is more specific in its requirement, which should improve future delivery.

3.1.6 Housing Location

Policy BH2 focuses on priority locations for intensification of housing. A target set by the council is for 60% of homes to be delivered within the borough's designated growth areas.

During the 21/22 period 73% of conventional homes completed were delivered within the borough's growth areas.

During the 22/23 period 57% of conventional homes completed were delivered within the borough's growth areas.

Policy BH4 focuses on small housing delivery (0.25 hectares or below), with a target delivery of 443 dwellings per annum.

During the 21/22 period 295 dwellings were delivered on small sites.

During the 22/23 period 930 dwellings were delivered on small sites.

3.1.7 Housing Accessibility Mix

Policy BH8 focuses on the provision of specialist older persons housing. The London Plan annual benchmark monitoring provision figure is 230 dwellings per annum of specialist older persons' accommodation.

The London Plan standard is for 10% of new build dwellings delivered to be wheelchair accessible homes, and 90% to be Lifetime Homes Standard.

Table 13: Housing Accessibility Mix of Completed Homes

Year	Specialist Older Persons Housing	Wheelchair Accessible Housing (M4(3)) (% of new builds)	Lifetime Homes Standard (M4(2)) (% of new builds)
2021/22	55	7%	47%
2022/23	16	12%	64%

3.1.8 Basements and Tall Buildings

Policies BD2 and BD3 outline the criteria required to be met to allow the development of tall buildings (more than 30 metres in height above ground level) and basement development of an existing property to be permitted.

There were no residential basements permitted during either of the monitoring years that were larger than the policy criteria.

There were no tall buildings permitted during either of the monitoring periods that were taller than the policy criteria set out in the Local Plan.

3.1.9 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.

Table 14. Self and Custom Build Register Summary

Base period	Date	No. individuals	No. of organisations	Total
Base period 6	31 Oct 2020—30 Oct 2021	53	1	54
Base period 7	31 Oct 2021—30 Oct 2022	50	1	51
Base period 8	31 Oct 2022—30 Oct 2023	22	0	22

Local Planning Authorities have a duty to have regard of the entries in the register in carrying out 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 2021 and 30 October 2022 Brent Council granted permission for 60 residential units (net) meeting the definition of suitable serviced plots of land. Between 31 October 2022 and 30 October 2023 Brent Council granted permission for 60 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. Changes to the definition of a self-build plot for the purposes of monitoring have been set out in the National Planning Policy Framework (NPPF) revised in December 23. This will be reflected in future AMRs. It is likely to significantly reduce the number of plots identified, as the permission has to specifically identify development as self-build.

3.2 Town Centres

Polices: BE1, BE4, BE5, BE6, BCH5 London Plan SD6, SD7, E9, HC7

3.2.1 Retail Rents

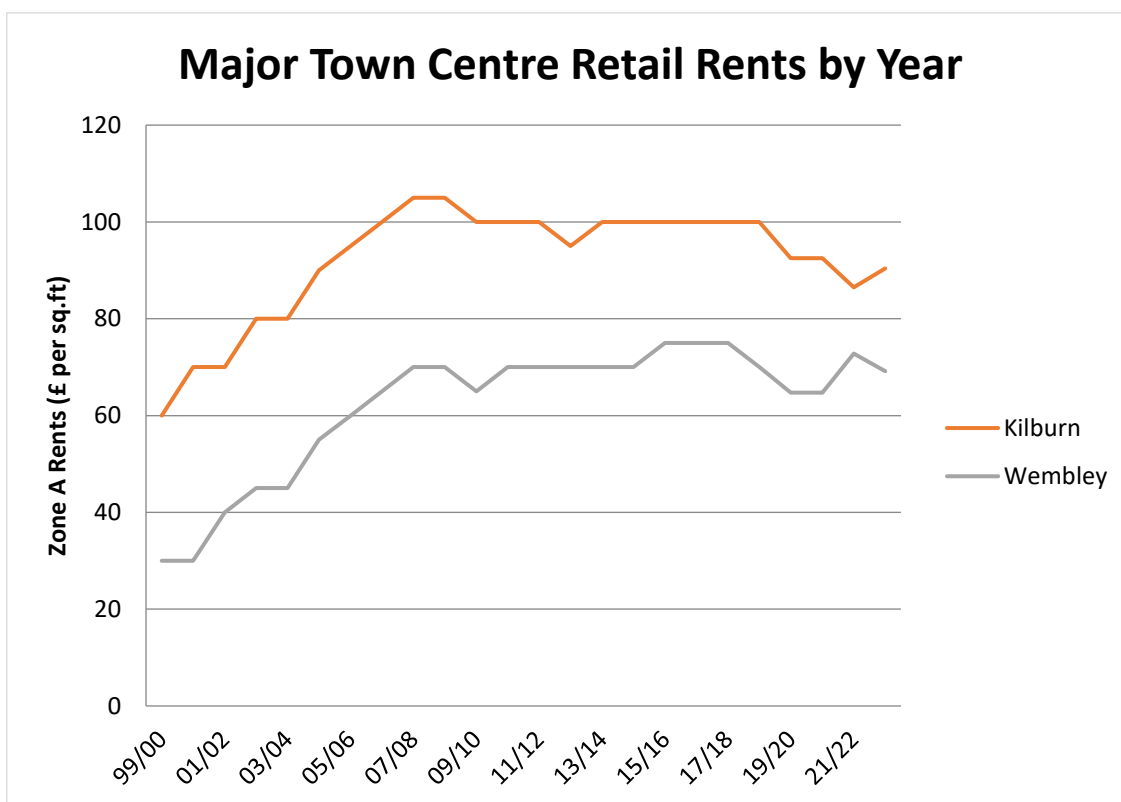


Figure 2. Major Town Centre Retail Rents Data

2021/22 period – Kilburn prime rental rates decreased to £86 per sq. ft in Zone A (net effective). Rental rates in Wembley increased from £64 to £72 in Zone A (net effective).

2022/23 period – Kilburn prime rental rates increased to £90 per sq. ft in Zone A (net effective). Rental rates in Wembley decreased from £72 to £69 in Zone A (net effective).

As these are averages of the rental rates they should be used with caution, as the rent for each unit will vary depending on location, configuration, age etc.

3.2.2 Town Centre Floorspace

Over the 21/22 monitoring period, within all of Brent's town centres (major local and district), completions resulted in a net increase of 129sqm of retail, 56sqm of medical/health services, 533sqm of assembly and leisure and 68sqm of drinking establishment. However, there was a net loss of 39sqm of office space in town centres. Willesden Green, Wembley Park, Cricklewood, Harlesden, Wembley and Kilburn were the town centres that experienced a change in floorspace during this monitoring period.

The loss in office space was due to a prior approval for part change of use from solicitors' office to residential dwelling.

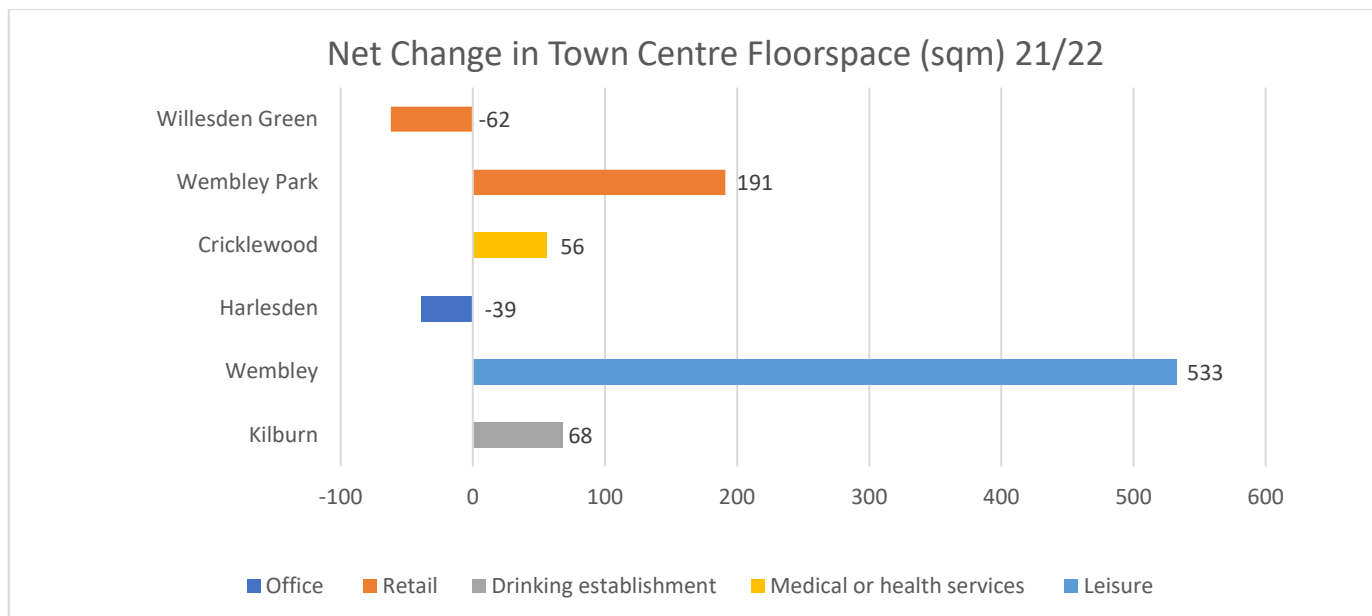


Figure 3. Net change in town centre floorspace 21/22

Over the 22/23 monitoring period, within all of Brent's town centres (major, district and local), completions resulted in a net loss of 376sqm of retail floorspace. Harlesden and Wembley were the only town centres that experienced a change in floorspace during this monitoring period.

The loss in retail space was due to various completions which involved the development of residential dwellings.

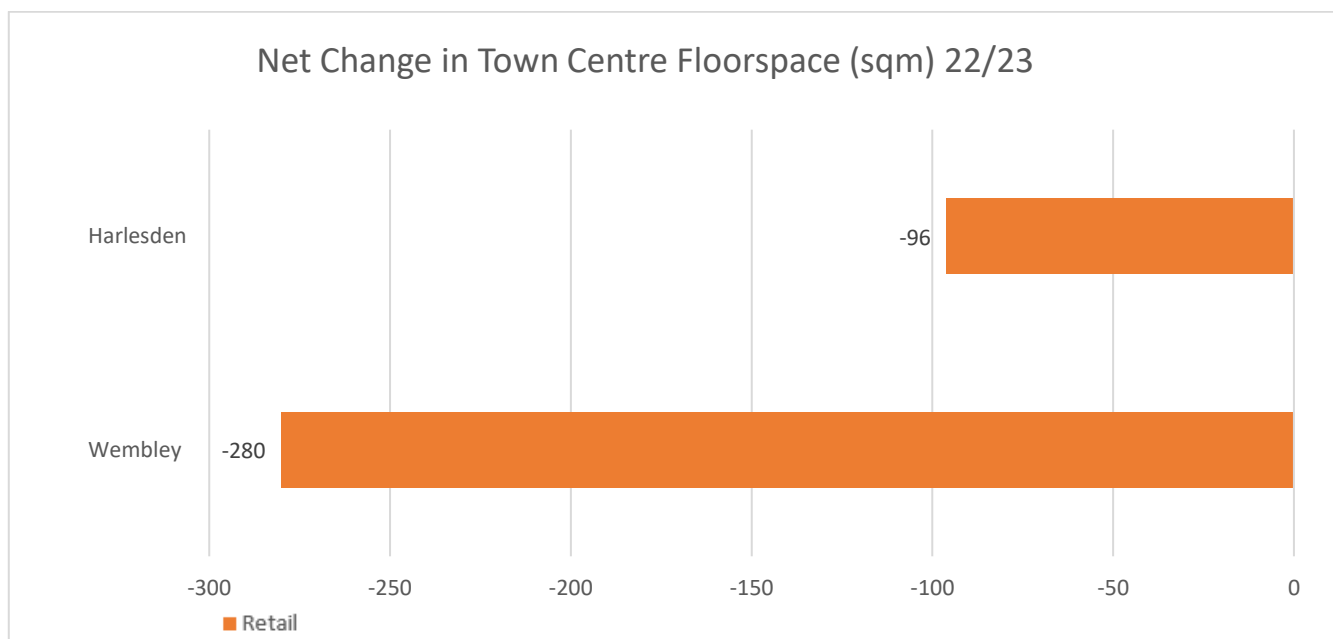


Figure 4. Net change in town centre floorspace 22/23

It should be noted the figures only account for changes in floorspace where planning permission is needed.

3.3 Town Centre Business Concentrations

Brent Council monitors the concentration of betting shops, adult gaming centres and pawnbrokers. Policy BE5 sets out that the proportion of the town centre frontage in use as betting shops is not to exceed 4%, and the proportion in use as adult gaming centres or pawnbrokers is not to exceed 3%. The concentration of takeaways was also monitored, with policy BE5 setting out that their proportion should not exceed 6%.

From the time the town centres were previously monitored none exceeded the threshold for betting shops, adult gaming centres or pawnbrokers. Overall, however 9 of the 17 town centres had a concentration of takeaways over the 6% threshold.

There were no additional drinking establishments or hot food takeaway units granted permission in primary shopping frontages during either monitoring periods. Policy BE5 states that no further shisha cafes will be consented within 400 metres of a secondary school or further education establishment. There have been no additional shisha cafes consented during either monitoring period.

Policy BHC5 addresses the importance of public houses and how their loss will be resisted unless certain criteria are met. In the 21/22 monitoring period the loss of one vacant public house was permitted. This was to become a restaurant, as the application met the required criteria.

3.4 Employment

Polices: BE1, BE2, BE3 London Plan SD4, SD5, SD10, E1, E2, E3, E4, E5, E6

3.4.1 Employment Land and Office Floorspace

Brent's designated employment sites comprise Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS). SIL are designated in the London Plan due to their importance to the London economy. LSIS are of strategic importance to employment in the borough.

Over the 21/22 monitoring period, there was a net loss of 8211sqm of use class E(g)(i) (Offices) floorspace, this was mainly due to the completion of mixed-use development at Alperton House. In the Park Royal SIL there was a B2 industrial floorspace loss, due to the Grand Union development. This is residential led and includes a health centre, affordable workspace and commercial space. There was a net increase in E(g)(iii) (Industrial processes) floorspace, this was predominantly due to the Quintain development in Wembley. The net increase in B8 (Storage or distribution) floorspace was mainly due to the completion of a storage building in Queensbury.

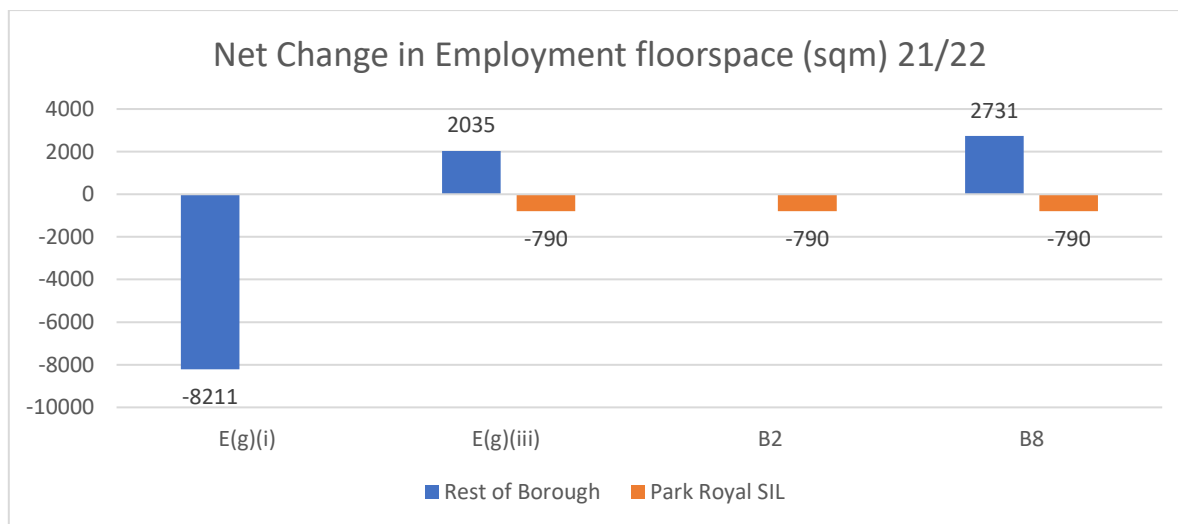


Figure 5. Net Change in Employment floorspace (sqm) 21/22

Over the 22/23 monitoring period, there was no change in employment floorspace in SIL or LSIL areas. The table below shows changes in the rest of the borough. There was a net loss of 502sqm of B2 (General industrial) floorspace due to the demolition of a M.O.T testing centre for a mixed-use development in Sudbury. The loss of 18sqm B8 floorspace was due to the demolition of a building to create a residential dwelling. There was a net increase of 465sqm which was due to the completion of a mixed-use development at the former Minavil House site.

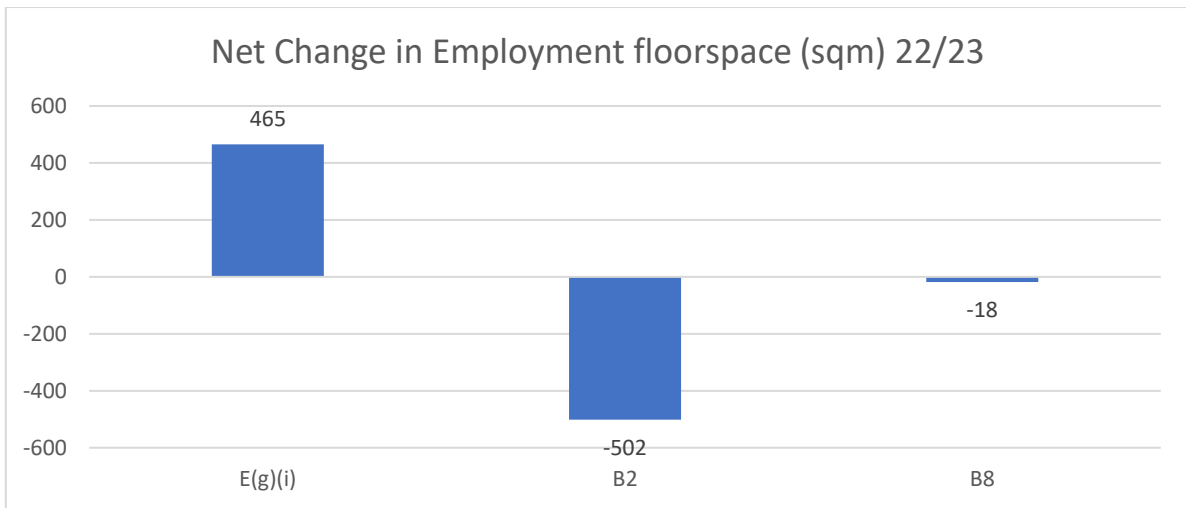


Figure 6. Net Change in Employment floorspace (sqm) 22/23

3.4.2 Affordable Workspace

Local Plan Policy BE1, BE2 and BE3 addresses the requirement for affordable workspace to be provided within a development. New affordable workspace should normally be provided on-site for the lifetime of the development, only in exceptional circumstances where it can be demonstrated robustly that this is not appropriate, may it be provided offsite. A financial contribution in lieu of on-site provision will only be accepted where this would have demonstrable benefits in furthering affordable workspace in the borough. The Affordable Workspace Supplementary Planning Document was adopted in June 2022, provides guidance on the implementation of the relevant policies in the adopted Local Plan and is a material consideration in the determination of planning applications. List below are completed developments that include affordable workspace.

21/22 period completions:

19/3674 – Grand Union – 388sqm of affordable workspace delivered within the development.

22/23 period completions:

17/2477 – 60 Neasden Lane – 898sqm of affordable workspace delivered within the development.

Planning Permissions in the monitoring period:

22/3965 - 1,2,3 & 9 Watkin Road - Planning currently seeking £200,500 for an Affordable Workspace contribution.

22/1145 - Prospect House - Planning Committee resolved to grant planning consent for the scheme including 801sqm Affordable Workspace and the S106 agreement is being drafted.

19/3259 - Peel Precinct - The affordable workspace secured via S106 agreement is 558sqm. Affordable Workspace Partnership are acquiring the 558sqm Affordable Workspace provision which is due to open by March 2024.

3.4.3 Permitted Development Rights

The government previously 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 would have significantly limited the council's ability to prevent the loss of employment floorspace. It therefore removed some permitted development rights through Article 4 Directions, meaning planning permission is required. A summary of these Article Directions can be found in table 15.

Table 15: Article 4 Directions.

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

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 came into effect on 1 August 2022. These are summarised in table 16. The Article directions in Table 15 were subsequently revoked.

Table 16:Article 4 Directions.

Permitted Development Right	Article 4 Area of Coverage	Confirmed	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 groundfloor 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

3.4.4 Employment Sectors

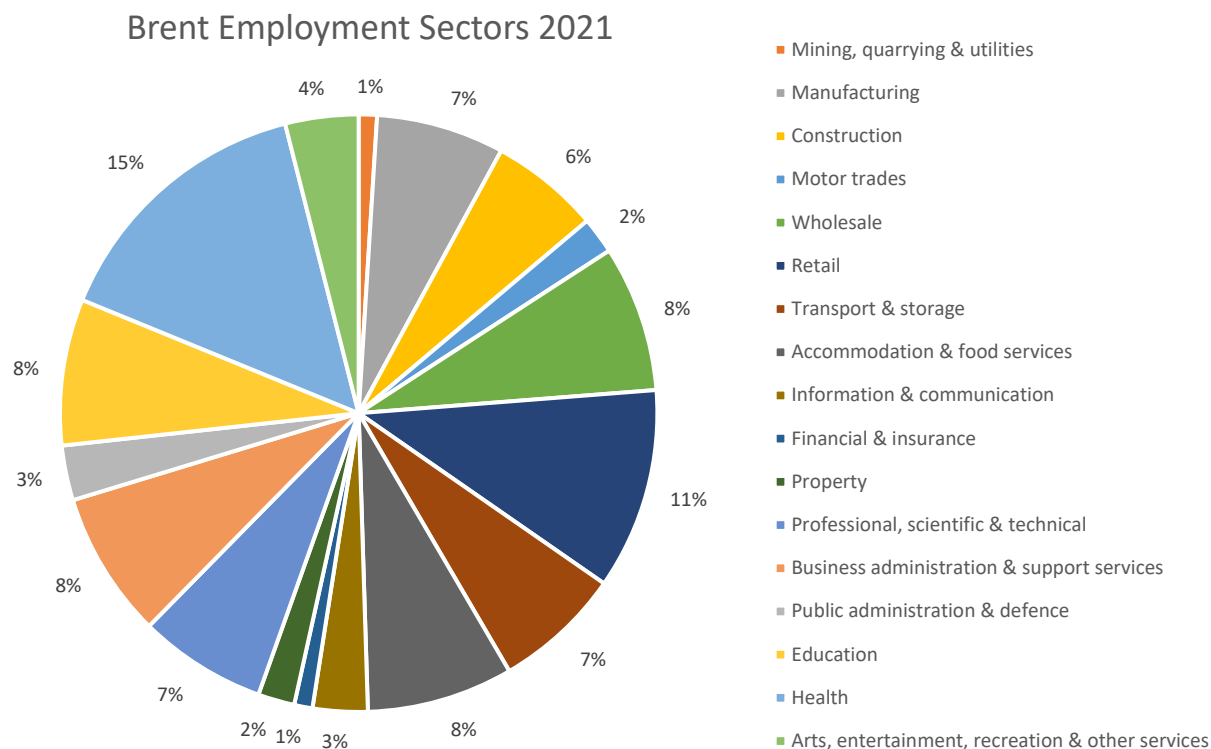


Figure 7: Brent employment sectors percentages in 2021 (Source NOMIS BRES data).

3.4.5 Brent Works

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 21/22 period Brent Works registered over 2300 residents for employment related support and advice, supported over 100 local businesses with recruitment and placed 136 residents into long-term jobs. They supported 50 residents into apprenticeships and helped place 100 residents ages 18-24 into paid Kickstart work placements which are 6 months long. They also ran a series of 20+ employment focused webinars. In addition, approximately 200 job opportunities were created via S106 agreements for local residents.

During the 22/23 period Brent Works registered over 2000 residents for employment related support and advice, supported over 100 local businesses with recruitment and placed 154 residents into long-term jobs with over 80% of these roles providing London Living Wage or higher. They supported 41 residents into apprenticeships and ran a series of interactive employment focused webinars and in person workshops. They also organised Wembley Job Fairs which had over 160 stall holders, more than 6400 attendees and resulted in approximately 390 job offers (as tracked by the DWP). In addition, approximately 300 job opportunities were created via S106 agreements for local residents.

For more information or how to get in touch visit: <https://brentworks.brent.gov.uk/Default.aspx> or contact: brent.works@brent.gov.uk.

3.5 Community and Cultural Facilities

Policies: BSI1, London Plan S1, S2, S3

3.5.1 Change in Community Infrastructure Floorspace

21/22 Period –

During the 21/22 monitoring period the net change in Community Infrastructure floorspace (Schools, Healthcare, Other Community Space, Cultural and Leisure Facilities) was an increase of **538sqm**. The majority of this was from an increase in general community space, with developments including York House and Wembley Quintain contributing to this.

22/23 Period –

During the 22/23 monitoring period the net change in Community Infrastructure Floorspace (Schools, Healthcare, Other Community Space, Cultural and Leisure Facilities) was a decrease of **375sqm**. This was due to a change of a medical centre to a large family sized dwelling and development including the Granville and Carlton centres to provide affordable workspace.

3.6 Green Infrastructure

Policies: BGI1, BGI2, Sustainable Environment and Development SPD, London Plan G7, S4

3.6.1 Trees

21/22 Period: There were **844 trees** planted across Brent in public areas by the council in the 2021/22 monitoring year. This figure does not include trees planted on private schemes.

Residents, pupils, and partner organisations joined together to plant 650 trees in King Edward VII Park to see the creation of Brent's first Miyawaki Forest.



Figure 8. King Edward VII Park Tree Planting

22/23 Period: There were **616 trees** planted across Brent in public areas by the council in the 2021/22 monitoring year. This figure does not include trees planted on private schemes.

Tree planting of 100 saplings took place at Silver Jubilee Park.

100 cherry trees planted in Gladstone Park. This celebrates the long-standing friendship between Japan and the United Kingdom. It was part of a Japanese Government gift of more than 6,000 Japanese Cherry trees to the UK.

3.6.2 Parks and Play Spaces

21/22 Period -

- Introduction of wildflower areas into roundabouts and around 10 grass verges around the borough; including Bridgewater Road and Sudbury Court Drive.
- Publication of the Green Infrastructure Vision which sets the objective for Brent to be the greenest borough by 2030.
- There were a number of saplings planted by local communities in parks across Brent; particularly in Northwick Park.
- Projects with and by community groups, Friends of Park groups and conservation groups in several parks across the Borough.
- Removal of fly-tipping from the banks of the River Brent at Quanton Street Open Space.
- 1330sqm of play space provided as part of Wembley Park development (17/0462).
- 4348sqm of public open space provided as part of Grand Union development (19/3674).



Figure 9. Brent River Clean Up

22/23 Period -

- Green Neighbourhood Pilots have been established to tackle the climate and ecological emergency. The first phase was Church End and Roundwood, and Kingsbury, which involved a scoping project carried out on how to green the neighbourhoods. The goal is to focus resources in these pilot areas to test how they can become as environmentally sustainable as possible. This will inform how the whole borough could be net zero and more biodiverse by 2030. Brent Council's Cabinet approved the Green Neighbourhoods Action Plan in January 2023. This followed a period of community engagement in Autumn 2022. The engagement

obtained ideas from residents on what they would like to see as part of the Green Neighbourhoods project in their local area.

- New walking route taking in the parks and greenspaces between Wembley Park Station and the Welsh Harp Open Space. The route includes Chalkhill Park, St. David's Close Open Space, Chalkhill Open Space, a wooded section alongside the River Brent through Quainton Street Open Space and the Welsh Harp Open Space.
- Projects with and by community groups, Friends of Park groups and conservation groups in several parks in Brent.
- Landscaping projects for the Queen Elizabeth II Jubilee Garden, for the Walled Garden at Barham Park and the planting of 20 trees in the open woodland areas.
- Re-landscaping of a pocket park at Chippenham Gardens, Kilburn.
- Several community events held in parks.



Figure 10. New Walking Route - Welsh Harp Reservoir and Wembley Park Station

London in Bloom Awards:

The Council acknowledge the working partnership with community, Friends of Park and conservation groups, with most of the award-winning parks having had input from volunteers, in addition to the work of Brent Council and of the Council's contractors.

Table 17. London in Bloom Awards Breakdown 2021 and 2022.

London in Bloom Categories	2021	2022
Country Park	Fryent Country Park - Gold	Fryent Country Park - Gold
Small Park	Harlesden Town Garden and Mapesbury Dell - Gold	Harlesden Town Garden and Mapesbury Dell - Gold
Large Park	Roundwood Park - Silver Gilt and Woodcock Park - Gold	Roundwood Park - Silver Gilt and Woodcock Park - Gold
Large Park (above 25 acres)	-	Gladstone Park - Gold
Walled Gardens	Barham Park Walled Garden - Silver Gilt and Gladstone Park – Gold	Barham Park Walled Garden - Silver Gilt and Gladstone Park Walled Garden - Silver Gilt
Small Conservation Area	Roe Green Walled Area - Gold and Winner	Roe Green Walled Area - Gold and Winner

It's Your Neighbourhood Awards:

It's Your Neighbourhood is London in Bloom's major community participation programme and is run on behalf of the Royal Horticultural Society Britain in Bloom Campaigns, it focuses on community participation. Below is the level of achievement awarded to It's Your Neighbourhood Groups in Brent.

Table 18. It's Your Neighbourhood Groups Achievement Level 2022.

It's Your Neighbourhood Group:	Level of Achievement 2022:
Friends of Gladstone Park	Outstanding
Friends of Harlesden Town Garden	Outstanding
Friends of Woodcock Park	Outstanding
Mapesbury Dell Gardening Team	Outstanding
Northwick Park Community Garden Charity	Outstanding
Willesden Green Town Team Garden Team	Thriving
Roundwood Gardening Group (Roundwood Bloomers)	Thriving
Willesden Green Town Team Garden Team	Thriving
Forest Camp; Family	Advancing
Brook Way Community Biodiversity Project	Advancing

3.7 Sustainability

Polices: BSUI1, BSUI2, BSUI3, BSUI4, BT1, London Plan SI1, SI2, SI3, SI4, SI5, SI13, T1, T2

3.7.1 Carbon Reduction and Sustainable Drainage

The Council made its "climate and ecological emergency" declaration in July 2019, promising to aim for carbon neutrality by 2030. It has delivered a new Climate & Ecological Emergency Strategy 2021-2030, which provides greater clarity on the actions that will be taken in Brent to address climate change. Chapter 7.6 'Sustainable Infrastructure' of the Local Plan includes the polices which set out the sustainability requirements for developments to meet. Below are tables summarising the sustainability measures incorporated in major developments completed during the monitoring periods.

21/22 Period -

Table 19. Sustainability Summary of Major Developments 21/22

ADDRESS	REF	GLA Energy Hierarchy	Sustainable Urban Drainage Systems	REDUCTION IN CO2 EMISSIONS	RENEWABLES	AIR QUALITY NEUTRAL
1 OLYMPIC WAY, WEMBLEY, HA9 ONP	19/0395	Energy efficient measures, PV	Yes	50%	PV Panels	Yes
133-137 KILBURN LANE, NORTH KENSINGTON, LONDON, W10 4AN	18/4716	Energy efficient measures, PV	No	35%	PV Panels	No
1C, CARLYON ROAD, HA0 1HP	15/3950	Energy efficient measures, CHP, PV	Yes	35%	PV Panels	No

5A-E & 9A-C, 5-9, WEMBLEY HILL ROAD, HA9 8AF	15/1949	Energy efficient measures	No	-	No	Yes
ALL UNITS AT ABBEY WHARF & DELTA CENTRE & 152, MOUNT PLEASANT, HA0 1NR	16/4478	Energy efficient measures, PV	Yes	35%	PV Panels	Yes
GLOUCESTER HOUSE AND DURHAM COURT, KILBURN PARK ROAD, NW6 5XE	14/1896	Energy efficient measures, CHP	Yes	51%	No	Yes
GRAND UNION, NW10	18/0321	Energy efficient measures, CHP	Yes	41%	PV Panels	Yes
QUINTAIN MASTERPLAN, E01/E02, LAND NORTHEAST OF WEMBLEY STADIUM, ENGINEERS WAY, HA9 0AA	17/0462	Energy efficient measures, CHP	Yes	55%	No	Yes - better than neutral
WARRANTY HOUSE, DUDDEN HILL LANE, NW10 1DD	16/4010	Energy efficient measures, CHP	Yes	36.50%	No	Yes
WEMBLEY CITY, LAND EAST OF WEMBLEY STADIUM (PLOT E05), FIRST WAY, HA9	17/3213	Energy efficient measures, CHP, connection to site-wide heat network	Yes	42%	PV Panels	Yes
KELATY HOUSE, FIRST WAY, FIFTH WAY, HA9 0JD	12/1293	Energy efficient measures, CHP. PV	Yes	28%	PV Panels	Yes
KNOWLES HOUSE AND ANANCI HOSTEL, LONGSTONE AVENUE, NW10 3UN	17/2516	Energy efficient measures, CHP	Yes	offset payment	PV Panels	Yes
SUMMARY FOR 21/22 PERIOD:			% with SuDs	Avg. Reduction in CO2 emissions	% with renewables	% that are Air Quality Neutral
			83%	41%	67%	75%

22/23 Period -

Table 20. Sustainability Summary of Major Developments 22/23

ADDRESS	REF	GLA Energy Hierarchy	Sustainable Urban Drainage Systems	REDUCTION IN CO2 EMISSIONS	RENEWABLES	AIR QUALITY NEUTRAL
10 & 11 WATKIN ROAD, WEMBLEY, HA9 0NL	19/2750	Energy efficient measures, CHP, PV	Yes	38.5%	PV Panels	Yes
1-7 BRIDGEHILL CLOSE, WEMBLEY, HA0 1EP	20/1213	Energy efficient measures, Air Source Heat Pump, Mechanical ventilation, PV	Yes	36.1%	PV Panels	Yes
39A-B, 41, 43-47, 39A-B, 41, 43-47 DUDDEN HILL LANE & CAR PARK VILLIERS ROAD R/O 43-47, LONDON, NW10	19/1095	Energy efficient measure, air source heat pump, mechanical ventilation, PV	Yes	35.0%	PV Panels	Yes
5-9 CHIPPENHAM GARDENS, LONDON, NW6 5LH	18/4071 (16/1191)	Energy efficient measures, CHP, Mechanical Ventilation, PV	Yes	35.0%	PV Panels	Yes
60, NEASDEN LANE, NW10 2UW	17/2477	Energy efficient measures, CHP, Mechanical ventilation heat recovery unit, PV	Yes	43.5%	PV Panels	Yes
A, 253, EALING ROAD, HA0 1ET	17/1104	Energy efficient measures, Mechanical ventilation heat recovery unit, PV	Yes	35.4%	PV Panels	Yes
EX KELATY HOUSE, FIRST WAY, WEMBLEY, HA9 0JD	20/3755	Energy efficient measures, CHP	Yes	21.9%	No	Yes
MANOR PARK WORKS, MANOR PARK ROAD, NW10 4JJ	17/2331	Energy efficient measures, CHP	Yes	39.3%	No	Yes

MINAVIL HOUSE, ROSEMONT ROAD, HA0 4PZ	16/2629	Energy efficient measures, Mechanical ventilation with heat recovery, CHP	Yes	36.0%	PV Panels	Yes
PLOTS SW01, SW02 AND SW07, LAND SURROUDING WEMBLEY STADIUM STATION, WEMBLEY HILL ROAD, WEMBLEY	18/0742	Energy efficient measures, CHP, PV	Yes	35.1%	PV Panels	Yes
PRESTON LIBRARY, CARLTON AVENUE EAST, WEMBLEY, HA9 8PL	19/1305	Energy efficient measures, PV	Yes	35.3%	PV Panels	Yes
QUINTAIN MASTERPLAN NW09/10, WEMBLEY	18/4422	Energy efficient measures, CHP, District Heat network,	Yes	35.0%	No	Yes - better than neutral for building emissions and neutral for transport emissions
THE WILLOWS, 136 HONEYPOT LANE, LONDON, NW9 9QA	19/1350	Energy efficient measure, Mechanical extract ventilation, PV	Yes	35.6%	PV Panels	Yes
SUMMARY FOR 22/23 PERIOD:			% with SuDs	Avg. Reduction in CO2 emissions	% with renewables	% that are Air Quality Neutral
			100%	35.5%	77%	100%

3.7.2 District Wide CHP

Peel Phase 1-3, Unity Place in South Kilburn is built ready or improved through Granville Homes Heat Optimisation scheme to connect to a low carbon district heat network based on high efficiency centralised ASHPs.

3.7.3 Mode of Transport Split

The Council adopted the Brent Long Term Transport Strategy in October 2022. It provides the strategic direction for investment in transport in the borough. Among the key priorities are a commitment to reducing air pollution,

improving road safety and the creation of a sustainable and inclusive transport network that can be accessed by everyone. It has a particular focus on how the council is increasing walking, cycling and public transport mode share to 80%, a key objective of the Mayor’s Transport Strategy and Local Plan policy BT1.

Modal Share of Journeys

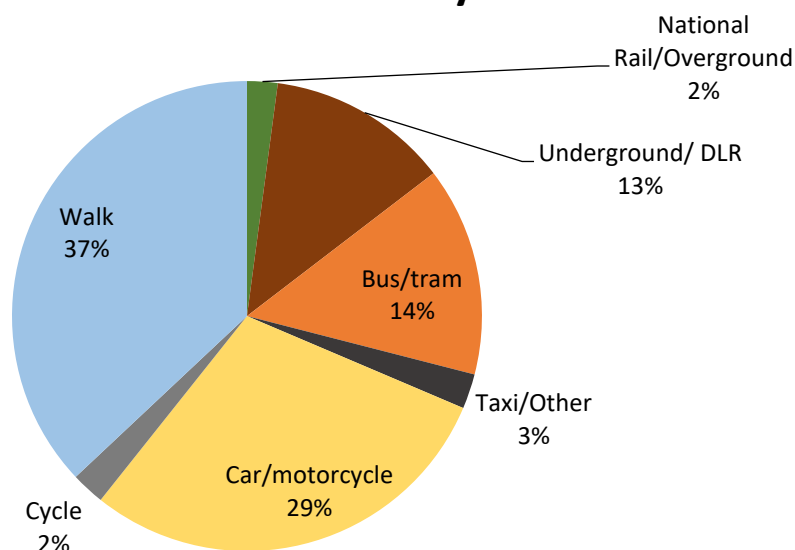


Figure 11: Modal share of transport 2022/23.

The average modal share of journeys by walking, cycling and public transport and private vehicle during 2022/2023 is shown in the graph above, with 53.7% of journeys made up of walking cycling and public transport and 29.3% via private vehicles. By 2041 the target is that 80% of all journeys will be undertaken by walking, cycling and public transport this is outlined in policy BT1 of the Brent Local Plan and the Mayor’s Transport Strategy.

3.7.4 Electric Vehicle Charging Points

The number of Brent publicly accessible electric vehicle charging points (EVCP) delivered during the 21/22 and 22/23 period was 241. There also were some trial charge points delivered during 21/22, the trial has now concluded and there is discussion to adopt the trial sites into Brent’s EVCP network, but these discussions have not yet concluded.

3.7.5 Building at Risk Register

There are 10 buildings on the building at risk register, three of which are churches.

During the monitoring period construction works that commenced, Wembley Hill Lodge 114 Wembley Hill Road had works started on site (secured through planning and listed building consent) including demolition and stabilisation of the property.

In 2020 Historic England awarded a Covid-19 Emergency Heritage at Risk Response Fund grant to The Chapels at Paddington Cemetery for holding repairs to the walls, roof and rainwater goods, with the purpose of allowing the Heras fencing surrounding the building to be removed, these works were undertaken in 2021.

In 2020 Historic England awarded a Covid-19 Emergency Heritage at Risk Response Fund grant to New Parish Church of St Andrew, Church Lane for project development for the roof and spire and holding repairs to gutters to prevent the ingress of water, these works were undertaken in 2021.

3.8 Waste

Polices: BSUI1, London Plan SI7, SI8, SI9

3.8.1 Waste Collection

The total amount of municipal waste collected in 2021/22 was 89,738 tonnes for 2022/23 this figure was 87,185 tonnes, a 2.8% decrease between the years. The proportion of waste recycled and composted in the borough was at its highest point in 2012/13 and has subsequently declined. Although the proportion in 2021/22 of 37.8% was higher than the previous year, in 2022/23 it declined to 33.4%. The London Environment Strategy sets a pathway to 65% by 2030, which is reflected in the 2021 London Plan.

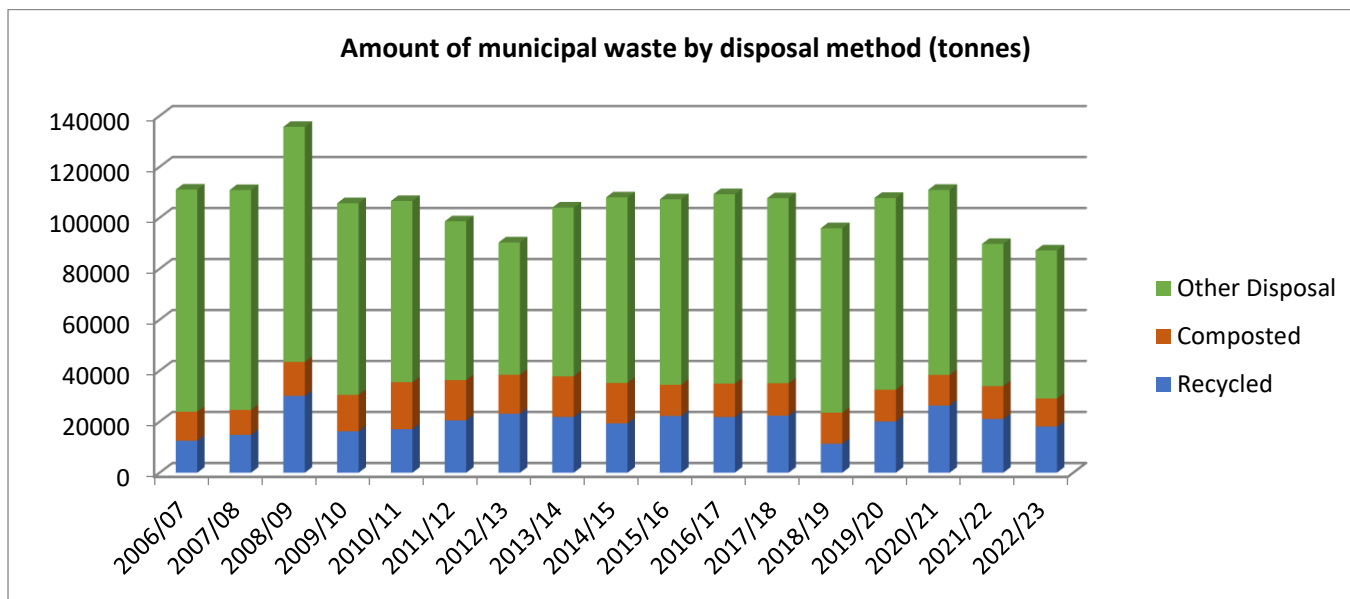


Figure 12: Amount of municipal waste by disposal method.

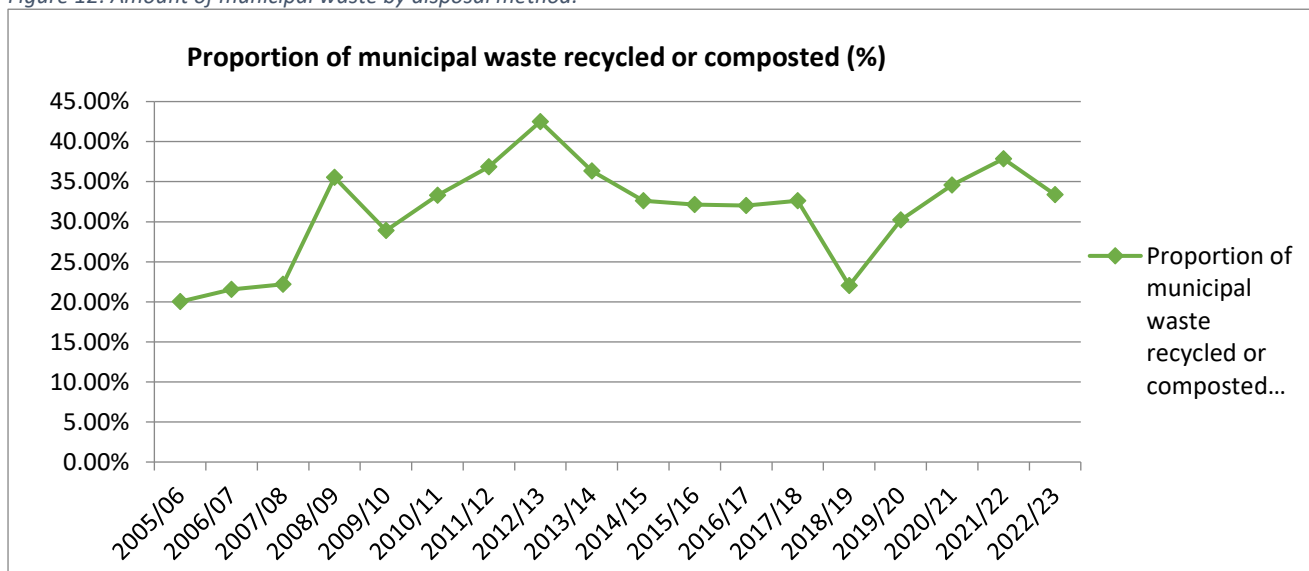


Figure 13: Proportion of municipal waste recycled or composted.

3.8.2 Waste Sites

There has been no loss of safeguarded waste management sites or waste management capacity in either 21/22 or 22/23.

3.9 Site Allocations

Polices: BP1, BCGA1

3.9.1 Central Site Allocations

Table 21. Development Status of Central Site Allocations

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2022/2023
BCSA1	Asda/ The Torch/ Kwikfit	Residential-led mixed-use development		No Progress
BCSA2	Stadium Retail Park & Fountain Studios	Residential-led mixed-use development	17/3059	Permission granted
BCSA3	Brook Avenue	Hotel/other main town centres uses/residential on the current Premier Inn site with residential on the remaining along Brook Avenue.		No Progress
BCSA4	Fifth Way/ Euro Car Parts	Mixed-use, residential-led development maximising re-provision of industrial floorspace	20/2033, 21/2989, 22/3123	Started on 876 dwellings
BCSA5	Olympic Office Centre	Mixed use main town centre uses, education/campus or residential incorporating flexible retail uses, leisure and community uses at ground floor level.	17/5097, 23/0578	To be Determined
BCSA6	Watkin Road	Mixed-use, residential-led development incorporating maximum re-provision of industrial space.	18/3381; 19/2750	Completed 229 dwellings
			20/0587, 22/3965	To be Determined 238 dwellings
				Site Remaining - No Progress
BCSA7	Wembley Park Station (South)	Mixed-use residential-led development to include replacement of TfL ancillary accommodation	20/0967	Started on 454 dwellings
BCSA8	Wembley Retail Park	Mixed-use residential-led development	22/3208	Started on 770 student rooms
			15/5550, 21/2517	Started on 487 dwellings
			15/5550, 21/2424	Started on 282 dwellings
			15/5550	No Progress
BCSA9	First Way	Residential-led mixed-use development, including education and industrial.	23/1426	To be Determined 295 dwellings
			17/3797	Completed 269 dwellings
			18/4767	Awaiting S106 for 600 dwellings

				Site Remaining - No Progress
BCSA10	York House	Nursery and 3FE primary school	22/2886	Completed 355 dwellings
BCSA11	College Of North West London Wembley	Mixed-use residential-led development		No Progress
BCSA12	Land To South of South Way	Residential-led mixed-use development including industrial premises.		No Progress
BCSA13	Former Malcolm House Site	Mixed Use with maximum viable light industrial/ research & development floorspace with the remainder being of main town centre uses or residential		No Progress
BCSA14	St Joseph's Social Club, Empire Way	Residential/ community use		No Progress
BCSA15	Land West of Multi Storey Car Park on South Way West of The National Stadium	Retail/Leisure/office	15/5550	No Progress
BCSA16	Land North of Engineers Way, Between Brent Civic Centre and Olympic Way	Mixed use/Retail/Medical/Nursery/Hotel/Community	18/0968	Permission granted
BCSA18	Land Between Ibis And Premier Inn, South Way	Retail/office/Health/Nursery /Community		No Progress
BCSA19	Wembley Park Station, Police Station and Adjacent Land Bridge Road	Residential/Police Station		No Progress
BCSA20	Wembley Park Station (North)	Mixed use residential		No Progress

3.9.2 East Site Allocations

Polices: BP2, BEGA1A, BEGA2A

Table 22. Development Status of East Site Allocations

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2022/2023
BEGA1	Neasden Stations Growth Area	Residential and railway line infrastructure	17/2477	Completed 121 dwellings
				Site Remaining - No Progress
BEGA2	Staples Corner Growth Area	Co-location	17/3698	Completed 11 dwellings
				Site Remaining - No Progress
BESA1	Coombe Road	Residential and retail and light industrial	18/2984, 20/2473	Permission granted for 52 dwellings
				Site Remaining - No Progress
BESA2	Cricklewood Bus Depot Edgware Road	Residential and bus depot		No Progress
BESA3	5 Blackbird Hill	Medical service/nursery/ learning institute/local community use/residential	20/2096	Permission granted for 45 dwellings

3.9.3 North Site Allocations

Polices: BP3, BNGA1

Table 23. Development Status of North Site Allocations

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2022/2023
BNSA1	CAPITOL WAY VALLEY	Co-location/superstore/residential/social infrastructure	17/0837, 19/4545	Permission granted
				Site Remaining - No Progress
BNSA2	COLINDALE RETAIL PARK, MULTI-STOREY CAR PARK AND SOUTHON HOUSE	Residential/retail/industrial/offices/workspace	21/1124	Awaiting S106 for 165 dwellings
				Site Remaining - No Progress
BNSA3	QUEENSBURY LSIS AND MORRISONS	Co-location/superstore/residential/retail	18/2183	Completed 194 dwellings

			19/4444	Permission granted for 40 dwellings
				Site Remaining - No Progress
BNSA4	Former Mecca Bingo Site	Residential/community use/employment space	20/1163	Permission Granted for 50 dwellings
BNSA5	Former Kingsbury Library and Community Centre	Mixed use/pupil referral unit/community use		No Progress
BNSA6	Ex-Volkswagen Garage	Residential		No Progress
BNSA7	Kingsbury Trade Centre	Mixed use/employment floorspace		No Progress
BNSA8	Queensbury Underground Station Car Park	Residential/car parking		No Progress

3.9.4 North West Site Allocations

Polices: BP4, BNWGA1A

Table 24. Development Status of North West Site Allocations

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2022/2023
BNWGA1	Northwick Park Growth Area	Mixed use/commercial/residential	20/0700	Awaiting S106
			20/0701	Awaiting S106 for 654 dwellings
BNWSA1	Kenton Road Sainsbury's and Adjoining Land	Mixed-use/retail store/residential		No Progress

3.9.5 South Site Allocations

Polices: BP5, BSGA1

Table 25. Development Status of South Site Allocations

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2022/2023
BSSA1	Asiatic Carpets	Mixed-use/Residential/Industrial/Community facilities	18/2278, 18/0202, 20/0618	Started on 34 dwellings
				Site Remaining - No Progress

BSSA2	B&M Home Store & Cobbold Industrial Estate	Residential/Industrial/Community facilities		No Progress
BSSA3	Church End Local Centre	Commercial/Market/Residential	13/1098	Started on 34 dwellings
			13/2213	Started on 65 dwellings
				Site Remaining - No Progress
BSSA4	Chapman's And Sapcote Industrial Estate	Mixed-use residential/Industrial/Community facilities		No Progress
BSSA5	Willesden Bus Depot	Bus depot/Public house/Industrial/Residential		No Progress
BSSA6	Argenta House & Wembley Point	Residential/Workspace/Community and cultural uses/Retail	18/3125	Completed 439 dwellings
			18/4847; 21/4642	Permission granted for 141 dwellings
			22/0784	To be Determined 500 dwellings
BSSA7	Bridge Park & Unisys Building	New leisure centre/Hotel/Office/Residential/Commercial/Community uses		No Progress
BSSA8	McGovern's Yard	Residential/Industrial		No Progress
BSSA9	Barry's Garage	Residential/Workspace/Community space		No Progress
BSSA10	Dudden Hill Community Centre	Housing/Community centre	19/2688	Started 29 dwellings
BSSA11	Euro Car Rental	Car rental		No Progress
BSSA12	296 - 300 High Road	Mixed-use	22/3813	To be determined 13 dwellings
BSSA13	Learie Constantine Centre	Mixed-use	19/1095	Completed 26 dwelling
BSSA14	Morland Gardens	Residential	20/0345	Permission granted for 65 dwellings
BSSA15	Harlesden Station Junction	Mixed-use residential/Commercial		No Progress
BSSA16	Mordaunt Road	Mixed-use residential/Commercial		No Progress
BSSA17	Harlesden Railway Generation Station	Workspace		No Progress
BSSA18	Harlesden Telephone Exchange	Mixed-use residential/Commercial		No Progress
BSSA19	Chancel House	Sixth-Form Secondary School	19/2804	Started

3.9.6 South East Site Allocations

Polices: BP6, BSEGA1

Table 26. Development Status of South East Site Allocations

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2022/2023
BSESA1	Austen	Residential/Community Centre/Church		No Progress
BSESA2	Blake	Residential		No Progress
BSESA3	Carlton House	Residential	18/4920	Permission granted for 84 dwellings
BSESA4	Carlton Infant School	Residential		No Progress
BSESA5	Craik	Residential/Commercial	21/4354	To be Determined 120 dwellings
BSESA6	Crone & Zangwill	Residential/Commercial	20/0283/ pre, 21/4355	Permission granted for 132 dwellings
BSESA7	Dickens	Residential		No Progress
BSESA8	Hereford House & Exeter Court	Residential/Open space	20/0287/ pre, 21/2587	To be Determined 240 dwellings
BSESA9	Kilburn Park Junior School	Open space		No Progress
BSESA10	Neville & Winterleys	Residential	18/4920	Permission granted for 135 dwellings
BSESA11	Old Granville Open Space	Residential/Open space	21/2587	To be Determined 8 dwellings
BSESA12	Wordsworth, Masfield and Part of South Kilburn Open Space	Junior and infants school/Nursery/Community space/Residential		No Progress
BSESA13	John Ratcliffe House	Residential		No Progress
BSESA14	William Dunbar House and William Saville House	Residential/Commercial/Town centre uses		No Progress
BSESA15	UK Albanian Muslim Community and Cultural Centre	Mixed use/Community use/Commercial/Residential		No Progress
BSESA16	Ok Club	Residential/Community uses		No Progress

BSESA17	Cricklewood Broadway Retail Park	Residential/Commercial		No Progress
			20/0115	Awaiting S106 for 238 dwellings
BSESA18	245 – 289 Cricklewood Broadway	Residential/Commercial	21/0470/ 21/4050	Granted permission for 72 dwellings
			20/1244	No Progress
BSESA19	Gaumont State Cinema	Leisure and community uses		No Progress
BSESA20	Kilburn Square	Mixed-use development/Residential/Retail/Market and public square	22/3669	To be Determined 139 dwellings
BSESA21	Willesden Green Sainsbury's and Garages	Mixed-use/Residential/Retail		No Progress
BSESA22	Queen's Parade	Residential/Student accommodation/Commercial use		No Progress
BSESA23	Former Willesden Police Station	Employment/Residential		No Progress
BSESA24	Kilburn Station Arches	Commercial uses/Workspace		No Progress
BSESA25	Park Avenue Garages, St Paul's Avenue, NW2 5TG	Residential	17/5291; 20/2257	Started on 76 dwellings
BSESA26	Park Avenue North Substation, Marley Walk, NW2 4PY	Residential		No Progress
BSESA27	Car Wash Strode Road, NW10 2NN	Residential	18/3019	Permission granted for 15 dwellings
BSESA28	80 Strode Road, NW10 2NH	Industrial/Residential		No Progress

BSESA29	Willesden Telephone Exchange, 50 Harlesden Road, NW10 2BU	Employment/Residential		No Progress
BSESA30	61-65 Shoot Up Hill, London, NW2 3PS	Residential/Doctor's surgery		No Progress
BSESA31	Turpin's Yard, Oakland Road, London, NW2 6LL	Residential/Workspace	17/1977, 18/4228	Lapsed
BSESA32	45-55 Cricklewood Broadway	Residential/Commercial		No Progress
BSESA33	123-129 Cricklewood Broadway, London, NW2 3JG	Residential/Commercial		No Progress
BSESA34	Kilburn Park Underground Station	Station/Commercial/Residential		No Progress
BSESA35	303-309 Cricklewood Broadway	Residential/commercial/Industrial		No Progress

3.9.7 South West Site Allocations

Policies: BP8, BSWG1

Table 27. Development Status of South West Site Allocations

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2022/2023
BSWSA1	Alperton Industrial Sites	Mixed-use scheme co-locating residential/Industrial/Commercial uses	16/2629	Completed 251 dwellings
			18/4199	Started on 474 dwellings
			20/3914	Started on 461 dwellings
			20/1151	Permission granted for 28 dwellings
			19/4541	Awaiting S106 for 124 dwellings

				Site Remaining - No Progress
BSWSA2	Sainsbury's Alperton	Superstore/Residential		No Progress
BSWSA3	Atlip Road	Residential/Gym/Town centre uses/Church	15/2061	Lapsed
BSWSA4	Sunleigh Road	Residential/Industrial/Commercial	18/0418 19/0208	Completed 26 dwellings
			18/0320	Permission granted for 7 dwellings
				Site Remaining - No Progress
BSWSA5	Abbey Manufacturing Estate	Residential/Industrial/Retail/Leisure and community uses	20/3156	Permission granted for 684 dwelling
			20/1096	Permission granted for 14 dwelling
BSWSA6	Beresford Avenue	Residential/Industrial	20/1424	Started on 100 dwellings
			18/0752	Started on 31 dwellings
				Site Remaining - No Progress
BSWSA7	Northfields	Mixed-use residential	18/0321	Started 524 dwellings
			18/0321	Started 400 dwellings
			20/2784	Granted permission for 439 dwellings
				Site Remaining - No Progress
BSWSA8	Wembley High Road	Residential/Town centre uses/Industrial	18/3111	Started on 256 dwellings
			22/2225	Permission granted for 480 dwellings
			19/3092	Permission granted for 54 dwellings
BSWSA9	Former Copeland School	Residential-led mixed use/Community facilities	19/2891	Permission granted for 250 dwellings

BSWSA10	Elm Road	Town centre uses/Residential/Hotel/Community facilities	21/4155	Awaiting S106 for 60 dwellings
				Site Remaining - No Progress
BSWSA11	Wembley Cutting North, Mostyn Road	Residential		No Progress
BSWSA12	Keelers Service Centre, Harrow Road, Wembley, HA0 2LL	Residential/Commercial/Employment	18/3069	Started on 22 dwellings
BSWSA13	Wembley Police & Fire Stations Harrow Road and Wembley Community Hospital/ Chaplin Road Health Centre	Police/Fire/Health/Community uses/Residential		No Progress
BSWSA14	Sudbury Town Station car park	Residential	19/1241 - dismissed at appeal	No Progress
BSWSA15	Employment Land on Heather Park Drive	Residential/Industrial	15/5564	Started on 50 dwellings
			18/0284	Permission granted for 36 dwellings
BSWSA16	Carphone Warehouse 416 Ealing Road	Mixed use retail/Commercial/Community/Residential	20/1683	Permission granted for 132 dwellings
BSWSA17	Former Wembley Youth Centre/ Dennis Jackson Centre London Road HA9 7EU	Residential/Community use	18/4273	To be Determined

3.10 Housing Delivery Test

The NPPF requires local authorities to demonstrate that they have delivered their housing target over a rolling three-year period. This is known as the Housing Delivery Test. Depending on how well it does against the test, the Council may be subject to actions to increase future delivery. The London Plan sets an annual target of 2,325 from 2019/20 to 2028/29. The Covid pandemic caused disruption to housing delivery. 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 for the purposes of monitoring are not automatically classified as a single dwelling. To attain an equivalent dwellings figure, for communal homes the following occupation ratios are used: 2.5 students = one dwelling; and Houses of Multiple Occupation, nursing homes or other communal establishments are 1.8 occupants = one dwelling. Brent has delivered 8,362 homes over the past 3 years, which constitutes 135% of its target of 6,198. It is therefore not subject to any actions set out in the NPPF.

Table 28. Housing Delivery Breakdown.

Year	Net self-contained	Net Communal Accommodation	Net Communal with dwelling ratio applied	Net HomesHDT figure	Target
2020/21	2404	956	390	2,783	1,550
2021/22	3098	757	352	3450	2,325
2022/23	2071	120	58	2129	2,325
Total	7573	1833	800	8362	6,200

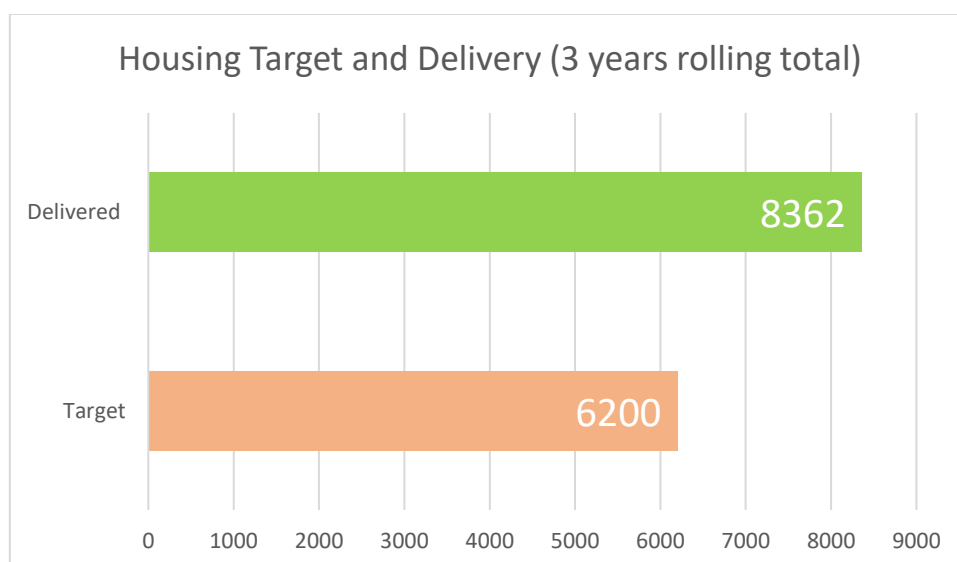


Figure 14. Housing Target and Delivery (20/21-22/23)

4 Housing Trajectory

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.

The 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 Brent Local Plan seeks to achieve and exceed this target.

The five year-housing supply included in this document is based on the housing trajectory updated in 2023. 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.

Of these sites identified have 54% have extant planning permission or prior approval and of these, 52% 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 London Plan 2021 and subtracted sites of 25 dwellings or less to avoid double counting of such sites in the windfall totals.

Buffer

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

Brent has exceeded its housing target as identified above in relation to the HDT and accordingly a 5% buffer should be applied.

Table 29. 5 Year Housing Supply Trajectory.

Brent Local Plan Ref.	Address	Type	Status	Planning App Ref.	23/24	24/25	25/26	26/27	27/28
BCSA4	Euro House Fifth Way	Full Planning Permission	Started	20/2033, 21/2989, 22/3123			500	376	
BCSA7	wembley park station (SOUTH)	Full Planning Permission	Started	20/0967			454		
BCSA8	QED North East Lands - Stadium Retail Park NE01	Reserved Matters	Started	22/3208		308			
BCSA8	QED North East Lands - Stadium Retail Park NE02	Reserved Matters	Started	15/5550, 21/2517		487			
BCSA8	QED North East Lands - Stadium Retail Park NE03	Reserved Matters	Started	15/5550, 21/2424		282			
18/2120	Empire House	Prior approval	Started	18/2120, 19/1973	38				
17/0298	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				
17/2284	381A-D INC, 381-397 INC and 13-20 Park Parade Mansion, Edgware Road, Kingsbury, London,	Full Planning Permission	Started	17/2284		-12	110		
11/1042	2A Preston Waye and 283,285 and 287 Preston Road	Full Planning Permission	Started	18/4902	35				
BSSA10	Former Dudden Hill Lane Playground	Full Planning Permission	Started	19/2688		29			
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		
12/0788	SK Phase 3a Queens Park Station & Cullen House Area (Site 18)	Full Planning Permission	Started	12/0788		-31		137	
19/3259	SK Phase 3a Peel Precinct	Full Planning Permission	Started	16/4174, 19/3259	106	100	64		

Brent Local Plan Ref.	Address	Type	Status	Planning App Ref.	23/24	24/25	25/26	26/27	27/28
	18 Willesden Lane	Full Planning Permission	Started	19/0834	-10	18			
BSWSA1	Alperton House, Bridgewater Road	Full Planning Permission	Started	18/4199	113	247	114		
BSWSA1	Alperton Bus Depot, 330 Ealing Road	Full Planning Permission	Started	20/3914		461			
BSWSA6	100 Beresford Avenue	Full Planning Permission	Started	20/1424		100			
BSWSA6	Afrex House/Ambassador House	Full Planning Permission	Started	18/0752	31				
BSWSA7	Northfields Industrial Estate	Reserved Matters	Started	18/0321		332	192		
BSWSA8	Land, garages, alleyway rear of 416-444 High Road	Full Planning Permission	Started	18/3111	256				
BSWSA12	Keelers Service Centre, Harrow Road, Wembley	Full Planning Permission	Started	18/3069		22			
BSWSA15	Trinity House, Heather Park Drive	Full Planning Permission	Started	15/5564			50		
18/4301	Gwalia Working Mens Club, NW10 4JU	Full Planning Permission	Started	18/4301		17			
BESA1	6 & 6a Coombe Road	Full Planning Permission	No Progress	18/2984, 20/2473		52			
BESA3	Gower House School (SHLAA) AKA 5 Blackbird Hill	Full Planning Permission	No Progress	20/2096			45		
BNSA3	Unit 2, 2 Lowther Road and Units 3, 4 and 4A Lowther Road	Full Planning Permission	No Progress	19/4444			44		
BNSA4	1 Burnt Oak Broadway	Full Planning Permission	No Progress	20/1163				50	
21/3679	231 Watford Road, Harrow	Full Planning Permission	No Progress	22/3260				42	
BSSA14	Morland Gardens	Full Planning Permission	No Progress	20/0345		65			
BSSA6	Argenta House, Argenta Way	Full Planning Permission	No Progress	18/4847, 21/4642				141	
16/0073	Stonebridge Primary School Annexe, Twybridge Way	Full Planning Permission	No Progress	16/0073, 18/4810			67		
BSESA3	SK Phase 4 Carlton House	Full Planning Permission	No Progress	18/4920			84		

Brent Local Plan Ref.	Address	Type	Status	Planning App Ref.	23/24	24/25	25/26	26/27	27/28
BSESA10	SK Phase 4a Neville/Winterleys	Full Planning Permission	No Progress	18/4920			135		
BSESA18	Remainder of site allocation	Full Planning Permission	No Progress	21/0470, 21/4050		72			
BSESA27	Strode Road	Full Planning Permission	No Progress	18/3019		15			
18/0210	The Queensbury, 110 Walm Lane	Full Planning Permission	No Progress	18/0210		48			
21/2473	Garages & 1-30 Claire Court, Shoot Up Hill and 1-135 Watling Gardens, London, NW2	Full Planning Permission	No Progress	21/2473	-41		125		
BSWSA1	All units at Dowlings Parade, HNS Autos and Delta Hand Car Wash	Full Planning Permission	No Progress	20/1151			28		
BSWSA4	82 Sunleigh Road	Full Planning Permission	No Progress	18/0320					7
BSWSA5	Woodside Avenue	Full Planning Permission	No Progress	20/3156					218
BSWSA5	Woodside Avenue	Full Planning Permission	No Progress	20/1096				14	
BSWSA7	Northfields Industrial Estate	Full Planning Permission	No Progress	20/2784				150	150
BSWSA8	REMAINDER OF SITE ALLOCATION NOT Wembley High Road & Chiltern Embankments, Ujima & Fairgate	Full Planning Permission	No Progress	22/2225				140	49
BSWSA8	Ujima House	Full Planning Permission	No Progress	19/3092			54		
BSWSA9	Demolished Ark Elvin Site, Wembley High Road	Full Planning Permission	No Progress	19/2891			250		
BSWSA15	Transputec House	Full Planning Permission	No Progress	18/0284			36		
BSWSA16	Carphone Warehouse & Adjoining Alperton	Full Planning Permission	No Progress	20/1683			132		
17/0637	Flats 1-17 INC and 18 Prospect House, North Circular Road	Full Planning Permission	No Progress	22/1145				139	

Brent Local Plan Ref.	Address	Type	Status	Planning App Ref.	23/24	24/25	25/26	26/27	27/28
21/4690	Windmill court and car park, 52 mapesbury road	Full Planning Permission	No Progress	21/4690			60		
23/0580	Brent River Park and Land next to Tillett Close Pitfield Way Overton Close, Tillett Close, St Rapheal's Estate, London, NW10	Full Planning Permission	No Progress	23/0580				195	
22/3346	1-8 Sevenex Parade & 2A London Road, Wembley, HA9	Full Planning Permission	No Progress	22/3346				38	
19/2459	435-441 & 441A High Road, Wembley,	Full Planning Permission	No Progress	19/2459			44		
21/3754	66 Cavendish Road	Full Planning Permission	No Progress	21/3754		-12		21	
BCSA9	Access Storage	Full Planning Permission	Awaiting S106	18/4767					150
17/3789	3 Olympic Way	Full Planning Permission	Awaiting S106	17/3789, 21/2130				178	
BNSA2	363 Edgware Road - Multi-storey car park	Full Planning Permission	Awaiting S106	21/1124				165	
20/1311	Symal House, Edgware Road	Full Planning Permission	Awaiting S106	20/1311, 21/0132, 22/1065, 22/3968, 22/4245				252	
BNWGA1	Land adjacent to Northwick Park hospital	Outline	Awaiting S106	20/0700					130
BNWGA1	Land adjacent to Northwick Park hospital	Full Planning Permission	Awaiting S106	20/0701			484	170	
BSESA17	Matalan Discount Club	Full Planning Permission	Awaiting S106	20/0115				238	
BSWSA1	2A, Part of Former Westend Saab and Boyriven Textile	Full Planning Permission	Awaiting S106	19/4541, 21/3941				173	
BSWSA10	6 St Johns Road, Wembley	Full Planning Permission	Awaiting S106	21/4155			79		
BCSA6	1,2,3&9 Watkin Road	Full Planning Permission	To be Determined	20/0587, 22/3965				238	
BCSA9	Glynn's Skip Hire	Full Planning Permission	To be Determined	23/1426				295	
BSSA12	296 - 300 High Road	Full Planning Permission	To be Determined	22/3813			13		

Brent Local Plan Ref.	Address	Type	Status	Planning App Ref.	23/24	24/25	25/26	26/27	27/28
BSSA6	Wembley Point	Full Planning Permission	To be Determined	22/0784				200	150
BSESA8	SK Phase 3b Hereford & Exeter	Full Planning Permission	To be Determined	21/2587			240		
BSESA11	SK Phase 3b Old Granville Open Space	Full Planning Permission	To be Determined	21/2587		8			
BSESA20	Kilburn Square	Full Planning Permission	To be Determined	22/3346				139	
16/3606	245-249 Ealing Road	Full Planning Permission	To be Determined	16/3606, 22/2477		92			
BCSA2	Stadium Retail Park/ Fountain Studios	Outline	No Progress	17/3059					995
BCSA8	QED North East Lands - Stadium Retail Park NE04	Outline	No Progress	15/5550					568
BCSA8	QED North East Lands - Stadium Retail Park NE05/06	Outline	No Progress	15/5550					900
BCSA11	College of North West London Wembley	Pre-App	No Progress					200	
BEGA1	Neasden Goods Yard	Pre-App	No Progress						200
BEGA1	Neasden Triangle	Pre-App	No Progress						200
BEGA1	College of Northwest London	Pre-App	No Progress					200	200
BNSA8	Queensbury Underground Station Carpark, Turner Road	Pre-App	No Progress					36	
BSSA4	Land at 370 High Road and 54-68 Dudden Hill Lane	Pre-App	No Progress					245	
BSSA7	Former Unisys & Bridge Park Centre	Pre-App	No Progress					50	75
BSSA8	26-28, 42, 42A-D & land, Dudden Hill Lane, London, NW10	Pre-App	No Progress						24
BSWSA3	Atlip Road site	Pre-App	No Progress					430	
BSWSA4	Sunleigh Road	Pre-App	No Progress						67

Brent Local Plan Ref.	Address	Type	Status	Planning App Ref.	23/24	24/25	25/26	26/27	27/28
BCSA1	The Torch PH / Kwik Fit	No progress	No Progress						20
BCSA19	Wembley Park Station, Police Station and Adjacent Land Bridge Road	No progress	No Progress						60
BNSA1	Capitol Way Valley	No progress	No Progress						252
BNWSA1	Sainsbury's Store	No progress	No Progress						50
BSSA1	Remainder of Site Allocation	No progress	No Progress						40
BSSA11	101 Brentfield Road	No progress	No Progress						10
BSSA18	Telephone Exchange Offices,	No progress	No Progress						11
BSSA5	High Road, Willesden Green, NW10 2JY	No progress	No Progress						10
BSSA8	Remainder of site allocation	No progress	No progress						26
BSSA9	1 Glebe Road, Willesden Green, NW10 2JD	No progress	No Progress						10
Harlesden NP	Harley Road	No progress	No Progress						7
Harlesden NP	Furness Road	No progress	No Progress						5
Harlesden NP	Tavistock Road	No progress	No Progress						40
BSESA1	SK Phase 5 Austen	No progress	No Progress					-135	
BSESA21	Willesden Green Sainsbury's & Garage	No progress	No Progress						10
BSESA23	High Road	No progress	No Progress						20
BSESA26	Marley Walk	No progress	No Progress						2
BSESA28	80 Strode Road	No progress	No Progress						5
BSESA31	Turpins Yard Industrial Estate	Prior approval	Lapsed	17/1977, 18/4228	2				1
BSESA32	45 - 55 Cricklewood Broadway	No progress	No Progress						4
BSWSA10	Elm Road, Wembley	No progress	No Progress						140

Brent Local Plan Ref.	Address	Type	Status	Planning App Ref.	23/24	24/25	25/26	26/27	27/28
BSWSA14	Sudbury town station car park	No progress	No Progress	19/1241 - dismissed at appeal				30	
				Sub-total	584	2747	3456	4547	4806
				Small Sites	431	336	403	419	287
				Total	1015	3083	3859	4966	5093
				5 Year Total	18016				

Target is 12 206 (5 year London Plan + 5% buffer). The trajectory identifies delivery of 18,016 dwellings.

Equating to 7.38 years' supply.