London Borough of Brent

Annual Monitoring Report

2011-2012

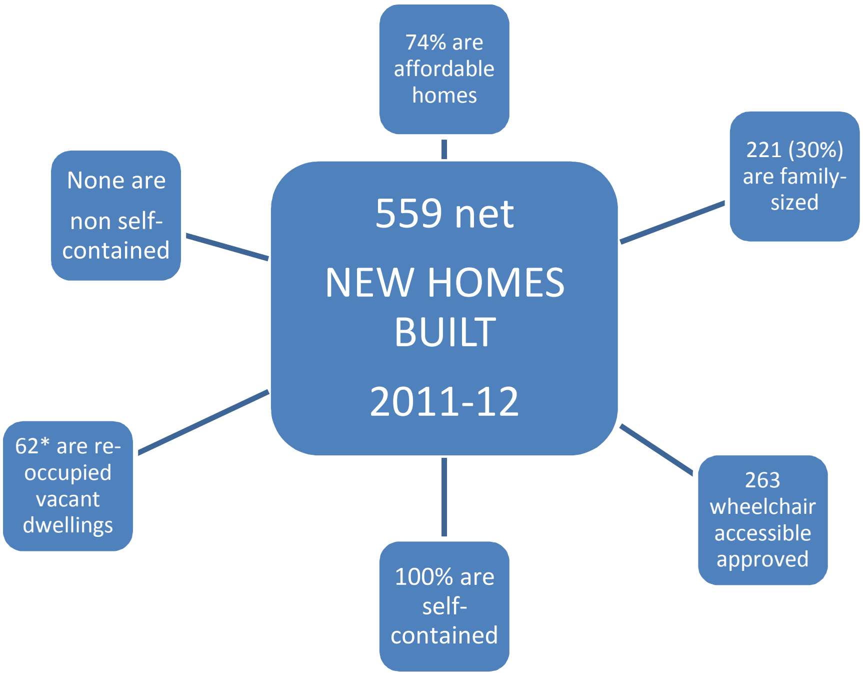
Brent

Planning & Regeneration

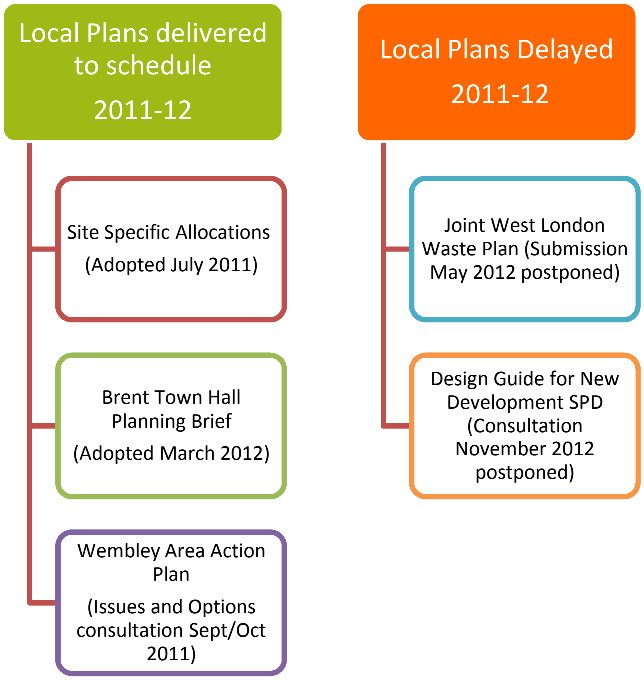
Contents **Page**

1. Summary of Findings

This section highlights key information from the Monitoring Report.



*Grant funded re-occupations only


Local Plans delivered to schedule
2011-12
Site Specific Allocations
(Adopted July 2011)
Brent Town Hall Planning Brief
(Adopted March 2012)
Wembley Area Action Plan
(Issues and Options consultation Sept/Oct 2011)
Local Plans Delayed
2011-12
Joint West London Waste Plan (Submission May 2012 postponed)
Design Guide for New Development SPD (Consultation November 2012 postponed)

2. Purpose and Structure of the Report

This is the eighth Monitoring Report (formerly known as the Annual Monitoring Report or AMR) for the London Borough of Brent and covers the period 2011-12. Its purpose is to assess the extent to which the policies set out in the local development documents are being achieved. The information in this report allows Brent's planning service to identify which policies are performing as intended, and if any need to be reviewed.

The report starts by looking at the context for planning and development in the London Borough of Brent. This includes some key statistics about the geography, population and economic conditions of the borough.

The report then provides an overview of the work of the planning service including the number of applications, decisions and enforcement cases that have been dealt with over the period. Monitoring Reports must contain information about the progress of Local Plans, delivery of new homes, neighbourhood planning, the Community Infrastructure Levy (CIL) and the duty to cooperate. This is provided here.

Finally the report provides a performance assessment of the policies in the Core Strategy and Site Specific Allocations document. This is in the form of a table which analyses the success of each Plan's monitoring targets.

3. Borough Context - Snapshot of the borough in 2011-12

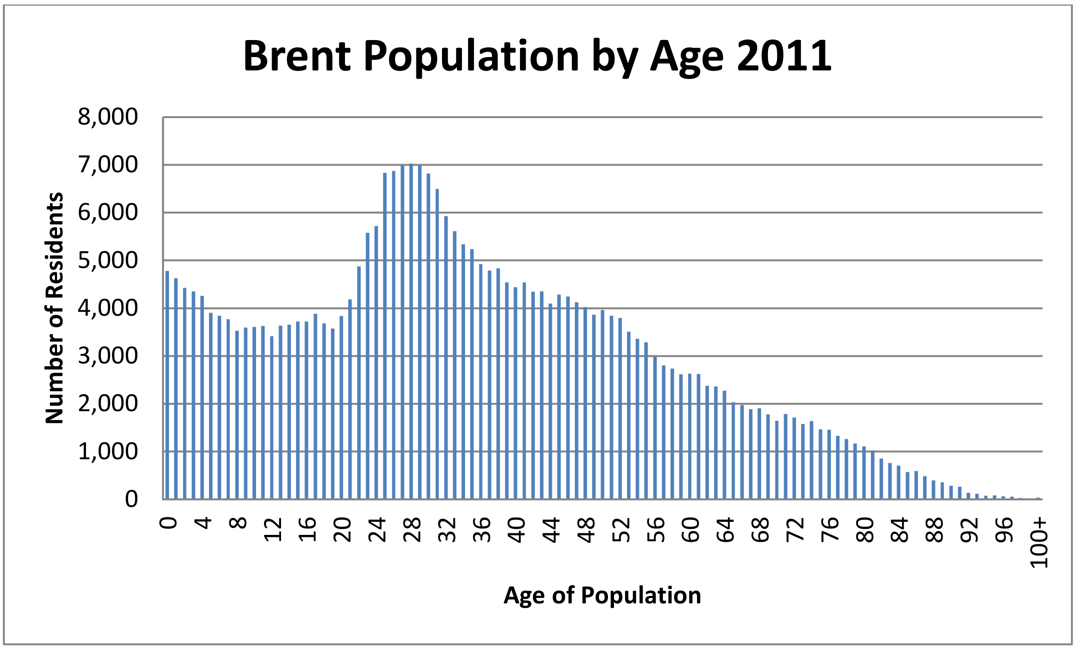
What sort of place is Brent? Here is some key statistics about the geography, population and economic conditions of the borough.

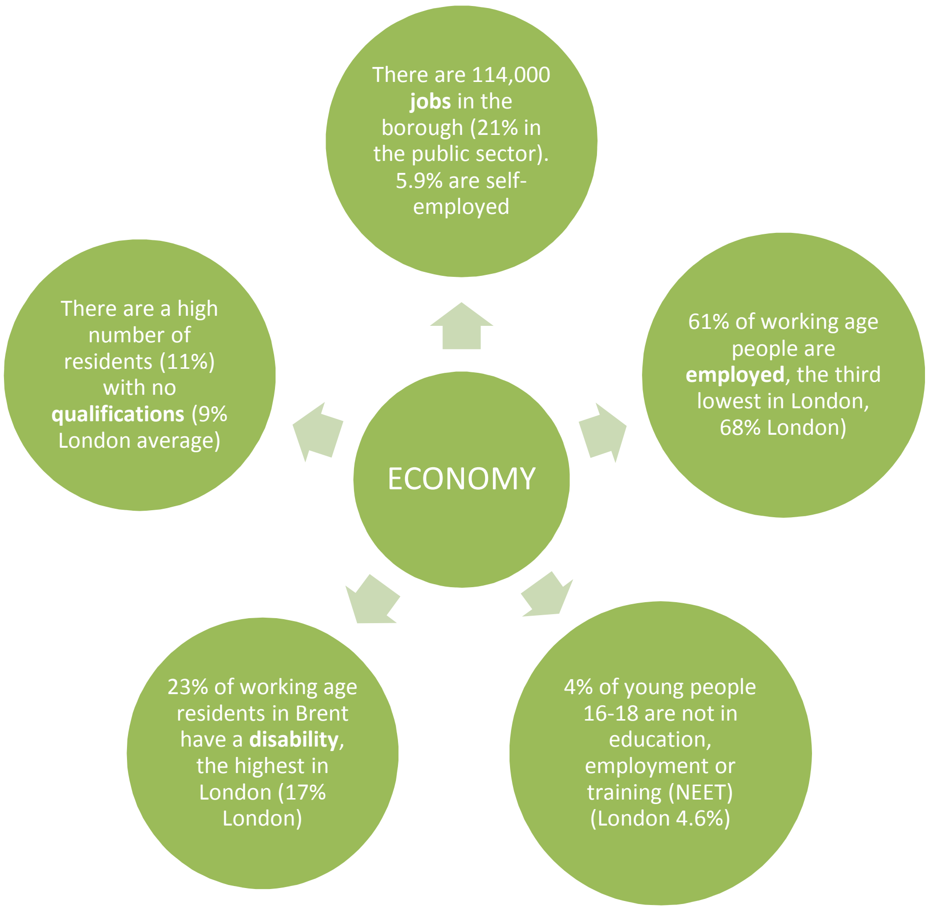

PLACE
The borough takes its name from the **River Brent**
Brent is an **Outer London** borough
Brent is 5 miles (8km) long and 6 miles (10km) wide
The **North Circular** Road separates the more densely built southern parts from the suburban northern areas
History includes Roman settlements, Anglo-Saxon hamlets, Victorian and Metroland suburbs
The **Grand Union Canal** passes through Brent
Home to Wembley Stadium & Wembley Arena

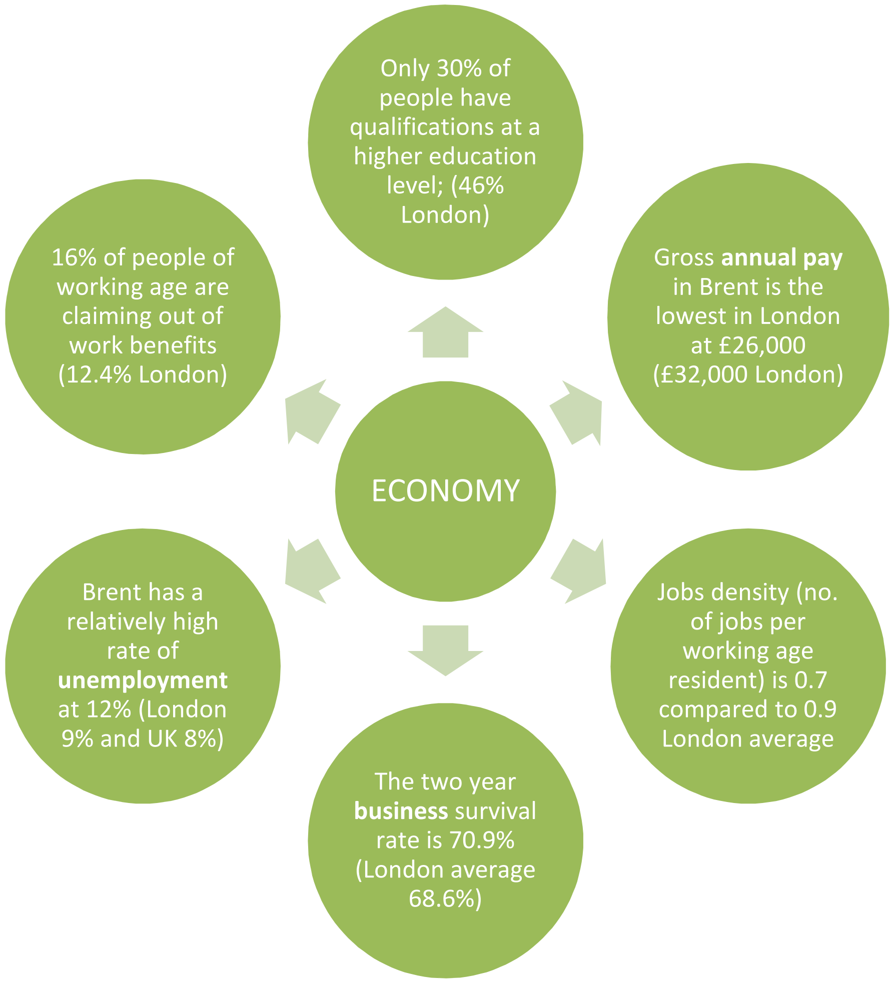

PLACE
Part of the **West London sub-region** for strategic planning
Brent is 16.7 sq miles, or 4,324 hectares, in area
The average **house price** in Brent is £283,000 compared to £288,000 in London.
A quarter of homes in the borough are rented from the council or a housing association
One of the most **deprived** boroughs in London and 35th in the country


PEOPLE
Brent's **population** is 311,200. This is an **increase** of 47,700 people (18%) since 2001
There are 110,300 **households** in Brent , an increase of 10% since 2001
The population **density** is very high at 72 people per hectare (compared to 52 per ha in London as a whole)
Brent has the third highest average **household size** in the country at 2.8 (London average 2.47)
58.6% of Brent residents were **born abroad** (the highest of any London borough; 36% London-wide, 12% nationally)


PEOPLE
Residents born overseas come mainly from **India** (10%) Ireland (3.9%) and Sri Lanka (3.2%)
Brent is the second most popular London borough (after Newham) for **new migrants** to make their home
The largest groups of new migrants in 2011-12 came from India, Romania, Italy, Poland and Portugal
36% of adults do not speak English at home (22% London)
Nearly 60% of residents are from **BAME** (Black, Asian and Minority Ethnic) groups (2nd highest in London)
Life expectancy is 79.2 for men and 84 for women, which is similar to the London average


Brent Population by Age 2011
Number of Residents
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
0 4 8 12 16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100+
Age of Population


There are 114,000 **jobs** in the borough (21% in the public sector). 5.9% are self-employed
61% of working age people are **employed**, the third lowest in London, 68% London)
ECONOMY
There are a high number of residents (11%) with no **qualifications** (9% London average)
23% of working age residents in Brent have a **disability**, the highest in London (17% London)
4% of young people 16-18 are not in education, employment or training (NEET) (London 4.6%)


ECONOMY
Only 30% of people have qualifications at a higher education level; (46% London)
Gross **annual pay** in Brent is the lowest in London at £26,000 (£32,000 London)
Jobs density (no. of jobs per working age resident) is 0.7 compared to 0.9 London average
The two year **business** survival rate is 70.9% (London average 68.6%)
Brent has a relatively high rate of **unemployment** at 12% (London 9% and UK 8%)
16% of people of working age are claiming out of work benefits (12.4% London)

4. Overview of the Planning Service

This section briefly outlines the main work of the Planning Service during 2011-12.

Applications Received and Determined

Brent received 2809 planning applications, and issued 2577 decisions during 2011-12. This represents an increase of 2.2% in applications received but a decrease of 8.4% in those determined compared to the previous year.

Appeals

Applicants who are refused planning permission have the right to appeal to the Planning Inspectorate. Only 32% of 115 appeals against refusal of planning permission decided in 2011-12 were allowed. The high proportion of upheld refusal decisions is a good proxy indicator for establishing the general robustness of the Local Plan, particularly as it compares very favourably with the Government's acceptable guideline of40% successful appeals.

Enforcement

Ensuring that approved proposals are properly implemented and preventing unauthorised schemes is an important contribution towards sustainable development. Brent devotes substantial resources to its planning enforcement actions, as can be seen from its issue of 228 Enforcement Notices.

The progress of the Local Plan

The Local Development Scheme (LDS) November 2011 sets the timetable for the period 2011-12. The following table shows if the target dates were met, and provides reasons for any departure from the scheme.

Table 1: Documents in Brent's Local Plan

Title	**Stage reached at March 2012**	**Change from LDS schedule**	**Reason**	**Adoption**
Core Strategy	Adopted	N/A	N/A	July 2010
UDP	Saved Policies	N/A	N/A	2004
Site Specific Allocations	Adopted	None	N/A	11th July 2011
Brent Town Hall Planning Brief	Adopted	None	N/A	12th March 2012
Wembley AAP	Consultation on draft plan (issues and options)	None	N/A	N/A
Joint Waste Plan	Pre-submission publication	Delay	Duty to cooperate	N/A
Design Guide for New Development	Evidence gathering stage	Delay	Staff resources	N/A
Community Infrastructure Levy	Pre-development	N/A	N/A	N/A
Development Management Policies	Pre-development	None	N/A	N/A

During the monitoring period 2011-2012 the Site Specific Allocations document was adopted on 11th July 2011 and the Brent Town Hall Planning Brief was adopted 12th March 2012.

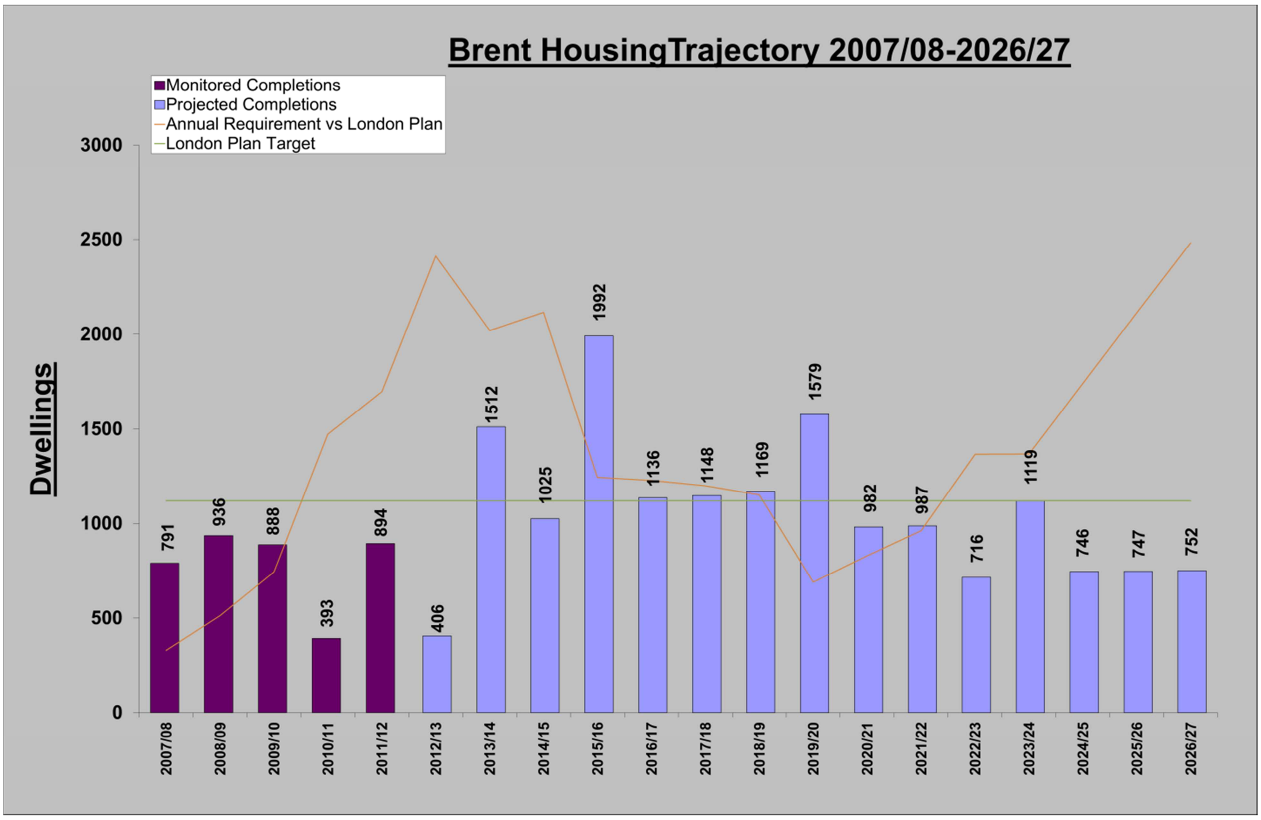
More information about the LDS can be found on our website.

Delivery of new homes

The Core Strategy policy for new housing is CP2 which plans for a total of 22,000 additional homes over the plan period, and over 11,200 of these between 2007/08 and 20016/17. The policy has a target of 50% of all new housing to be affordable. The London Plan identifies an annual borough target of 1,065 net additional new homes, this is broken down to 975 conventional supply, 61 reoccupied homes and 29 non-self contained homes (for example student accommodation).

Table 2: Summary of new homes built in Brent 2011-12

Completions	Target	2011-2012
Total new dwellings	N/A	746
Total net additional dwellings	1,065 net additional new homes annually	521
Net additional self-contained dwellings	975 additional self-contained homes annually	459
Reoccupied vacant dwellings (Grant funded re-occupations only)	61	62
Non-self contained	29	0
Net additional affordable dwellings	50% of total	412 (79% of total net additional dwellings)
Family-sized homes	25%	30% gross
Wheelchair accessible homes	10%	6.6% (42 units)



Brent's Housing trajectory demonstrates a five year supply of specific deliverable housing sites and an additional 5% buffer.

The trajectory is largely based on specific and deliverable sites with a small windfall allowance, the supply is again met in full for years 6-10. The trajectory does not currently include new SHLAA sites which will be identified in the GLA's London wide SHLAA generating new housing sites which are likely to be deliverable towards the end of the trajectory timescale.

See Appendix 1 for table of new housing units by type and year.

Neighbourhood Planning

During 2011-12 a successful bid was made to the Government by the Sudbury Town Residents' Association for funding to prepare a neighbourhood plan. They have used the money to produce an Issues Paper for the area and to make recommendations to take forward into a plan.

More information about neighbourhood planning can be found on our website.

CIL

During 2011-12 viability work was commissioned to underpin the community infrastructure levy for Brent.

The Mayor's CIL started to be collected by the council in May 2012 and so is not covered by this monitoring period.

More information on CIL can be found on our website.

Duty to Cooperate

The Duty to Co-operate came into effect in November 2011. The duty requires Brent to co-operate with neighbouring boroughs and other public bodies to address strategic planning issues in their area, including the preparation of Local Plans. The Wembley Area Action Plan: Issues and Options is the only strategic plan prepared during 2011-12. The table below shows which of the mandatory bodies we consulted and what form the engagement took.

Table 3: Fulfilling the duty to cooperate: Wembley Area Action Plan – Issues and Options

Body/Organisation	Invitation to comment	Response received	Outcome
Environment Agency	✓	✓	Changes made to AAP
English Heritage	✓	×	N/A
Natural England	✓	✓	Changes made to AAP
Mayor of London	✓	✓	Changes made to AAP
Civil Aviation Authority	✓	×	N/A
Homes and Communities Agency	✓	×	N/A
Primary Care Trust	✓	×	N/A
Office of Rail Regulation	✓	×	N/A
Transport for London	✓	✓	Changes made to AAP
Highways Authority	✓	✓	Changes made to AAP
Local Enterprise Panel	✓	×	N/A
Neighbouring boroughs	✓	×	N/A

5. Implementation of policies / delivery targets

All Local Plan policies are being implemented. More information about Brent's Local Plan documents can be found on our website.

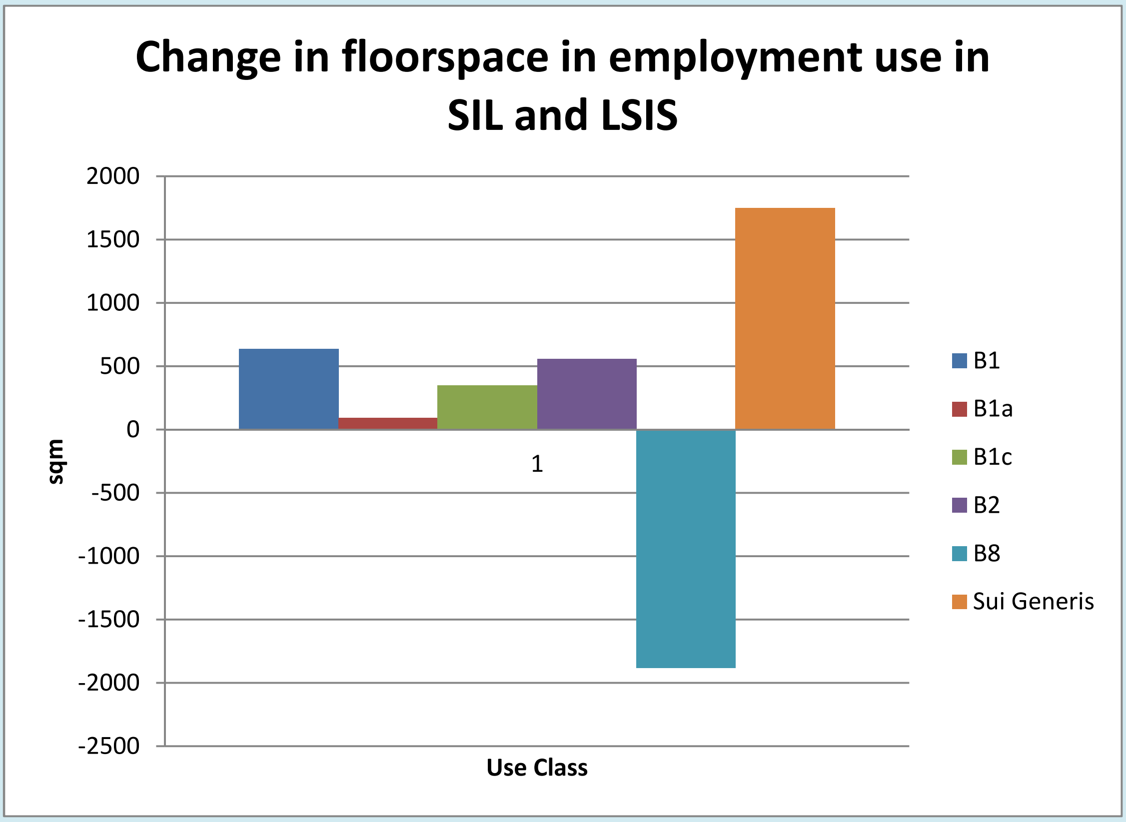
The tables below contain the specific monitoring targets from adopted Local Plan documents in 2011-12 and set out the performance of each target.

Core Strategy (adopted July 2010)

Table 4: Assessment of Core Strategy monitoring targets

Performance Measure	Target	Monitoring Point	Specific policies to be monitored	Achievement 2011-12
Local employment change	10,000 new jobs within Wembley to2026	Net increase of 500 jobs p.a. in Wembley area. **When:** Annually	Policies CP1, CP3 and CP7	In 2011 employment levels increased by 10.5% within Wembley with an additional 1,442 jobs (Source: Nomis Business Register and Employment Survey) Employment figures for 2012 are currently not available.
Amount of new retail floorspace developed by type in Wembley	30,000 m2 increase in the new retail floorspace in Wembley, on that currently existing or consented, by 2026	Percentage and amount of completed gross retail floorspace by type in Wembley. **When**: Annually	Policies CP1, CP7 and CP16	In Wembley town centre 328 m² of convenience retail was completed. In Wembley Park town centre240 m²of comparison retail was completed. The London Designer Outlet Centre is on site and is scheduled to be completed in late 2013. The permission for the centre allows for upto 26,400 m² in A1 (retail) and 8,000 m² A1/A2 (retail/ professional and financial services).
Amount of land developed or redeveloped in Park Royal for employment purposes (Core)	Development or redevelopment of 50 hectares of land for employment purposes	1200m² annual net increase in gross internal floorspace (m²) for B1 & other suitable employment uses in Park Royal area to 2017. **When**: Annually	CP3 and CP12	Within Park Royal SIL there was an increase of new employment floorspace of 85 m² in B1c use(light Industry) and 277 m² in B8 use (storage or distribution). This increase was due to extensions to existing premises.
No net loss of floorspace in other SIL and LSIS (Core)	No Net loss of floorspace in SIL & LSIS outside of site specific allocations (Park Royal has separate	No net loss of gross internal floorspace (m²) for use classes B1 and related	CP1, CP3 and CP20	See below

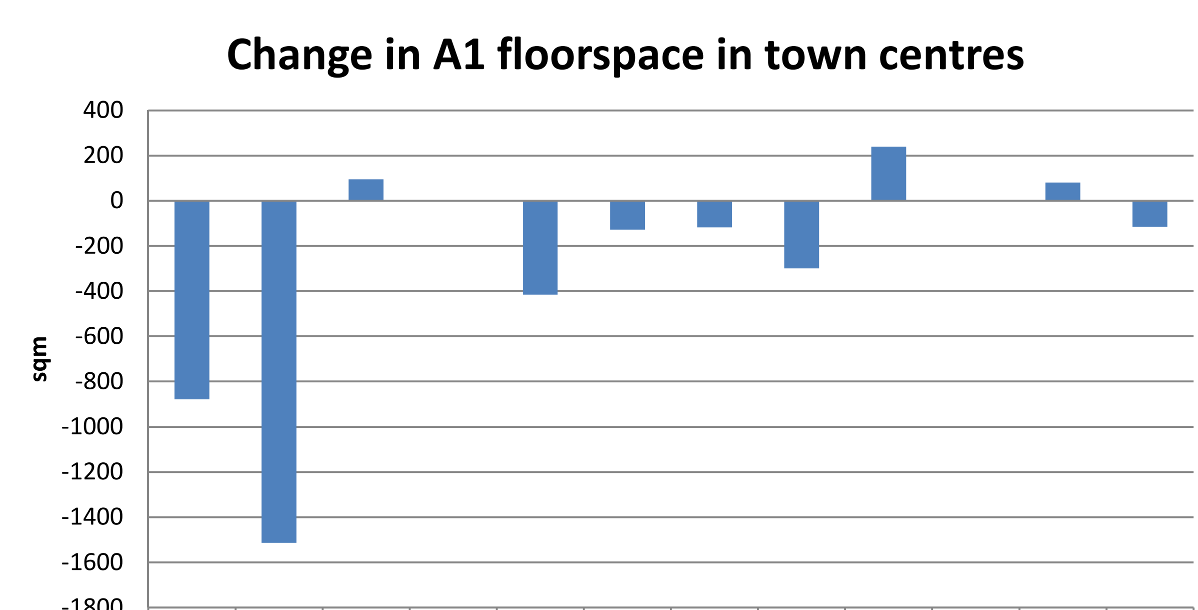
	target).	uses 2007-2017 in SIL and LSIS **When:** Annually		



There has been an overall increase in new employment floorspace in Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS)**. Only floorspace in B8 use (storage or distribution)** has decreased due to the partial demolition and change of use of 2 existing warehouse units for the servicing and storage of vehicles (Use Class Sui Generis) in Capitol Industrial Park.

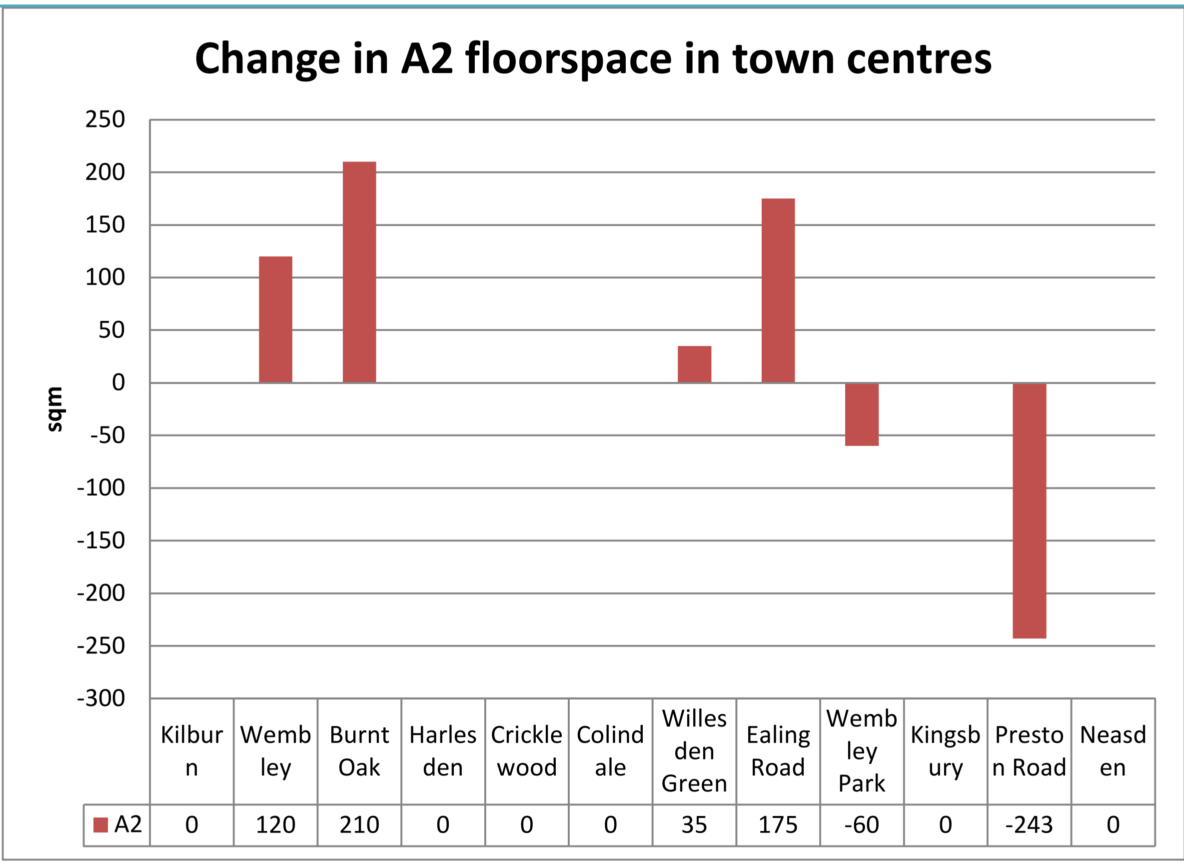
Secure job placements from new development	Secure 800 job placements p.a from 2007-17.	Number of placements made by Brentin2Work each year. **When:** Annually	CP1	Brentin2work no longer exists
Amount of completed retail, office and leisure development (Core)	A net increase in retail,office and leisurefloor space in Brent's major and district town centres	The completed amount of gross floorspace (m²) foruse classes B1(a), A1, A2 and D2 should be greaterthan that lost throughchange ofuse/redevelo	CP16	See below.

	outside Wembley.	pment. **When**: Annually		



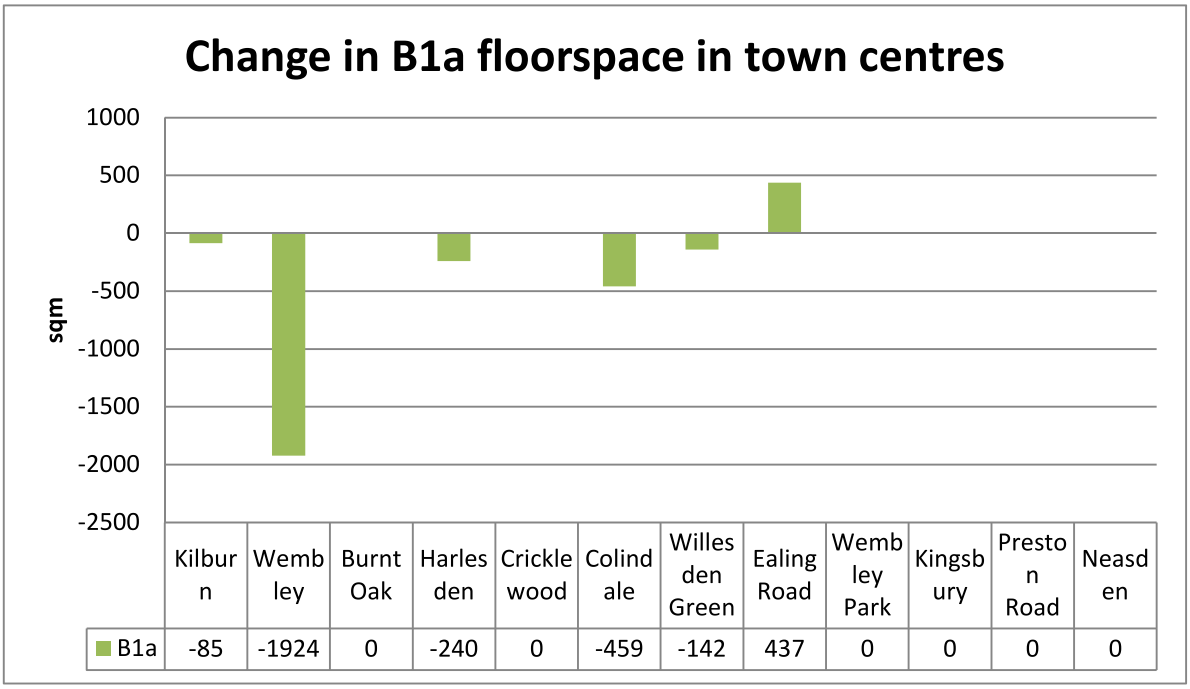
	Kilburn	Wembley	Burnt Oak	Harlesden	Cricklewood	Colindale	Willesden Green	Ealing Road	Wembley Park	Kingsbury	Preston Road	Neasden
A1	-879	-1514	95	0	-415	-127	-118	-299	240	0	80	-115

Changes of use within Brent's major and district centres generally represented a decrease in A1 floorspace. This was in large part due to change of use to A2, A3 and A4 uses. The greatest loss of A1 floorspace was in Wembley due mainly to the demolition of Wembley mini market and erection of apartments. Exceptions include Burnt Oak where A1 floorspace increased due to the redevelopment of a car showroom to a mixed use development; Wembley Park due to a conversion of a garage to a jewellery shop and Preston Road centre due to change of use of offices to mixed use including class A1 and A3. With the exception to Wembley changes to A1 floorspace were relatively small scale.



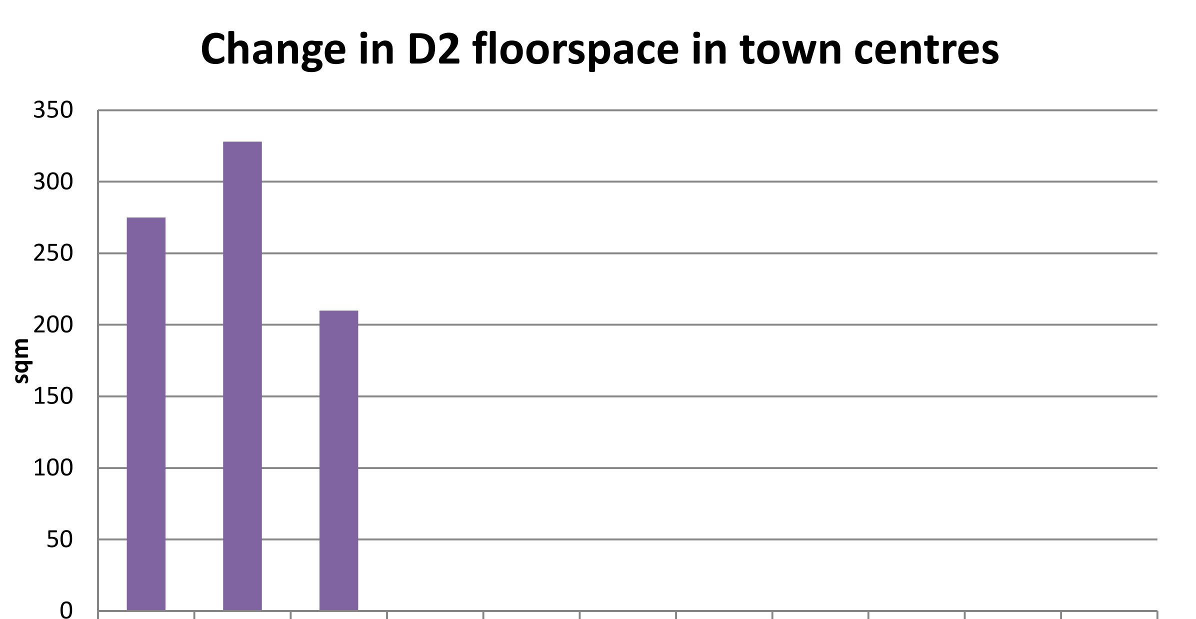
	Kilburn	Wembley	Burnt Oak	Harlesden	Cricklewood	Colindale	Willesden Green	Ealing Road	Wembley Park	Kingsbury	Preston Road	Neasden
A2	0	120	210	0	0	0	35	175	-60	0	-243	0

Changes of use within Brent's major and district centres generally represented an increase in A2 floorspace. This was primarily due to change of use from A1. An exception is Preston Road town centre where A2 floorspace decreased due to change of use of offices in A2 use to A1 and A3.



	Kilburn	Wembley	Burnt Oak	Harlesden	Cricklewood	Colindale	Willesden Green	Ealing Road	Wembley Park	Kingsbury	Preston Road	Neasden
B1a	-85	-1924	0	-240	0	-459	-142	437	0	0	0	0

Changes of use within Brent's major and district centres generally represented a decrease in B1a floorspace. The loss in office floorspace can be attributed to conversions to D1, D2 and C3 uses. An increase in Ealing Road town centre was due to the demolition of existing buildings and the construction of a 4 storey mixed use development including offices.



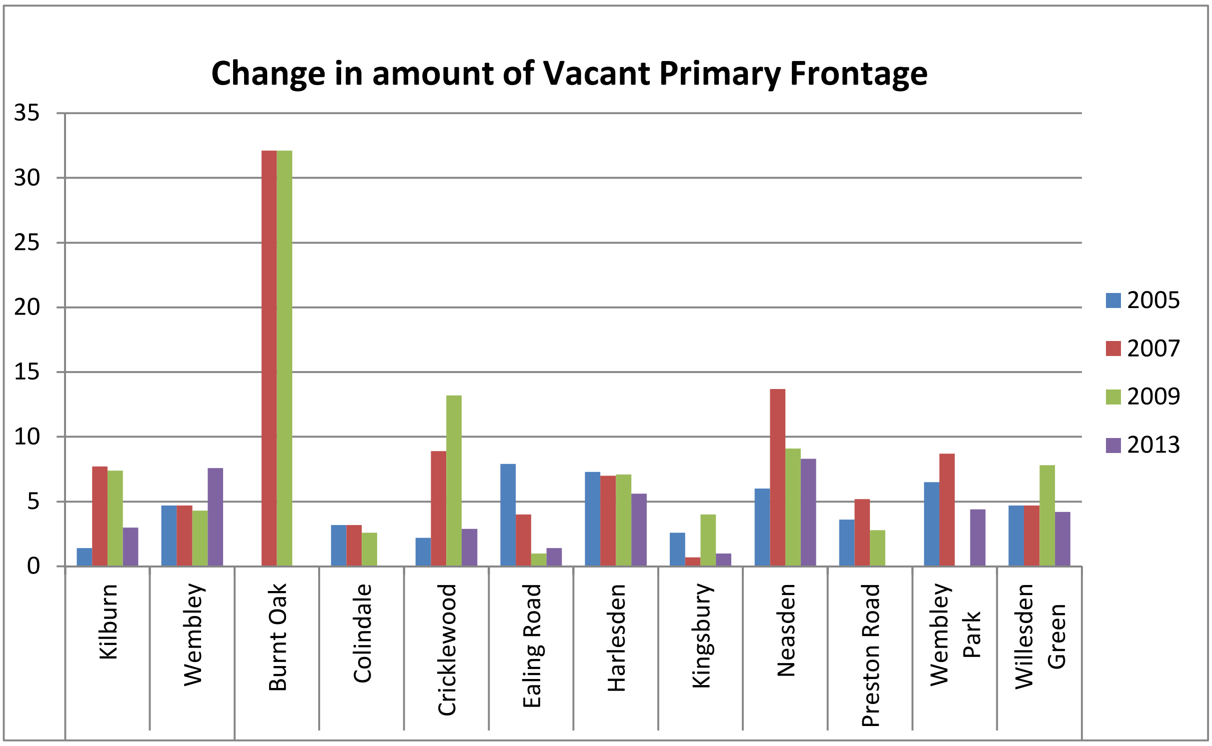
	Kilburn	Wembley	Burnt Oak	Harlesden	Cricklewood	Colindale	Willesden Green	Ealing Road	Wembley Park	Kingsbury	Preston Road
D2	275	328	210	0	0	0	0	0	0	0	0

D2 floorspace increased in Wembley, Kilburn and Burnt Oak. This can be attributed to the conversion of vacant D1 floorspace on Lakeside Way in Wembley and a car showroom in Burnt Oak centre to a mixed use development including D2 use, and the change of use from A4 to D2 (a gym) in Kilburn.

Town Centre Vacancy rates	No increase of vacancy rates in primary shopping frontage from 2007 to 2026.	The amount of vacant shopfront within major anddistrict centres primary shopping frontages. **When:** Annually	CP16	Change in primary frontage vacancy rate since 2009 Kilburn -4.4% Wembley 3.3% Burnt Oak -32.1% Colindale -2.6% Cricklewood -10.3% Ealing Road 0.4% Harlesden -1.5% Kingsbury -3.0% Neasden -0.8% Preston Road -2.8% Wembley Park 4.4% Willesden Green -3.6%

The figure below compares vacant primary frontage lengths within the borough since 2005. The national average (unit) vacancy rate, taken from Colliers CRE National Retail Barometer, stood at 13.3% in April 2011, down from 13.7% in October 2010. This compares to an average of 5.4% unit vacancy rate in Brent's centres.

As the figure below indicates, with the exception of Wembley and Wembley Park town centres, the amount of vacant primary frontage has fallen in all of Brent's major and district centres since 2009, bucking the national trend. The increase in vacant primary frontage in Wembley is due to the redevelopment of Wembley Central Square. It is anticipated upon completion of the redevelopment (which is expected in 2014) vacancy rates will fall. The increased vacancy rate in Wembley Park is due to one vacant unit. The big decrease in vacancy in Burnt Oak was due to the re-occupation of a single large unit by a clothes shop.



Source: Town Centre Health Check Data

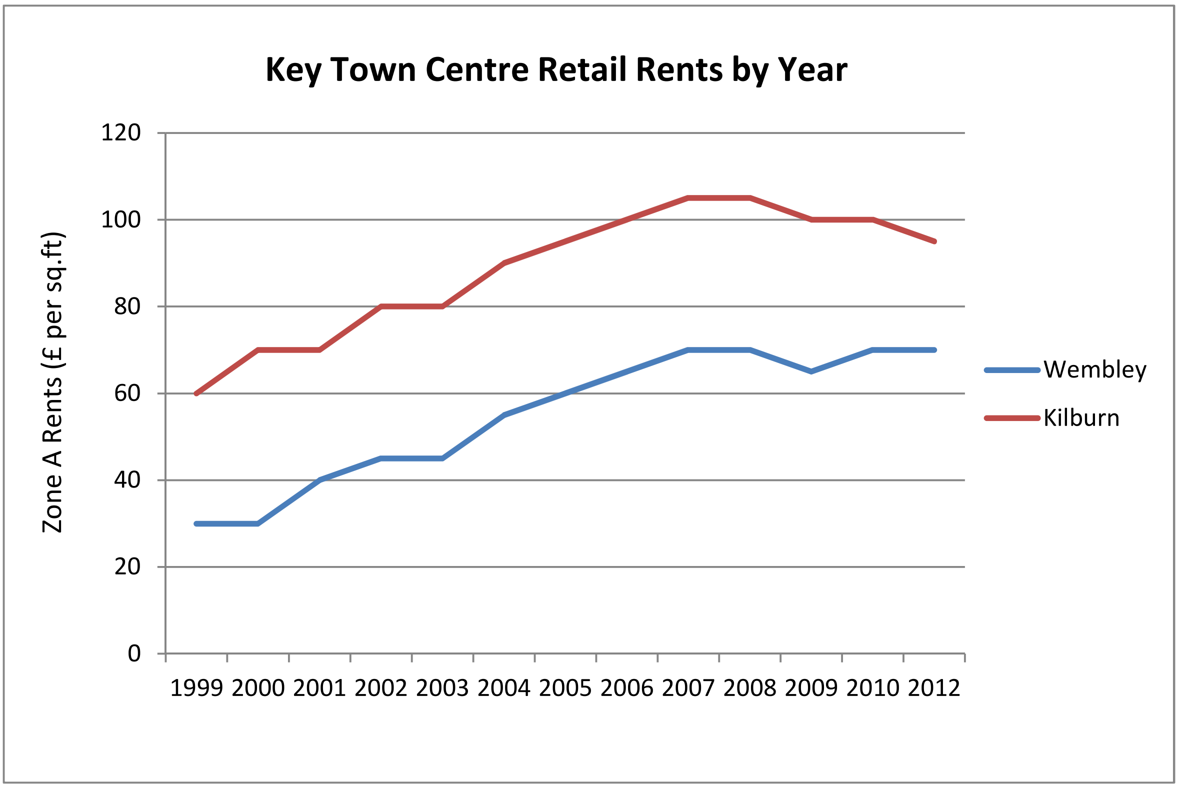
Health of Town Centres	*No reduction in inflation adjusted median rent levels in primary shopping area. *No reduction in pedestrian footfall in town centres covered in'health check'.	Annual Rental survey 2 yearly health check data.	CP16	

Retail rents

Retail Zone 'A' rents are monitored across the UK by Colliers CRE. Average prime retail rents in Outer London decreased by 5% between June 2011 and June 2012. This was slightly higher than the national average, which fell by 4.5% over the same period. However, at £121 per $\mathbf{m^2}$ the average prime retail rent in Outer London remains higher than the average for Great Britain which now stands at £110 $\mathbf{m^2}$. This suggests Brent and Outer London remain in a stronger position than the rest of the country.

Within the prime (Zone A) town centres in Brent, Wembley's rental rates remained the same whilst

Kilburn's has decreased by £5 per sqft, which shows the situation has not improved since 2010.



Source: Colliers CRE

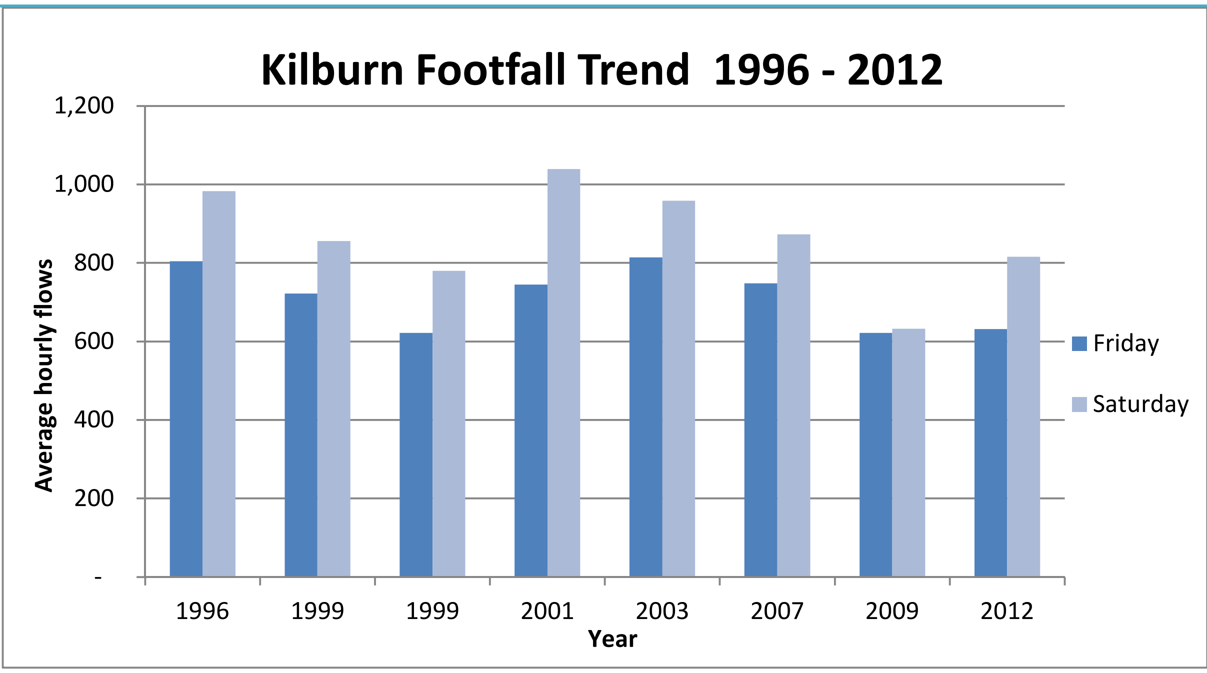
Footfall Data

Every two years, the council commissions pedestrian footfall counts within Wembley and Kilburn Major centres, and Harlesden District centre. The pedestrian flowcounts help to assess the vitality and viability of the town centres, by recording the number of visitors in a number of different points within the town centres.

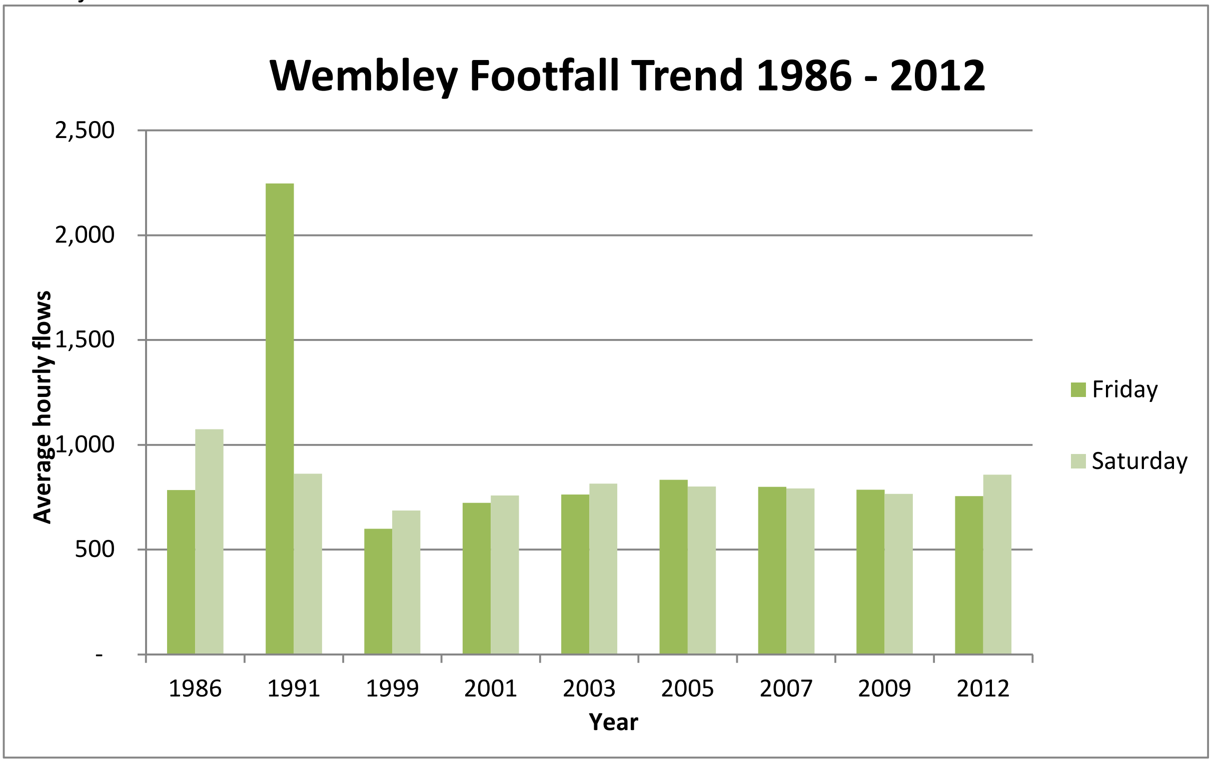
The charts below show an estimate of the total number of pedestrians passing each site, in each town centre, over a six hour period between the hours of 10.00am -5.00pm on Friday and Saturday, and during the whole week (Monday-Saturday). The totals given for Friday and Saturday represent samples which are grossed up by a factor of 30, the reciprocal of the sampling fraction, to allow for the fact that on either day pedestrian movements were counted for a total of 12 minutes out of a possible 6 hours. Each of the charts show the indexed count points relative to the averagepedestrian flow, and indicates the locational hierarchies throughout the centres.

Since 2009 there has been an overall increase in footfall, with the exception of footfall on a Friday in Wembley and Harlesden.

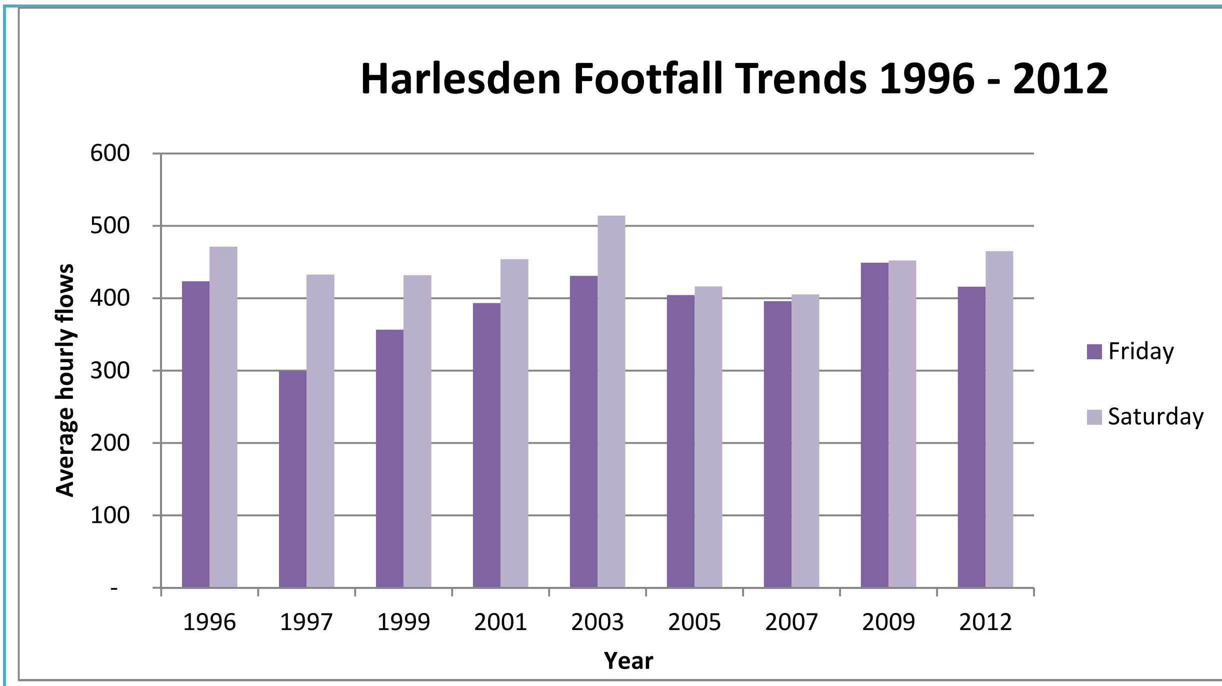
Footfall in Kilburn was at its lowest in 1999 and 2009 and is once again increasing. This indicates the health of the centre is improving. The locations in Kilburn which receive the highest footfall are adjacent Marks and Spencer's Simply Food, Sainsbury's and Poundland.



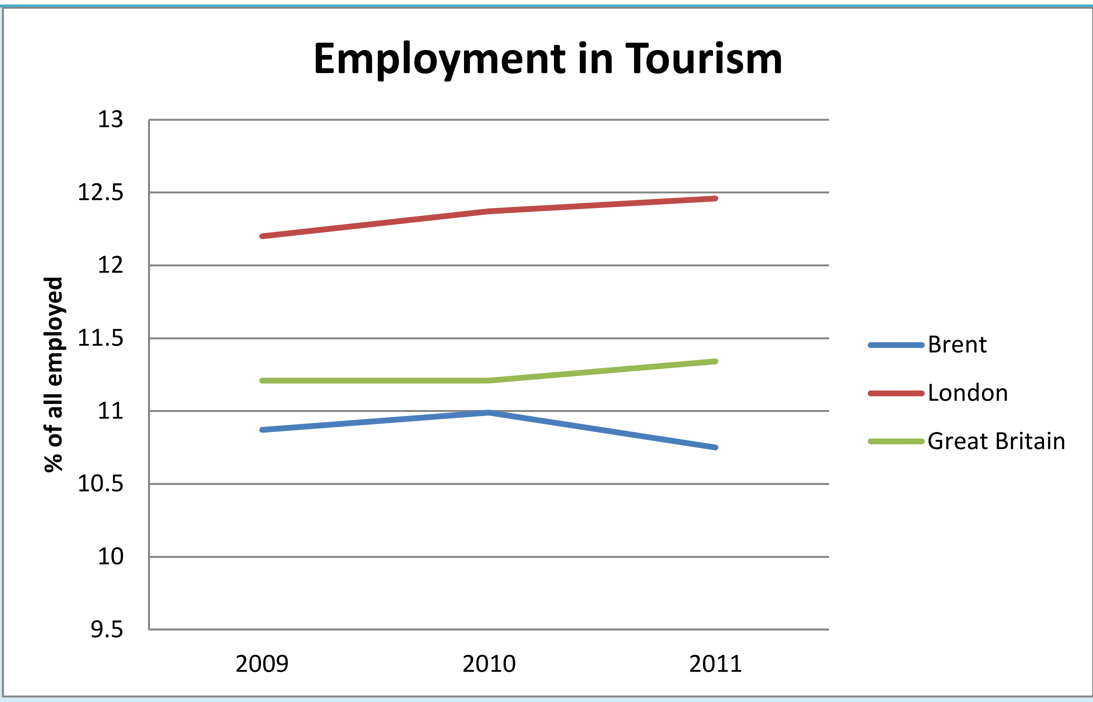
Footfall in Wembley town centre fell in 1999 and has subsequently gradually increased, indicating the health of the centre has improved. The locations in Wembley which receive the highest footfall are adjacent Primark and Poundland.



Harlesden receives a far lower footfall than both Wembley and Kilburn. Footfall in Harlesden was at its lowest in 1997. It has subsequently increased indicating the health of the centre has improved. The locations which receive the highest footfall are adjacent Iceland foodstore, Peacocks Clothing and Romik Boutique on Harlesden Plaza.



Net increase of cultural/ leisure facilities (core)	Net increase in floorspace of leisureuses	Completions survey **When:** Annually	CP7 and CP10	Floorspace in leisure use (Class D2) increased by 3,094 m². The increase in culture and leisure floorspace in 2011-12 was largely due to the construction of gyms at Kilburn, Wembley and Park Royal; and a yoga and pilates studio at Queen's Park.
Brent's Tourism economy: Local employment in the Tourism Industry.	Increase in Brent employment in Tourism Sector.	% of Brent residents employed within Tourism industry. 4% baseline 2004. **When:** Annually	CP1 and CP7	See below.

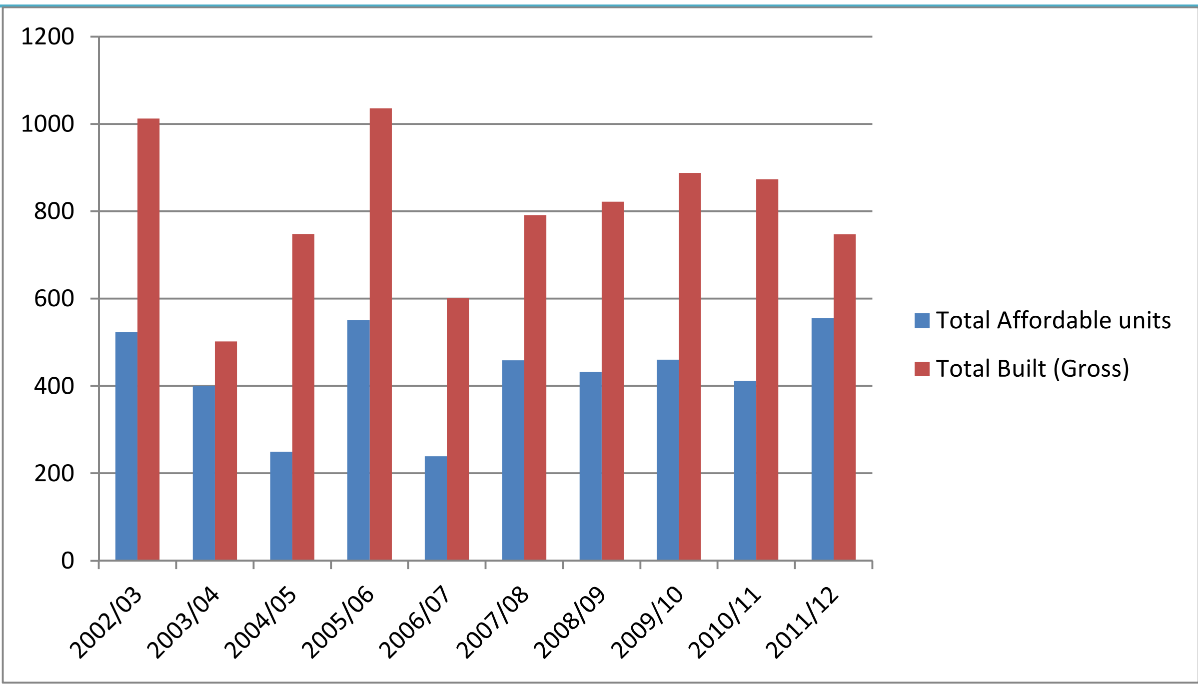


Source: Business Register and Employment Survey
* Tourism related jobs include accommodation and food services, arts, entertainment, recreation and other services.

In 2009 10.87% of Brent employee jobs were tourism related*, this was the equivalent of 10,084 jobs. Tourism-related jobs increased in 2010 to 10.99% and declined slightly in 2011 to 10.75% (10,522 jobs). Although the proportion of residents employed in tourism related jobs has decreased since 2009 the total number employed increased by over 400.

Provision of new orextended community facilities.	Provide new community facilities at a rate of 370 m² per 1000 new population created by new housing development.	New or extended floorspace that meets rate of population growth. **When:** Annually	CP7, CP8, CP9, CP10,CP 11 and CP23	Total: Loss of existing -577 m² Net gain of 16,638 m² D1 (non medical or educational) permissions completed,2733 m² floor area.
Provide new school places for increased population.	Approval for and construction of new and extended schools in Growth Areas and Park Royal as set out inpolicies CP7 to CP12 inclusive	Number ofnew schools and extensions to schools with permission for development and completed or underconstruction by 2017. **When:**Annually	CP7, CP8, CP9, CP10,CP 11 and CP12	2309 m² completed on the edge of or near to Growth Areas (Wembley and Church End) – 6 permissions 7849 m² completed across the borough – 16 permissions
Health Facilities-facilitiesto	To meet target for GP facilities	Secure floorspace for 1 GP per 1500	CP7, CP8, CP9,	-222 m² GP floorspace

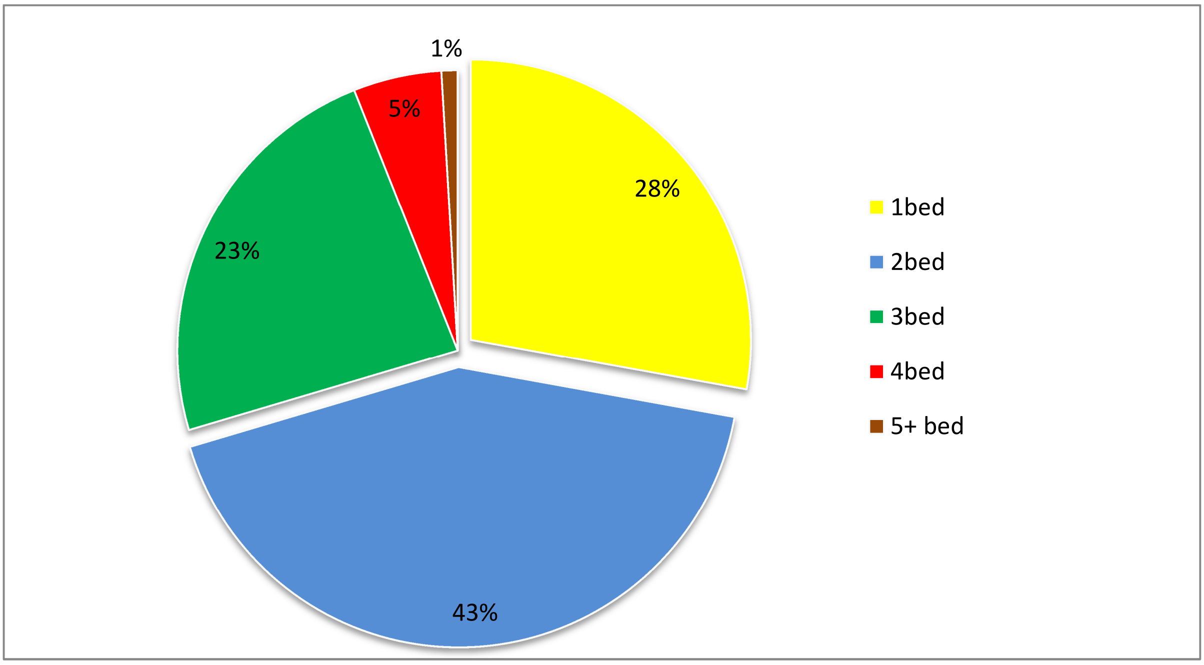
meet GP service needs as set out in IIF.	related to population growth needs.	new population. **When:** Annually	CP10,CP 11 and CP12	
Secure new community swimming pools for the borough.	Complete and open one new community swimming pool in the borough by 2017.	Swimming pool completion. **When**: Annually	CP7 and CP18	No swimming pool completion
Total additional Homes (Core)	Minimum of 11,200 homes (9150 self contained) supplied 2007/8 - 2016/17	No. of homes completed in borough. **When:** Annually	CP2	559
The **total net additional new homes** completed is only about half of the borough's monitoring target for the year. Clearly the slow recovery in the national economy, and particularly the poor nation-wide performance in house building, has been a major contributor to the failure to meet targets. This is likely to improve as the economy recovers and the housing construction industry picks up. On the other hand planning consents for housing in the year reached an all-time high at 3,010 units. This included 3 very large schemes; 243 Ealing Road, Alperton (441 units), First Central, Park Royal (545 units) and NW Lands, Wembley (999 units).				
No. of homes completed in growth areas (Core)	Minimum of 85% completed are in growth area 2007/8 – 2016/17.	No.of completed units. **When:** Annually	CP2	331 units completed in growth areas (net = 289) 52% in Growth Areas.
No. of affordable Units (Core)	Minimum of 4,575 or 50% completions; 2007/8 - 2016/17.	No. of completed units. **When:** Annually	CP2	412 net (79% of total net additional dwellings)
Affordable housing comprised 74% of gross total number of new homes built in 2011/12. Although the year saw the lowest total of new homes built since 2006/07, it was the highest number of new affordable homes built in over 10 years.				



Source: Brent Decisions Analysis / LDD

Ensure reasonable proportion of family homes (Core)	That 25% of all selfcontained homes are 3 bed or larger.	No. of new family homes completed per annum. **When:** Annually	CP21	221 of the units completed are 3+ beds 221 of 747 = 29% of gross new homes

The proportion of family homes built in the year exceeded the target at 29% of total new homes.



Source: Brent Decisions Analysis / LDD

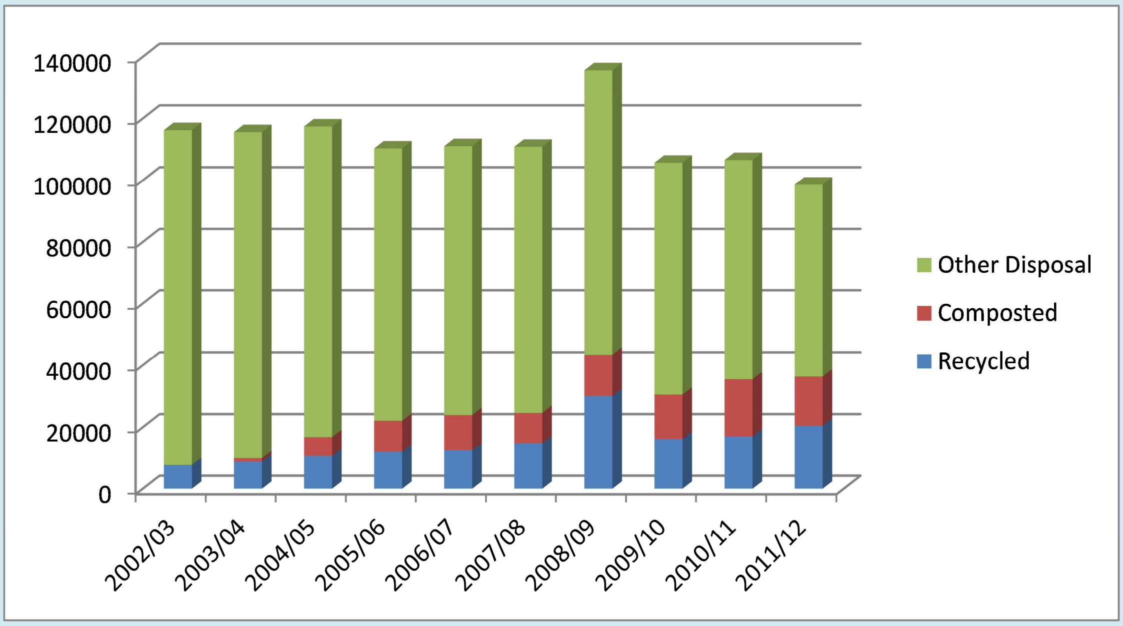
Wheelchair adaptable	10% (of 10 units + schemes)	No. of completed new homes that are	London Plan Policy	42 = 6.6% 640 units in major schemes

		wheelchair adaptable. **When**: Annually	3.8Bd*	
Existing housing loss, including affordable.	No net loss	Housing units lost on completed new development. **When**: Annually	CP21	No individual schemes where a net loss of housing.
Lifetime homes.	100%	No. of completed new homes built to lifetime home standards. **When**: Annually	London Plan Policy 3.8Bc*	243 new units (43.5%)
Proportion of trips made by public transport.	Reducing proportion of car trips as a result of Wembley development from a baseline (currently estimated at 37%), by a minimum of 10% over the life of the development	MVA model currently calculates modal share of 37% car use. Re-run model to refine estimates as land uses become more certain. Monitor targets through the travel plan process **When:** every 3-5 years	CP7	N/A
Secure interchange improvements	Secure major improvements at Queen's Park, First Central, Wembley Stadium, Wembley Central and Alperton stations by 2017	Record Planning Obligations and direct works that secure improvements. **When:** Annually	CP14 and CP15	No improvements 2011/12
Protection of all open space of value (Core)	No net loss of open space to alternative uses	Amount of open space lost to alternative uses. **When**: Annually	CP18	3 applications resulted in a loss of open space and 2 in an increase. Existing 1.233 ha Proposed 0.421 ha Overall loss of 0.812 ha
Protection of areas designated for intrinsic	No net loss of areas of wildlife and nature	No net loss of land of nature conservation value on	CP18	No net loss.

environmental value including sites of national or regional/sub-regional significance (Core)	conservation importance	designated sites (SSSI, local nature reserves, Sites of more than local Importance for Nature Conservation) **When**: Annually		
Provision for new or extended public opens pace.	To meet open spacetargets in growth areas Wembley - 2.4ha Alperton - 1.6ha S Kilburn - 0.8ha Burnt Oak - 0.6ha Church End - 2ha.	Measure new open spaces created and laid out as a result of development. **When:** Annually	CP7, CP8, CP9, CP11, CP12 and CP18	South Kilburn – 0.122 hectares
Improvement of existing public open space.	To increase the number of parks maintained to Green Flag award standard.	Measure number of parks awarded Green Flag status. **When:** Annually	CP18	In 2011/12 the number of parks with Green Flag status remained at 8.
Improvement of existing and provision for new areas of nature conservation.	Enhance and increase nature conservation areas. Reduce area ofwildlife deficiency.	Monies negotiated through S106 agreements for application sites in areas of deficiency, where monies have been spent and extent of areas of wildlife deficiency. **When:** Annually	CP18	None in 2011/12
New Tree Planting for new neighbourhoods.	To meet tree planting targets in growth area setout in IIF, by 2017 Wembley 1,000 Park royal	Count of new trees planted in growth areas. **When:** Annually	CP7, CP8, CP9, CP10, CP11 and CP12	415 trees were planted by the council in the borough outside of development sites and parks.

	4,000 Alperton 500 Church End, Burnt Oak, South Kilburn 200.			
Provision for new or improved Children's Play Areas.	Meet standards on children's play as set out in Infrastructure & Investment Framework.	Measure number of compliant schemes. **When**: Annually	CP5, CP7, CP8, CP9, CP10, CP11 and CP18	N/A
Installation of Sustainable Urban Drainage systems (SUDS) in new development.	Appropriate major proposals should secure SUDS or apply water retention or harvesting measures	Applications which include SUD measures. **When**: Annually	London Plan Policy5. 13A*	N/A
Application of the GLA's energy hierarchy in order to secure high levels of renewable energy generation in Growth Areas	All major proposals should submit energy and feasibility assessment and apply Mayor's energy hierarchy. Major proposals to achieve 20% carbon reduction through renewable energy requirements or secure carbon off set payment.	Number of applications includes energy and feasibility assessments. All large schemes over 100 units to secure onsite renewable energy generation – by type and energy generated (where available - as GLA hierarchy). **When**: ongoing	CP19, London Plan Policy 5.2*	5 applications with over 100 units were approved, each of which includes on-site renewable energy generation.
Secure district wide CHP in Wembley Area.	Complete one CHP plant	To meet GLA energy hierarchy on very large regeneration schemes. **When**: Annually	CP7	None to date.

Production of secondary / recycled aggregates (Core)	A minimum 10% of inputs for key standard components coming from recovered sources.	Number of schemes involving demolition and redevelopment which apply the ICE Demolition Protocol. **When**: Annually		No longer a requirement in the revised London Plan, 2011.
Safeguard existing waste facilities and secure land for new waste operations.	Net increase of waste facilities. No net loss of existing waste facilities.	Planning approvals p.a. **When:** Annually	London Plan policy 5.17G* and 5.17H*	No waste facilities were lost to other uses in 2011/12. A new waste facility of 2.96 hectares site area was completed in 2011/12 providing a net increase of 13,533 m^2 floorspace
Waste stream: recycled or composted.	35% of municipal waste recycled by 2010 and 45% by 2015 (in line with the London Plan)	Amount of municipal waste recycled or composted. **When:** Annually	London Plan policy 5.16Bc*	See below



The target of 35% of the municipal waste stream to be recycled was met in 2012 with 36.8% recycled. Significant further progress is needed to hit the target of 45% recycled by 2015. The total municipal waste stream continues to fall from 122,327 tonnes in 2008/09 to 98,615 in 2011/12, a fall of 19.4%.

Protection of existing community facilities	No net loss of community facilities unless compensation	Number of applications approved resulting in the net loss of a	CP23	4 implemented planning consents resulted in a net loss of use class D1. 3 were former GP surgeries and 1 was a former adult education centre.

	provided	community facility for which no compensation made through planning obligation or other agreement. **When:** Annually		Reasons why there should be an exception to policy CP23 were put forward in all 4 cases.

*Core Strategy monitoring references to London Plan policies have been updated in this AMR to reflect the policies in the current London Plan (July 2011)

Site Specific Allocations (adopted July 2011)

The implementation of Site Specific Allocations will be assessed in the Monitoring Report. Sites will be monitored against the estimated phasing of the delivery of development and will also be assessed as to whether or notdevelopment is in accordance with the guidance for each site.

Completed

On target

Later years

Behind target

No progress & behind target

Site Specific Allocation	Landowner	First phase housing complete	Other land uses proposed	Target date for planning application	Achievement 2011-12
W1 Wembley West End	Private	2018	Retail/leisure/public car parking	2015	No progress
W3 Brent Town Hall	Council/ private	2016	Office/hotel/community	2014	Pre-application for use as school 2012.
W4 Shubette Hse./Karma Hse./Apex Hse	Private	2012	Hotel/retail/offices/managed affordable workspace	PP for Shubette Hse. granted in 2011 PP for Karma Hse granted in2005	Part (Shubette Hse.) under construction
W5 Wembley Eastern Lands	Private	2012	Leisure/hotel/office/open space	Planning application 2011	Planning Permission granted Oct 2012 for student flats
W6 Amex Hse	Private	2012	Workspace for creative industries/ managed affordable workspace	Planning application 2011	No progress
W7 Chesterfield Hse.	Private	N/A	Hotel/retail/food & drink by 2014	Planning application 2011	Planning application for student flats April 2012
W8 Brent Hse. /Elizabeth Hse.	Council/ Private	2012	Retail/Office	Planning permission for Elizabeth House. Granted in 2010 Planning application for	Elizabeth House under construction

				Brent House 2017	
W9 Wembley High Road	Private	2016	Retail/offices	2014	No progress
W10Wembley Chiltern Embankments	Private	2018	Town centre uses	2016	No progress
W11 Former Wembley mini-market	Private	2014	Commercial or car parking	Planning permission granted in 2010	21 flats completed in Dec 2011
A1 Alperton House	Private	2016	Workshops/ food & drink	2014	No progress
A2 Minavil House & Unit 7 Rosemont Road	Private	2012	Offices	Planning permission granted in 2010	Planning Permission granted for 55 flats Dec 2011 (10/0245)
A3 Former B&Q and Marvelfairs House	Private	2012	B1 workspace and A3	Planning permission granted for B&Q site in 2010	No further progress
A4 Atlip Road	Private	2012	Employment and A3 uses	Planning permissions granted for parts of thesite in 2006, 2007 &2009	186 housing units completed 2011/12
A5 Sunleigh Road	Private	2016	Commercial, including workspace & A3 use	2014	No progress
A6 Woodside Avenue	Private	2014	B class uses including affordable workspace	2012	No progress
A7 Mount Pleasant/ Beresford Ave.	Private	2018	Work-live/ managed affordable workspace	2016	No progress
SK1. Queen's Park Station Area	Private	2014	Community Facilities, retail and bus interchange	Planning application 2012	Planning Permission granted for 137 flats, Nov 2012 (12/0788)
SK2 British Legion, MarshallHse & Albert RdDay Centre	Council/ Private	2013	N/A	Planning application 2011	153 flats (Marshall House) completed (09/3319). Planning Permission granted for 144 flats at British Legion

					(12/1516)
SK4 Canterbury Works	Private	2012	Offices and community facilities	2011	No progress
SK5 Moberley Sports Centre	W'minster City Council	2016	Sports & nursery school	2014	Pre-application discussions
CE1. Church End Local Centre	Council/ housing association/ private	2012	Retail, public square, local offices and health centre	Planning application 2011	No progress
CE3. Former N/A White Hart PH and Church	Private	2014	Retail	Planning permission granted in 2009	Part completed in 2012 (76 units), part under construction
CE5 Chancel House	Private	2020	Employment use	2018	No progress
CE4. Homebase	Private	2014	Retail	Planning application 2012	No progress
CE6. Asiatic Carpets	Private	2014	Light Industrial/Managed affordable work space	Planning application 2012	No progress
B/C1 Oriental City &Asda	Private	2014	Retail/ community use (incl. school) /commercial	Plannng Permission renewed in 2010.	Revised planning application in Aug 2012
B/C2 Sarena Hse/Grove Park/Edgware Rd	Private	2014	Workspace (incl.managed affordable)	Planning application 2012	No progress
B/C3 Capitol Way	Private	2012	Retail / car showroom / community use	Planning permission 2009	No further progress
B/C4 3-5 Burnt Oak Broadway	Private	2012	Retail	Part completed andplanning permission renewed for remainder 2010	Planning Permission granted for 76 flats at 3 Burnt Oak Broadway in June 2011 (11/0403)
PR1 Former Guinness Brewery	Private	N/A	Industry and warehousing	Planning permission 2008	No further progress
PR2 First Central	Private	2014	B1 offices / hotel	Planning permission for offices/hotel 1999 part implemented. Planning	Planning Permission granted for 545 housing units in March

				application for residential 2010	2012(10/3221)
PR3 Former CentralMiddlesex Hospital	Private	N/A	Hospital expansion and industrial / employment development	Planning application 2012	Revised planning application June 2012.
1. Metro Hse.	Private	2012	Safer Neighbourhood Team base	Planning permission 2010	Planning Permission granted for 143 flats in 2010 (09/2650) Part complete (88 units). No further progress in 2011/12.
2. Garages at Barnhill Rd	Private	2012	N/A	Planning permission 2007	Planning Permission granted in 2010 for 9 units (10/2104) Under construction in 2012.
3. Dollis Hill Estate	Private	2012	New school and employment development	Planning permission2010	Planning Permission granted in 2010 for 160 housing units (10/1388). Under construction in 2011/12.
4. Dollis Hill House	Council	N/A	Food & drink use / community use / conferencing	-	Site now landscaped as feature in the park. Completed 2012
5. Priestly Way, North Circular Road	Private	N/A	Employment development	-	No progress
6. Neasden Lane / Birse Crescent	Private	2012	Retail	Planning application 2011	No progress
7. Neasden Lane / North Circular	Private	2012	Hotel/retail	Planning application 2011	No progress

Road					
8. Former N/A *Kingsbury Library & Community Centre*	Council/ Private	2012	Community /education use	Planning application 2011	Planning Permission for use as education centre (08/1106) implemented
9. Harlesden Plaza, Manor Park Road	Private	2016	Retail /community use	Planning application 2014	09/0732 15 units Granted - Park House Part under construction 2011/12.
10. Former Willesden Court House	Private	2012	Community use	Planning permission 2009	Planning Permission granted for 38 flats in 2009(08/1629) Completed 2011/12
11. Manor Park Road	Private	2014	N/A	Planning application 2012	No progress.
12. Former Willesden Social Club & St. Joseph's Court	Private	2012	Community use	Planning permission subject to S106, 2010	Planning Permission granted for 22 units in July 2012. (12/0915)
13.Sainsbury's Superstore	Private	2014	Retail	Planning application 2012	No progress
14. Clock Cottage	Private	2012	Community use / residential institution	Planning application 2011	No progress
16.Morrison's supermarket	Private	2017	Retail	Planning application 2016	Preliminary scheme drawn up in 2009. No further progress
17. Alpine House	Private	2012	Affordable workspace	Planning permission 2008	Planning Permission granted for 120 units in May 2011(11/0156).
18. Bridge Road	Private	2012	N/A	Planning application 2011	No progress
19. Stonebridge	Council	2014	N/A	Planning	Planning

Schools				application 2012	application withdrawn in 2012.
20. Former Unisys & Bridge Park Centre	Council/ Private	2014	Community use, sports facilities, B1, local needs retail and hotel	Planning application 2012	No progress.
21. Land Adjoining St. Johns Church	Private	2014	Community facility	Planning permission2010	Planning Permission granted for 20 units in 2010.(09/3104). Under construction 2011/12.
22. Roundtree Road	Housing Association	2011	Community /retail	Planning permission2010	Under construction in 2011/12.
23. Vale Farm Sports Centre	Council	N/A	Sport and recreation	-	No progress
24. Wembley Point	Private	N/A	Office/localretail/leisure /community use	Planning application 2014	Application for part conversion to hotel, Oct 2012.
25. Vivien Ave.	Private	N/A	Community use	-	Application for 40 residential extra care units & open space, Sept. 2012.
26. Old St. Andrew's Church	Private	N/A	Community use	-	Now in use as church.
27. Hawthorn Road	Private	2014	N/A	Planning application 2012	Planning Permission granted for 20 units in Jan 2012 (11/0952).
28. Queen's Parade / ElectricHouse	Housing Association	2014	Retail /food & drink	Planning application 2012	Pre-application schemes 2011/12
29. Former Dudden Hill LanePlayground	Private	2012	Community /leisure or retail	Planning application 2011	No progress.
30. Gaumont State Cinema	Private	N/A	Community /arts & culture /retail /entertainment / employment workspace	Planning permission2009	Change of use to place of worship implemented
31. Kilburn	Private	2010	Community use and	Planning	Planning

Square			retail	permission 2009. Revised planning application 2010	Permission granted for conversion of existing 9 flats into 18 flats, Aug 2011 (09/0410)
32. Former Rucklidge Service Station	Private	2014	N/A	Planning application 2012	Application for 13 flats, Oct 2012.

The vast majority of the allocated sites are privately owned and will be brought forward for development by private developers, so there will be little opportunity for the council to intervene directly to ensure implementation. Where it is apparent that sites are not coming forward for development as anticipated, where no planning application has been submitted by the target date or where development has not commenced at a point which would ensure completion in-line with the completion target dates, then the council will seek to establish with landowners or agents what the obstacles to delivery are.

Appendix 1
Brent Housing Trajectory, Additional Homes 2003/04 – 2025/26

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Housing Consents	791	936	888	393	459	254	674	831	1123	790	794	175	176	154	155	150	150	200	200	150
LDF Proposals								17	67	116	117	484	487	571	573	424	426	352	353	416
Estate Redevelopment									45	2	3	269	271	83	85	3	3	61	61	
Student Housing					435		660		550				400				400			
Other Potential Sites						50	76	75	105	126	132	139	143	72	72	37	38	30	30	83
Vacant Homes	388	444	189	0	102	102	102	102	102	102	102	102	102	102	102	102	102	103	103	103
Monitored Completions	791	936	888	393	894															
Projected Completions						406	1512	1025	1992	1136	1148	1169	1579	982	987	716	1119	746	747	752
MANAGE - Annual requirement taking account of past/projected completions	329	513	745	1472	1698	2412	2020	2115	1243	1227	1199	1150	691	829	962	1366	1367	1741	2114	2482
London Plan Target, Annualised	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120
Cumulative Completions	791	1727	2615	3008	3902	4308	5820	6845	8837	9973	11121	12290	13869	14851	15838	16554	17673	18419	19166	19918
MONITOR - No. dwellings above or below cumulative allocation	329	184	232	727	226	714	-392	95	-872	-16	-28	-49	-459	138	133	404	1	374	373	368