



Executive
12th December 2005

**Report from the Director of
Environment and Culture**

For Action

Wards Affected:
ALL

Enabling Development In Brent; Annual Monitoring Report 2004-2005

Forward Plan Ref: E&C-05/06-038

1.0 Summary

- 1.1 The Brent Annual Monitoring Report 2004-2005 is a statutory document with two main functions, firstly it informs the Secretary of State of the Council's progress in preparing the Local Development Framework and secondly outlines key development trends during 2004-2005. The AMR is mainly a Factual Statement of Planning Trends for which Member endorsement is not sought but it will also contain changes to the timetable of the LDF and these changes require approval from the Executive.

2.0 Recommendations

- 2.1 That the Executive notes the Director of Planning will, under delegated power, complete the Brent Annual Monitoring Report 2004-2005; and
- 2.2 That the Executive agree the recommended changes to the timetable for progressing the LDF set out in paragraphs 3.12 – 3.14 of this report and in the chart and schedule in Appendix 1, and that the Director of Planning is authorised to make the consequential changes to the Local Development Scheme and submit this to the Secretary of State for approval.

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3.0 Detail

Introduction

- 3.1 The Planning and Compulsory Purchase Act 2004 introduced a radical change to the statutory development plan making system by requiring local planning authorities to replace their Unitary Development Plans (UDP) by a new style 'spatial plan' to be called the Local Development Framework (LDF). The Government hopes that this new planning system will expedite the determination of planning applications; produce more sustainable development; and make the planning system more transparent and accountable by statutorily requiring public consultation at all levels of the plan making process. ,
- 3.2 The LDF is effectively a folder of documents, so designed as to be more amenable to more frequent review and updating on an individual topic basis, as necessary, than the current 'single volume style' UDP. The LDF must statutorily contain the following:
- Local Development Documents (LDD), setting out the land use strategy and planning policies
 - Local Development Scheme (LDS), detailing how the Council will progress the preparation of the LDD so as to complete the initial LDF process
 - Annual Monitoring Report, reviewing the progressing of the LDS and implementation of the current UDP policies

Annual Monitoring Report Requirements

- 3.3 The Annual Monitoring Report (AMR) should set out, how the Council is progressing the preparation of its LDF and indicate any necessary changes to the approved LDS, such as timetabling or proposing additional documents. The Executive must approve any changes to the LDS as in doing so they are both accepting 'ownership' of the LDF preparation and authorising any necessary implementation.
- 3.4 The AMR should also set out, as concisely as possible, a review of key development activity in 2004 -2005 and identify trends which may require a reconsideration of current land use strategies and planning policies. The AMR should inform the preparation of LDD and any required SPD. The evaluation of recent development should involve a consideration of the current policy robustness or otherwise, i.e. extent to which polices are upheld upon appeal.

Proposed Content of Brent's Annual Monitoring Report

- 3.6 The AMR will basically comprise the following sections:
- Introduction, outlining the purpose and requirements.
 - Brent, location and population
 - Development review, key trends overview and by UDP chapters
 - Planning Obligation Agreements (S106) negotiated

- Monitoring, current provision and future proposals
- Progressing the LDF, detailed LDS content
- Conclusion, preparing the next AMR
- Appendices, information too detailed for inclusion in main text

3.7 As the AMR will be a published document which should readily enable the public to understand the key issues, particular attention will have to be given to its presentation, use of language and graphical presentation of complex data. The AMR should be a key vehicle to mobilise the essential public involvement in the preparation of the LDF.

Progressing the Annual Monitoring Report

3.8 The AMR will be available for Members when it is submitted to GOL at the end of December. As it is mainly a factual document considering planning trends, approval of that part of the document is not sought. The Planning Service will be happy to consider any issues Members may wish to raise from that part of the AMR. Member approval is however sought for part of the AMR detailing changes to the Local Development Scheme (LDS).

Progress with the LDF and Changes Needed to the LDS

3.11 The Council has progressed with the preparation of the Statement of Community Involvement (SCI) in accordance with the timetable agreed by the Executive when first approving the Local Development Scheme in December 2004, and subsequently submitted to and accepted by the Government Office for London. A local hearing into a small number of outstanding objections to the SCI is to be held by a Planning Inspector on December 14th.

3.12 An extensive round of consultation with the local community on the planning issues and options arising from a review of the Development Plan has also been completed. The next stage, referred to as consultation on Preferred Options, is scheduled in the current Local Development Scheme for April 2006. However, it is proposed that this should now be delayed until September 2006. This is because there is a need to avoid a major public consultation exercise during the local council elections in May. In consulting on Preferred Options in September 2006, Brent will remain further advanced in the LDF preparation process than any of the neighbouring boroughs. This delay will mean that the adoption of the Development Plan Documents will be in July 2008.

3.13 Some changes to the timetable for Supplementary Planning Document preparation are also proposed. Instead of a new Development Framework for Wembley Town Centre, which was scheduled for completion in Spring 2006, it is now intended that detailed guidance be brought forward in the short-term for the Wembley West End site only, and that the initial consultation on detailed guidance for the rest of town centre, i.e. the full development framework, will be at the same time as on the range of Supplementary Planning Documents. This is now

scheduled for early 2007 rather than autumn 2006. Planning guidance for Church End is no longer needed because the future use of part of the land is an issue that will be resolved through a review of employment land policies. It is proposed that Kilburn Gaumont State Cinema SPD be put back to a completion date of autumn 2006 whilst the review of SPG17 (Design Guide for New Development) be brought forward to the same date. It is proposed that new guidance on Planning Obligations be brought forward so that it will be consulted upon and adopted by June 2006 (changes required to the LDS are dealt with in another report to Executive elsewhere on this agenda).

- 3.14 The proposed revisions to the LDF timetable resulting from the changes proposed above are set out in the chart and schedule in Appendix 1. Agreement to these recommended revisions is sought.

4.0 Financial Implications

- 4.1 There are no direct financial cost implications arising from the preparation of the AMR as the work programme and publication costs can be met from the current Planning Service budget.
- 4.2 The submission of a satisfactory Annual Monitoring Report to the Secretary of State by the appointed date (30/12/2005) will be a factor in the determination of the level of Planning Delivery Grant (2006 -07) to the Council. Planning Delivery Grant for 2005-2006 was £782,624.
- 4.3 It should also be noted that the information provided by the Planning Service to external agencies, particularly the Government, can significantly influence the allocation of substantial funding for housing and other regeneration programmes. Effective monitoring systems also substantially strengthen the Council's capacity to negotiate planning obligation agreements resulting in increased S106 funding contributions.
- 4.4 The report proposes a number of changes to the LDF timetable which have implications for the budgetary requirements for this and future years. The delay proposed in consulting upon the Preferred Options, now proposed for September 2006, means that the costs of this exercise will fall in 2006/7, as will the costs of submitting the new Plan to the Secretary of State (now scheduled for February 2007). Revised estimates of the budget requirements arising from LDF preparation are set out in the table below.

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	£		
	2005/6	2006/7	2007/8
Possible additional costs			
Additional Staffing Costs	98,000	98,000	98,000
Public Inquiry costs			130,000
Other Costs	80,000	65,000	75,000
Minus existing UDP budget	35,000	35,000	35,000
Total additional Costs	143,000	128,000	268,000
Sources of funding			
Planning Delivery Grant	143,000	128,000	68,000
Potential growth required			200,000

Previous estimates put to Executive in January 2005 are set out in the table below.

	£		
	2005/6	2006/7	2007/8
Possible additional costs			
Additional Staffing Costs	98,000	98,000	98,000
Public Inquiry costs			130,000
Other Costs	100,000	25,000	75,000
Minus existing UDP budget	35,000	35,000	35,000
Total additional Costs	163,000	88,000	268,000
Sources of funding			
Planning Delivery Grant	163,000	88,000	68,000
Potential growth required			200,000

5.0 Legal Implications

- 5.1 The Planning and Compulsory Purchase Act (2004) requires the submission of an annual development monitoring report to the Secretary of State no later than nine months following the end of the relevant year (fiscal). This requirement is elaborated in the Town and Country Planning (Local Development) (England) Regulation 2004 (Regulation 48).
- 5.2 The Regulations prescribe that the Annual Monitoring Report should be based on the period 1st April to 31st March (fiscal year) and should detail the progressing of the preparation of the Local Development Framework as set out in the Local Development Scheme. The Monitoring Report should also consider development trends during this period and most specifically the number of additional dwellings provided during this period.
- 5.3 Planning Policy Statements 1 and 12 further emphasise the importance of regularly monitoring the impact of land use changes consequent to planning permissions. The Council is also legally and procedurally required to regularly provide the Mayor of London with a wide range of information pertaining to the granting of planning permissions and their implementation.

6.0 Diversity Implications

- 6.1 The Brent Annual Development Monitoring Report 2004 -2005 will better enable effective planning to meet the particular needs of Brent's diverse communities as it will assist the identification of any ethnic, gender or other culturally specific, positive or negative, development trends.

7.0 Staffing/Accommodation Implications

- 7.1 None specifically arising from this Report.

8.0 Environmental Implications

- 8.1 The Brent Annual Development Monitoring Report 2004 -2005 should, by robustly evaluating the influence, impact and implementation of the Borough's land use strategy and planning policies, enable the better protection of Brent's natural and built environments, while ensuring more sustainable new development.
- 8.2 The Report will valuably inform the preparation of the Local Development Framework which will statutorily replace the current Unitary Development Plan.

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Background Papers

Brent's Unitary Development Plan 2004
Brent Unitary Development Plan Monitoring Report 200-2004
Planning Policy Statement 12 (ODPM, 2004)
Planning and Compulsory Purchase Act 2004
Town and Country Planning (Development Plans) (England) Regulations 2004

Contact Officers

Any person wishing to inspect the above papers, which are also available on the Council's website at www.brent.gov.uk and the web site of the Office Of the Deputy Prime Minister at www.odpm.gov.uk/planning, should contact Michael Maguire ,Planning Service, Brent House, 020 8937 5310

Richard Saunders
Director of Environment and Culture

Appendix 1 Proposed Revisions to Local Development Scheme

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for Consultation on Issues and Alternative Options	Date for Public Participation on Preferred Options	Date for Submission to SofS	Proposed Date for Adoption
Statement of Community Involvement	LDD	Document setting out standards and approach to involving stakeholders and the community in the production of the LDF and in the consideration of planning applications.	Whole authority area	Consistent with National and Council Policy.	Pre-production consultation November – December 2004	Draft Consultation February – March 2005	June 2005 Examination Nov 2005	March 2006
Core Strategy	DPD	Sets out the vision, objectives and strategy for the spatial development of the area, and will provide the framework for area planning (development management – more detailed policies covering the use and development of land to assist in the determination of planning applications).	Whole authority area	Consistent with National Policy contained within PPGs & PPSs and with Council Policy. General Conformity with The London Plan and RPG9.	August – October 2005	September – October 2006	February – March 2007	July 2008
Site Specific Allocations	DPD	An OS based representation of the Core Strategy and other DPDs.	Whole authority area	To conform to Core Strategy and Proposals Map.	August – October 2005	September – October 2006	February – March 2007	July 2008
Suite of DM	DPD	These development	Whole authority	To conform to Core	August –	September –	February –	July 2008

Policies		management policies unpack the vision, objectives and strategy set out in the Core Strategy to aid implementation and provide clarity and certainty covering the use and development of land to assist in the determination of planning applications.	area	Strategy and Proposals Map.	October 2005	October 2006	March 2007	
Proposals Map	LDD	An OS based map providing a geographical representation of the Core Strategy and other DPDs.	Whole authority area	To conform to Core Strategy and relevant DPDs.	August – October 2005	September – October 2006	February – March 2007	July 2008
Raft of SPDs	SPD	Various (see details in paras 3.12-3.14 of this report)	Mixed – some whole authority area others site specific yet to be clearly defined	To conform to Core Strategy, Proposals Map and Suite of DM Policies.	Pre-production consultation April 2007 – January 2008	Draft Consultation March – April 2008	N/A	July 2008

ID	Task Name	2005				2006				2007				2008					
		Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
6	Submit SCI to SofS / For consultation																		
7	PEM																		
8	SCI Examination																		
9	SCI binding report received																		
10	Adoption of SCI (Full Council)																		
11	DPDs (Core Strategy, Suite of DM Policies, Site Allocations & Proposals Map)	[Thick black bar spanning from Qtr 3 2005 to Qtr 4 2008]																	
12	Preparation of DPD (Incl evidence gathering & SA prep)																		
13	DPD I & O drafted																		
14	SA - Carry our appraisal of strategic issues and options																		
15	DPD I & O informal ongoing consultation period & SA consultation																		
16	Consider Reps & Produce DPD Preferred Options																		
17	DPD Pref Ops drafted & SA conducted																		
18	DPD Consultation on Preferred Options & final SA report																		
19	DPD Produce final version																		
20	DPD & SA Submission to SofS & Mayor / For consultation																		
21	PEM																		
22	DPD Examination																		
23	DPD binding report received																		
24	DPD Adoption (Full Council)																		
25	SPDs (First tranche)	[Thick black bar spanning from Qtr 1 2007 to Qtr 4 2008]																	
26	Suite of SPDs Prep & SA																		
27	SPDs Cons																		
28	Respond to Reps & SPDs Final Prep																		
29	SPDs Adoption (Full Council)																		