LONDON BOROUGH OF BRENT

PLANNING COMMITTEE

26TH OCTOBER 2004

REPORT NO : 13/04   FROM THE DIRECTOR OF PLANNING

FOR INFORMATION / ACTION   NAME OF WARD: ALL

TOWARDS BRENT'S ANNUAL DEVELOPMENT MONITORING REPORT

1.0   SUMMARY

1.1   This Report informs Members of the Planning Service's ongoing work to produce Brent's first Annual Development Monitoring Report, outlines its proposed contents and invites Members' comments.

2.0   RECOMMENDATION

2.1   That your Committee notes and comments on the proposed contents of the Annual Development Monitoring Report, as detailed in Appendix 1.

3.0   FINANCIAL IMPLICATIONS

3.1   There are no direct financial implications arising from this Report as the proposed work programme and publication costs can be met from the current Planning Service budget.

3.2   It should be noted that some of 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 and is also likely to have influenced the allocation of a high Planning Delivery Grant award to the Planning Service. Effective monitoring systems also substantially strengthen the Council's capacity to negotiate planning obligation agreements resulting in increased S106 funding contributions.

4.0   STAFFING IMPLICATIONS

4.1   None specifically arising from this Report.

5.0   ENVIRONMENTAL IMPLICATIONS

5.1   The Annual Development Monitoring Report 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. It should also lead to better plan making in the future.

6.0 **LEGAL IMPLICATIONS**

6.1 The statutory planning system, as elaborated by Government Planning Guidance, particularly Planning Policy Guidance Note 1 and Planning Policy Statement 12, emphasises the importance of regularly monitoring the impact of land use changes consequent to planning permissions. The Council is legally and procedurally required to regularly provide both the Government and the Mayor of London with a wide range of information pertaining to the granting of planning permissions and their implementation. The recently enacted Planning and Compulsory Purchase Act (2004) will require the formal submission of an annual development monitoring report to the Secretary of State commencing next fiscal year (April 2005).

7.0 **DIVERSITY IMPLICATIONS**

7.1 The Annual Development Monitoring Report 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.

8.0 **DETAIL**

Introduction

8.1 The Government has emphasised the key concept of 'Plan, Monitor and Manage' as the foundation stone of the planning system. Monitoring is, arguably, the most important of these three elements as it is both central to the drafting of development plans and their subsequent management through the systematic review of their land use strategy and planning policy robustness.

8.2 The crucial role of monitoring in the planning system, and its resource intensive requirements, has been specifically recognised by the Government's strong recommendation that a significant proportion of its, discretionary, Planning Delivery Grant (awarded to good performing local planning authorities to further enhance their service delivery) should be used to expand and strengthen their monitoring systems through the purchase of new Information technology and the employment of additional staff. The Planning Service has accordingly used a small part of its current Planning Delivery Grant to engage an additional specialist to strengthen its information collection and monitoring capacity, which had not kept pace with much increased demands.

The Planning Service's Information and Monitoring Role

8.3 The Planning Policy and Research Team in the Planning Service provides a wide range of information on a regular and ad hoc basis to various agencies, particularly the Government and the Greater London Authority (GLA). For example, information on various aspects of housing development has been recently provided for the Office of the Deputy Prime Minister's Housing Investment Programme (HIP) and Housing Reconciliation Flow surveys and to the GLA's Housing Provision Survey Extensive work is also currently being undertaken as part of the GLA's potential new housing development capacity project which will inform both the review of the London Plan and the Government's recent Opportunity Borough initiative.

8.4 Data on a wide range of commercial development is regularly supplied to the London Development Data Base (GLA) and on the general availability of sites to the National Land Use Database (ODPM). More specific retail and industrial employment floorspace information has also recently been provided for several GLA surveys, including the London Town Centres Health Check and the London Industrial Land Availability Study.

8.5 In addition to undertaking surveys and monitoring for external agencies, the Planning Service also undertakes more detailed periodic reviews of the Borough's town centre and shopping areas and availability of employment generating site and floor space capacity and usage. The recent Brent Household Shopping Survey is currently being analysed together with the Residential Parking Survey (undertaken as a planning student project, mentored by the Planning Service)

8.6 Although the Planning Service endeavours to publish or make available research it directly undertakes or commissions, much of the information specifically collected on behalf of the external agencies is not in a form that is readily accessible or available to the public. Moreover, most of the requested external agency information is supplied in the form of raw data, or minimally evaluated material. This can therefore give rise to potential interpretation problems as data is best evaluated on a longer term trend, (ie) multiple, rather than specific, year basis; which may be particularly prone to distortion problems, resolvable over a longer time information collection process. For example, a single year's housing completion rate can be distorted by differential recorded survey inspection times.

Purpose and Objectives of the Annual Development Monitoring Report

8.7 Hence, the current work to prepare Brent's first Annual Development Monitoring Report (ADMR) is focused on development trends evaluation and analysis rather than raw data presentation. The Report is intended to be readily publicly accessible in both published and web based formats and particular consideration is being given to easily understandable graphical information presentation.

8.8 The Report's key objectives are to:

- Establish data baselines to monitor trends

- Provide evidence base for the new plan

- Ensure approved proposals achieve sustainable development

- Check effectiveness of policies and identify unintended consequences

- Defend policies challenged by developers at appeals

- Support planning obligation negotiations to secure S106 funding

8.9 The Report's information assembly and evaluation process is focussed on the time period covering the preparation of the Unitary Development Plan (UDP) adopted earlier this year (i.e.) from the publication of the First Deposit UDP in 2000. However, this does not preclude the presentation and evaluation of earlier time period information, particularly where earlier historical information analysis is most appropriate and meaningful for the comparison of policy effects.

8.10 This primary focus covering the evolution of the Adopted UDP's overarching land use strategy and specific planning policies is considered particularly appropriate as it will inform the preparation of the Local Development Framework (LDF) which will statutorily replace the current UDP system of plan making and basis of development control.

8.11 This first ADMR will also valuably complement both the Sustainability Appraisal and the Equality Impact Assessment of the Adopted UDP, which the Planning Service has commissioned, from external consultants to independently and expertly review the current development plan (UDP). This will inform the preparation of its replacement (LDF) and its required Strategic Environmental Assessment.

8.12 In addition to its utility for the preparation of the LDF, this first ADMR will also be effectively a valuable 'dry run' for the preparation of the Monitoring Report to the Secretary of State which will become a statutory local planning authority annual obligation commencing from the next fiscal year (1st April 2005).

Content of the Annual Development Monitoring Report (AMDR)

8.13 The diverse range of information being collected and evaluated for publication in the first ADMR, in early 2005, is detailed in Appendix 1, which sets out on the basis of the individual UDP Chapters their key policy objectives and, where applicable, development and other targets. These are supplemented by a range of other criteria to provide indicators for assessing the effectiveness of particular policies and achievement of objectives. Appendix 1 also details the wide range of information sources and different methodologies used to monitor the implementation of the UDP policies and objectives.

8.14 Some UDP policies and objectives are more amenable to empirically based, quantative monitoring than others which require a qualitative focussed approach. For example, the successful implementation of the UDP policies intended to enable the achievement of the key objective to provide a minimum of an additional 9,650 new self contained homes between 1997 and 2016 is readily amenable to monitoring through the annual new housing completion rate, which shows progress well in excess of the target. Whereas, some of the more qualitative focused UDP policies, such as enabling townscape enhancement, require a much wider range of monitoring methodologies.

8.15 Members are invited to identify, from Appendix 1, any development or other planning issue areas which they consider are currently not satisfactorily monitored and the Planning Service will endeavour to provide the requested information. In order to give Members a 'flavour' of the contents of this first AMDR, the following paragraphs outline some of the key information already evaluated :

8.16 *Housing*

- Additional 2,900 self contained homes completed 2000-2003, of which:
- 44% 'affordable housing';
- 72% flats, 28% houses;
- 25% one bed, 50% two bed, 16% three bed, 9% four bed;
- 77% new build, 15% conversion & 8% change of use;
- 65% & 35% of this new housing was developed by private sector and housing association initiated schemes respectively

8.17 *Retail*

- Wembley Town Centre ranked as the 3rd 'with most increased rental value' shopping centre in London (12th in UK) .
- No vacancies in Kilburn Town Centre primary frontage in 2003 (16% in 1993)

- Significantly reduced shop vacancy level in Harlesden, lower reductions in Kensal Rise but increase in Ealing Road vacancy levels.
- ASDA (Wembley Park) has overtaken TESCO (Neasden) as most popular food shop for Brent residents.

8.18   *Employment*

- Significant reduction in rate of employment floorspace loss
- No significant increase in employment floorspace vacancy levels

8.19   *Townscape Enhancement*

Civic Trust awards/commendations/mentions for :

- Tricycle Cinema and Middlesex Hospital ACAD (2000);
- Stonebridge Phase 2 and 275-179 Kilburn High Road (2002);
- Capital City Academy (2004)
- Wellington Road development was ranked as '2nd best' London large housing development by the Commission for the Built Environment (2004)

8.20   *Education*

- £4.3 million S106 funding (since 1998) for additional school places, with a further almost £10 million agreed in principle.

8.21   *Parking*

- Residential Parking Survey has shown that 50% parking provision reduction for affordable housing schemes has not caused significant problems.

8.22   *Open Space*

- 1980/90's high rate of open space loss has been staunched.
- £2.5 million S106 funding secured (since 1995) to provide new open spaces and enhance existing.

8.23   *Health*

- 14 new /refurbished healthcare (doctors & dentists) premises
- Major redevelopments of Willesden and Central Middlesex Hospitals

8.24   *Tourism*

- 72% increase in Brent hotel bedspace, exceeding UDP target of 50% increase by 2010.

8.25   *Public Art*

- £277,000 S106 contributions to fund projects, including Wembley High Road and the River Brent.

9. **Conclusion**

9.1 Brent's first Annual Development Monitoring Report will valuably inform the preparation of the Council's replacement development plan (LDF), while providing a wide range of development information, never previously made available in a single document, readily accessible to key stakeholders, landowners, developers and the general public.

10.0 BACKGROUND INFORMATION

Details of Documents:

10.1 Draft Annual Development Monitoring Report file.
Planning Policy Guidance Note 1
Planning Policy Statement 12

10.2 Any person wishing to inspect the above papers should contact Michael Maguire, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex HA9 6BZ, Tel: 0208 937 5310

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APPENDIX 1: UDP MONITORING INDICATORS

Context	Preface	-Report content / reasons for monitoring – PPG12 requirements			
		-History of UDP process – also explaining the time period to be monitored			
	Introduction	-Background information about Brent to include; Population trends Land use trends Development pressures Recent Planning application decisions trends (number/types by year .etc)			
	National, Regional & Strategic context	-Brief description of -Recent Planning reforms; Planning and Compulsory Purchase Bill - Development Plan reforms etc.			
UDP Indicators	-Possible list of strategic objectives / indicators of the Plan - and relationship with particular chapters too				

Chapters	Plan Objectives	Indicators	Target	Monitoring Point	Source
3. Built Environment	Protecting and Enhancing the Environment	New development attaining 'secured by design standards'	Net increase	No of new developments attaining 'secured by design' standards per annum (current with historic reference point to give a year on year total)	Metropolitan Police
		Built environment - Reduction in areas of low townscape quality	-10% 2000-2010	% of townscape considered to be 'low quality' per annum (current with historic reference point to give a year on year total)	Acolaid & Policy Team
		Number of Brent schemes winning national design awards	Net increase	Number of Schemes winning awards from Civic Trust, Housing design Awards, etc.	Design & Regeneration Team & Press
		Number of applications submitting a Design Statement	Net increase	Number of applications submitting a Design Statement (As a proportion of Policy BE1 threshold)	Policy & Design Team
		Number of developments meeting 'Good' or 'Very Good' BREEAM/EcoHomes Standard or incorporating renewable energy	Net increase	Number of developments meeting 'Good' or 'Very Good' BREEAM/EcoHomes Standard or incorporating renewable energy in Brent (As a proportion of applications meeting SPG19 thresholds since 2001	Policy Team & Housing / RSL's
4. Environmental Protection	Prioritising Locations and Land-Uses to achieve Sustainable Development	Days when air pollution is moderate or high	National air quality strategy targets	Log of days when air pollution is moderate or high per annum	Environmental Health
		% of retail / leisure floorspace approved in areas of very good / good / moderate public transport accessibility	90% 2000-2010	No of applications for retail / leisure floorspace approved Identify; -Location	Planning Database (Acolaid)

				Identify PTAL rating for each application site	Policy Team
		Number and location of A3 developments since 2000	No increase in noise pollution or complaints in known hotspots	Number and location of A3 developments since 2000 and comparison against Complaints mapping (for 1999, 2001, 2003) to check adequacy of conditions	Planning Database (Acolaid) & Env. Health
5. Housing	Meeting Housing Need	Progress towards Strategic Housing Figure - dwelling completions	9,600 1997-2016	No of dwelling completions per annum	Planning Database (Acolaid)
		% of housing built on previously developed land	95% 2000-2010	No of dwelling completions per annum Identify; -Whether brown or greenfield for each application site	Planning Database (Acolaid)
		Average densities of new Residential Development in Borough and town centres		All dwelling applications per annum Identify; -Density (site area & no of units); and -Location.	Planning Database (Acolaid)
		Number of Affordable Housing planning permissions		No of dwelling applications including affordable element per annum Identify; -No of affordable units	Planning Database (Acolaid)
		Number of Affordable Housing completions	4,800 1997-2016	No of affordable dwelling completions per annum & year on year total	Planning Database (Acolaid)
		Residential mix (houses permitted by number of bedrooms)		No of dwelling completions per annum (with historic reference point) Identify; -number of bedrooms	Planning Database (Acolaid)
		Outstanding Planning permissions		I.D. housing permissions not yet implemented	Planning Database (Acolaid)
6. Transport	Reducing the Need to Travel	Traffic reduction levels	10% reduction 1997-2008	I.D. traffic levels per annum (current with historic reference point)	Transportation
		Levels of Parking Provision in new developments		I.D. all new developments Identify; -level of parking provision	Planning Database (Acolaid)
		List of Significant Public Transport Improvements (to include future improvements, such as Wembley Park etc.)		I.D. all significant public transport improvements secured / implemented per annum	Transportation

7. Employment	Meeting Employment Needs and Regenerating Industry and Business	Amount of land in employment use in across the borough	no net loss 2000-2010	Amount of land in employment use across the borough per annum (current with historic reference point)	Survey
		Amount of land across the borough which is lost from employment use	no net increase 2000-2010	Amount of land on industrial estates across the borough in non-employment use per annum (current with historic reference point)	Survey
				No of applications granted involving a loss of employment across the borough per annum (current with historic reference point)	Planning Database (Acolaid)
		Areas of Derelict land	25% reduction by 2008	Amount of employment across the borough lying derelict per annum (current with historic reference point) Distinguish between; -Derelict (i.e. cleared) sites and -Vacant (i.e. with buildings)	Survey
		Tabulation of Gross Permitted floorspace in Brent by use class per year	Monitor patterns of use shift	No of applications for employment uses per annum (current with historic reference point) Identify; -What use class; -Area of site; and -Floorspace proposed.	Planning Database (Acolaid)
		Number of work-live schemes permitted	Monitor takeup	No of applications for work-live schemes per annum (current with historic reference point) Identify; -Previous use of the land; -Any UDP designations where appropriate i.e. local employment site; -Area of site; -Where mix of uses % / number split, total number of units; and -Floorspace % split.	Planning Database (Acolaid)
8. Town centres and Shopping	Supporting Town and Local Centres	% Vacant Floorspace in Primary Shopping Frontages	National Average by 2010	Identify % Vacant units in Primary Shopping Frontages (current with historic reference point) OR	TC Health checks
				Identify % Vacant floorspace in Primary Shopping Frontages (current with historic reference point)	Survey

				No of applications for retail / leisure per annum (current with historic reference point) Identify; -Amount of floorspace; and -Location of site in relation to centres.	
		% new retail / leisure floorspace developed in/adjoining town centres	90% 2000-2010	No of applications for retail / leisure per annum (current with historic reference point) Identify; -Amount of floorspace; and -Location of site in relation to centres.	Planning Database (Acolaid) & Desk based study
		Net gain / loss of retail floorspace by use class (A1,A2,A3,Sui Generis) across the borough		No of applications for retail per annum Identify; -amount of floorspace; and -use permitted. AND	Planning Database (Acolaid)
				No of applications for change of use from retail per annum Identify; -amount of floorspace lost; and -use permitted. OR	
				Identify net gain / loss of units by use class for each centre per annum	TC Health checks
		% Non-retail uses in Primary Shopping Frontages		Identify % of non-retail uses in Primary shopping frontages per annum (current with historic reference point)	TC Health checks
9. Tourism, Entertainment and the Arts	Promoting Tourism and the Arts	Hotel beds	50% increase 2000-2010	No of applications for hotels per annum Identify; -No of beds	Planning Database (Acolaid)
10. Open Space and Recreation	Protecting Open Space and Promoting Sport	Land in active sports pitch use	no net decrease 2000-2010	Amount of land in active sports pitch use per annum (current with historic reference point)	Survey / Sports Service
		Major Improvements to Sporting or Open space facilities listed		Identify all major improvements to sporting or open space per annum	Sports / Parks Service
		Metropolitan open land applications		No of applications on Metropolitan open land per annum Identify; -Nature of application (brief description); and -Decision reached.	Planning Database (Acolaid)
		Public Open Space -Overall loss of open space over time (last 10 years)		Amount of open space lost to development – Identify all developments on open space land, compare amount of current open space with historical reference point.	Planning Database (Acolaid)
		List of any improvements to open space sports and recreation secured by S106.		List developments involving open space improvements provided by S106 agreements per annum.	Planning Database (Acolaid)

11. Community Facilities	Meeting Community Needs	Number of applications for new and upgraded nursery facilities, approved / refused		No of applications for new and upgraded nursery facilities annum (current with historic reference point) Identify: -Decision reached.	Planning Database (Acolaid)
		Net change in floorspace in D2 community use	No net loss 2000-2010	No of applications for D2 use per annum Identify; -amount of floorspace AND	Planning Database (Acolaid)
				No of applications for change of use from D2 use per annum Identify; -amount of floorspace lost; and -use permitted.	
		Number of applications for extensions to Education Facilities, and list of significant recent Education Developments.		No of applications for education developments and extensions to Education Facilities per annum Identify: -Nature of application (brief description); and -Decision reached.	Planning Database (Acolaid)
		Number of applications for new or improved primary healthcare facilities, and list of significant recent developments		No of applications for new or improved primary healthcare facilities per annum Identify: -Nature of application (brief description); and -Decision reached.	Planning Database (Acolaid)
				No of approved applications implemented / completed per annum	Survey
		Number of applications for new religious meeting places.		No of applications for new religious meeting places per annum Identify: -Nature of application (brief description); and -Decision reached.	Planning Database (Acolaid)
12. Waste	Treating Waste as a Resource	Waste; % of waste recycled	40% by 2005	Amount of waste recycled per annum (current with historic reference point)	Waste Management & Recycling Team
		Amount of waste arising in Brent	Reduction of 20% from 1995 levels, by 2015	Amount of waste arising per annum (current with historic reference point)	Waste Management & Recycling Team
13. Park Royal	Regenerating Areas of Importance to London as a Whole	Background information about each area	n/a	Collection of basic baseline info	Policy Team
		Area of land redeveloped in Park Royal	20Ha by 2010	No of applications for land within Park Royal. Identify: -Nature of application (brief description);	Planning Database (Acolaid)

				-Decision reached; and -Site area.	
				No of approved applications implemented / completed per annum	Survey
		Summary of progress on Major applications / proposals relating to the area		Track progress major applications / proposals within Park Royal	Policy Team & Survey
14. Wembley Regeneration Area	Regenerating Areas of Importance to London as a Whole	Background information about each area	n/a	Collection of basic baseline info	Policy Team
		Area of land redeveloped in Wembley	20Ha by 2010	No of applications for land within Park Royal. Identify: -Nature of application (brief description); -Decision reached; and -Site area.	Planning Database (Acolaid)
				No of approved applications implemented / completed per annum	Survey
		Summary of progress on Major applications/proposals relating to the area		Track progress major applications / proposals within Wembley	Policy Team & Survey
15. Site Specific Proposals		Progress towards achieving policy goal	All completed by 2014	Identify all applications for site specific proposals. Identify; -Use proposed; and -Status of application.	Planning Database (Acolaid)
				Analyse permission granted against site specific proposal	Policy Team