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Introduction **Chapter 1**

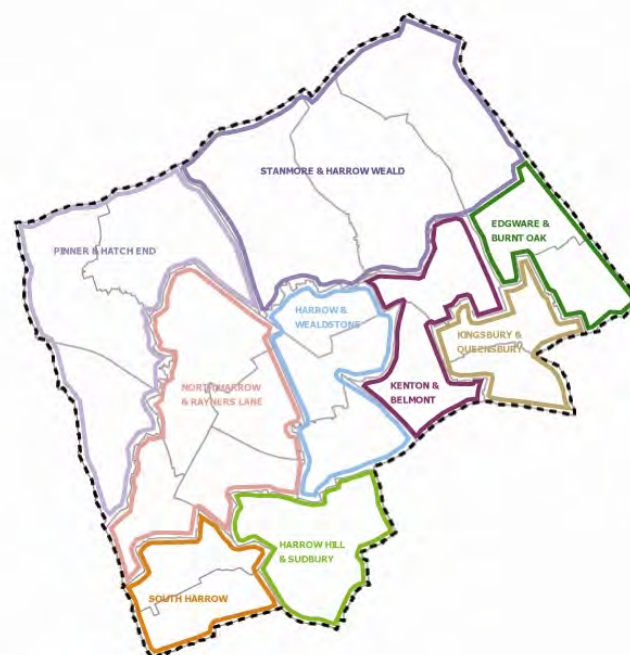
Site Allocations Pre-Submission DPD

Harrow Core Strategy and the Site Allocations Development Plan Document (DPD)

1.1 The Core Strategy (2012) sets out Harrow's spatial strategy for managing development and growth in the Borough over the plan period from 2009 to 2026. It seeks to focus substantial growth in housing, employment and town centre development upon the Harrow & Wealdstone Intensification Area, and to secure development outside of the Intensification Area that promotes the viability and vitality of town centres and which ensures effective use of previously-developed sites within suburban areas. The Core Strategy is underpinned by the principle that the Borough's development needs will be met on previously-developed land and in accordance with the spatial strategy; to this end the loss of open space and the development of garden land are resisted by Core Strategy Policy CS1. The site allocations in this DPD give effect to the spatial strategy and principles set out in the Core Strategy.

1.2 Reflecting the diverse characteristics and planning issues of districts beyond the Intensification Area, the Core Strategy identifies a series of sub areas (see map below) and includes objectives and strategic policies for each of these areas. For consistency with this approach the site allocations and other provisions of this DPD are arranged by Core Strategy sub area.

Picture 1.1 Core Strategy Sub Areas



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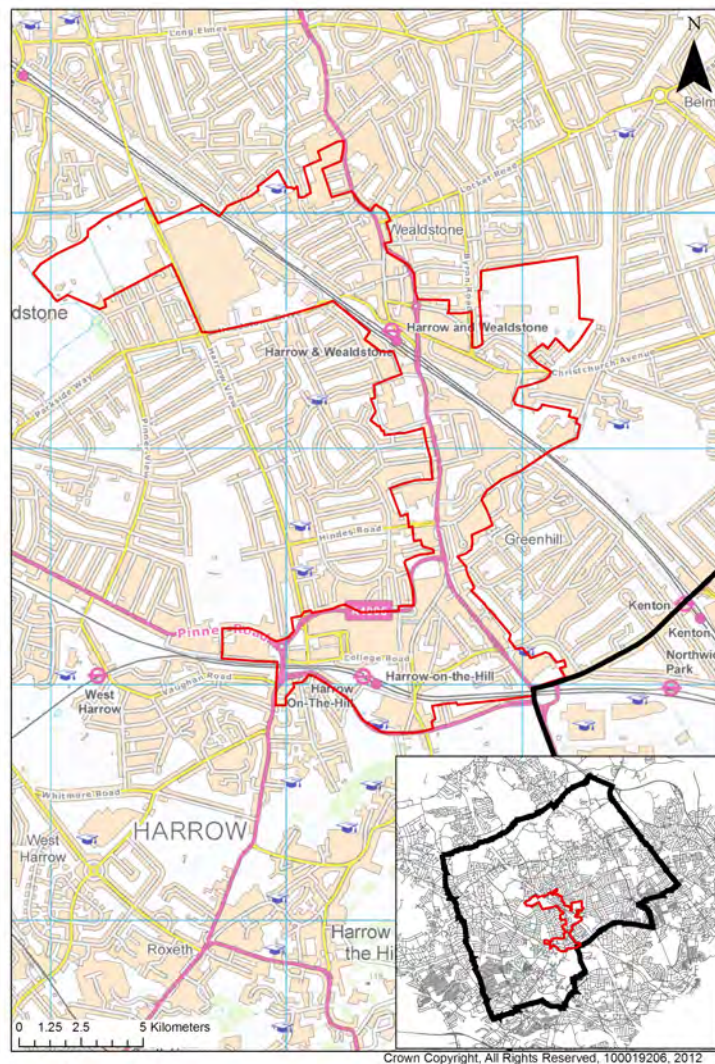
Site Allocations DPD and other development plan documents

1.3 The Site Allocations DPD seeks to allocate sufficient, previously-developed sites to accommodate the development needs of those parts of the Borough outside of the Harrow & Wealdstone Intensification Area. The DPD also amends a number of retail, employment, open space and nature conservation designations in response to the Core Strategy, evidence base documents and other sources. Both the development site allocations and the revised designations are shown graphically on the adopted Policies Map.

1.4 Development site allocations and amendments to designations within the Intensification Area boundary are included in the Harrow & Wealdstone Area Action Plan, which is also a development plan document. These are also shown on the adopted Policies Map.

1.5 The Development Management Policies DPD sets out criteria based policies against which planning applications will be assessed, including policies which give effect to designations shown on the adopted Policies Map. Further criteria based policies which relate specifically to land within the Intensification Area boundary are included in the Harrow & Wealdstone Area Action Plan.

Picture 1.2 Harrow and Wealdstone Intensification Area in Context



1.6 The London Plan (2011) also forms a part of the development plan for Harrow and includes policies with planning decision making criteria.

Status of development plan documents

1.7 The National Planning Policy Framework (2012) re-affirms the Government's commitment to a plan-led system. Development plan documents are given special status in planning legislation, which requires decisions on planning applications to be made in accordance with the development plan unless material considerations indicate otherwise.

Preparation of the Site Allocations DPD

1.8 During May and June 2011 the Council consulted on a 'preferred option' draft of the Site Allocations DPD. Since the close of the 2011 consultation the Council has revised the DPD to take account of responses received, the adoption of the replacement London Plan (2011) and of Harrow's Core Strategy (2012), and the publication of the final National Planning Policy Framework (2012). The results of the public consultation undertaken to date, and how these have informed this 'pre-submission' publication of the DPD, are detailed in the consultation report on the Council's website.

1.9 The DPD gives effect to the Harrow Core Strategy and is therefore justified by the evidence base gathered in the preparation of the Core Strategy. Additional studies have been carried out in relation to the Borough's Strategic Flood Risk Assessment and locally important views. All of the evidence base documents are available to view on the Council's website.

1.10 In addition to the evidence base studies, the DPD is also supported by a Sustainability Appraisal and an Equalities Impact Assessment. The Sustainability Appraisal tests the site allocations and policy designations to identify the likely social, environmental and economic impacts that may arise, and evaluates options for mitigation of negative impacts. The Equalities Impact Assessment examines how the DPD meets the needs of the whole community and makes sure that the site allocations and policy designations being advocated through the plan do not result in any disproportionate disadvantage to any group in the community. A Sustainability Appraisal and Equalities Impact Assessment have been undertaken at each stage of the plan's preparation and are published alongside the DPD for public consultation and comment.

Pre-Submission Consultation

1.11 The Council will consult formally on this document - the pre-submission version of the DPD - for a period of six weeks during July and August 2012. At this stage in the Plan's preparation the consultation is primarily concerned with the 'soundness' of the document.

1.12 To be a sound plan the DPD must be:

- **Positively prepared** - it has to be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
- **Justified** - it should be based on robust evidence and should be the most appropriate strategy when considered against reasonable alternatives;
- **Effective** - it should be deliverable over the plan period and be based on effective joint working; and
- **Consistent with national planning policy** - it has to have regard to, and give effect to, the policies contained within the National Planning Policy Framework as well as extant national planning policy statements and guidance.

1.13 As this is a more formal stage of consultation than previous rounds of consultation, guidance is provided on how you can make your comments and the type of information required. This is set out in more detail in Appendix E. In particular, if you wish to make a representation seeking a change to the DPD you should:

- Be clear about which policy or paragraph, figure or part of the plan your representation relates to;
- State clearly why you consider the DPD is not sound having regard to the above tests;

Site Allocations Pre-Submission DPD

- Provide supporting information or evidence to justify why the DPD must be changed; and
- Put forward the changes that you consider necessary to make the DPD sound.

1.14 Providing the above information will assist greatly in the analysis of the representation and in the consideration of key areas of concern.

1.15 The DPD and all supporting documentation can be found on Harrow Council's website at <http://www.harrow.gov.uk> (under Local Development Framework) and also via the external consultation portal at <http://harrow-consult.limehouse.co.uk>. Hard copies of the Plan are also available for inspection and short term loan from the Council's offices and at the Civic Centre and at all public libraries in the Borough. The consultation response form can also be obtained at the above locations and downloaded from Harrow Council's website.

How to comment

1.16 Comments on the document can be made in the following ways:

- Using the Online Consultation portal <http://harrow-consult.limehouse.co.uk>
- By e-mail to <mailto:ldf@harrow.gov.uk>
- In writing to: Planning Policy Team, Room 301, Harrow Council, Civic Centre, Station Road, Harrow, Middlesex, HA1 2UY

1.17 The closing date for the receipt of comments is **7th September 2012**.

1.18 Please note that all comments should be in the format prescribed in Appendix E. Also note that all comments received during this stage will be in the public domain.

Structure of the Site Allocations DPD

1.19 The site allocations and policy designations in this plan are arranged thematically by chapter, as follows:

- Chapter 2 sets out the site allocations and policy designations relating to retail development;
- Chapter 3 sets out the site allocations and policy designations relating to employment development;
- Chapter 4 sets out the site allocations relating to housing development;
- Chapter 5 sets out the site allocations relating to strategic previously developed sites in the green belt;
- Chapter 6 sets out the site allocations and policy designations relating to open space;
- Chapter 7 sets out the site allocations and policy designations relating to biodiversity; and
- Chapter 8 sets out a small number of other, miscellaneous site allocations.

Next step

1.20 Following the consultation period, copies of all responses received will be forwarded to the Planning Inspectorate for consideration alongside the draft DPD and together with a summary of key issues raised and the Council's response to these. In contrast to the previous stage of consultation, the Council will not make any further changes to the DPD prior to its submission. However a schedule of minor post-public consultation changes will be prepared and submitted to the Planning Inspectorate. A Planning Inspector will then make an independent assessment of the DPD at an examination in public (anticipated December 2012). If the Inspector determines

that the DPD is sound, he or she will publish a report containing their assessment and any recommendations that the Council should include within the final document before it is finally adopted as part of the Harrow Local Plan.

Retail Chapter 2

Site Allocations Pre-Submission DPD

Town Centre and Retail Development

2.1 There are sixteen town centres in the Borough, comprising Harrow metropolitan centre, Edgware major centre, nine district centres and five local centres. Two centres - Edgware and Kingsbury - are located predominantly in neighbouring boroughs with only peripheral parades extending into Harrow. Kenton straddles the boundary with the London Borough of Brent. Burnt Oak centre crosses into the London Borough's of Brent and Barnet. The hierarchy of metropolitan, major and district centres is established in the London Plan (2011); local centres are identified at Borough level. A full list of centres is included at Appendix B of the Core Strategy (2012) and their geographical extent within the London Borough of Harrow is defined on the Harrow adopted policies map.

2.2 The National Planning Policy Framework (2012)⁽¹⁾ requires local planning authorities to (summarised):

- allocate a range of suitable sites for retail and other town centre development, ensuring that needs are not compromised by limited site availability;
- allocate edge of centre sites where in-centre sites are not available; and
- recognise that residential development can contribute to the vitality of centres.

2.3 Policy 4.8 *Supporting a Successful and Diverse Retail Sector* of the London Plan directs additional comparison goods retail capacity to international, metropolitan and major centres, and supports convenience retail development in district, local and neighbourhood centres. Harrow's Retail Study (2009) forecasts a requirement for 38,912m² comparison goods retail floorspace and 5,261m² convenience goods retail floorspace to 2025. In accordance with the London Plan and to help sustain its metropolitan centre status the Core Strategy directs major comparison goods retail and leisure development to Harrow town centre; convenience retail and non-major comparison goods retail development is directed to other centres as compatible with the role and function of the centre.

2.4 Since the publication of the Retail Study the following additional major retail development have been approved:

- an extension to provide 2,368m² (net) comparison goods floorspace and 651m² (net) convenience goods floorspace at Tesco, Station Road, Harrow town centre;
- a new supermarket to provide 560m² (gross) comparison goods floorspace and 3,440m² (gross) convenience goods floorspace at Neptune Point, Harrow town centre; and a further 1,000m² floorspace for A1/A2/A3/A4/A5 uses at Harrow View east (former Kodak site), Headstone Drive, Wealdstone.

2.5 The Area Action Plan will allocate sites for the balance of comparison goods development in Harrow town centre. This Site Allocations DPD allocates a further seven sites for retail development in or on the edge of town centres to ensure that there is a selection of suitable sites available to accommodate any further convenience goods floorspace and to provide for any new, non-major comparison goods floorspace outside of Harrow town centre. The selection of sites has been informed by the Retail Study assessment of site availability and suitability. Only those sites rated as having good or reasonable development prospects have been included, to ensure that

1 Paragraph 23.

Site Allocations Pre-Submission DPD

allocated sites are deliverable. The Development Management Policies DPD sets out criteria for a sequential approach to site selection, ensuring that those sites allocated within town centres are given preference to those that are allocated on the edge of centre.

2.6 In all but one case the site allocations are expected to be retail led mixed-use schemes which include an appropriate residential capacity. This is to ensure that the development of allocated sites make the fullest possible contribution to town centre vitality and viability, and to make efficient use of previously developed land in accordance with the Borough's spatial strategy.

2.7 The National Planning Policy Framework also requires local planning authorities to define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages as a basis for setting policies for town centre uses. Harrow's Retail Study does not identify a need for any town centre boundary revisions but does recommend a small number of changes to the extent of primary and secondary frontages in selected centres. These changes will be given effect through this DPD and amendments made accordingly to the adopted Policies Map.

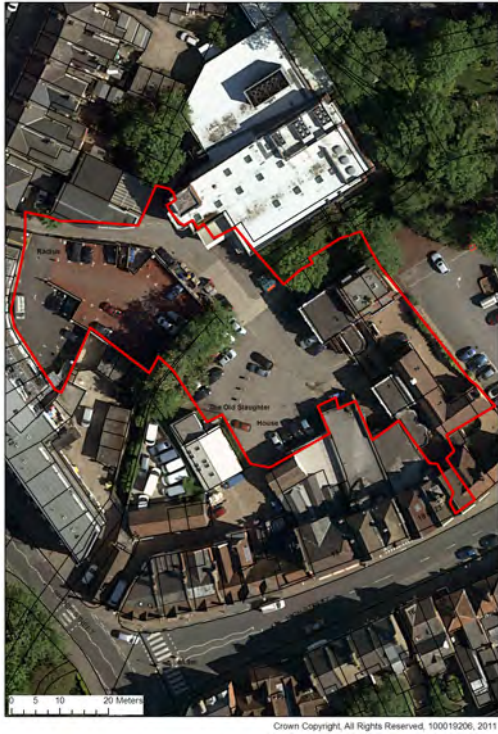
2.8 Primary shopping areas are a new designation in Harrow, and these are designated for Harrow town centre and the district centre of Wealdstone (to be allocated as part of the Area Action Plan for Harrow and Wealdstone), and the district centres of South Harrow, Rayners Lane, Pinner and Stanmore. The role and function of other centres is considered to be predominantly retail focused, with little or no presence of other main town centre uses forming significant identifiable areas beyond the main shopping frontages. Therefore, in these centres, it is not considered necessary to identify a primary shopping area.

2.9 Appendix B of the Harrow Core Strategy identifies 31 neighbourhood parades outside of the Harrow & Wealdstone Intensification Area. The geographical extent of these neighbourhood parades will be defined in this DPD and shown on the adopted Policies Map.

2.10 The Development Management Policies DPD sets out the policies applicable to town centres, primary and secondary frontages, primary shopping areas (where relevant) and to neighbourhood parades.

Retail-led Development Sites

Site: R1 Land between High Street and Love Lane, Pinner



Site Details

Site Area:	0.31 hectares
Existing Use:	The site is currently occupied by small retail units and a service area / car parking
Potential Retail Floorspace:	1,500m ²
Other Uses Proposed:	Residential (39 homes)
Ward:	Pinner
Core Strategy Sub Area:	Pinner and Hatch End

Planning Designations

Flood Zone:	Zone 2 and 3a
Public Transport Accessibility Level:	3
Town Centre:	Pinner district centre

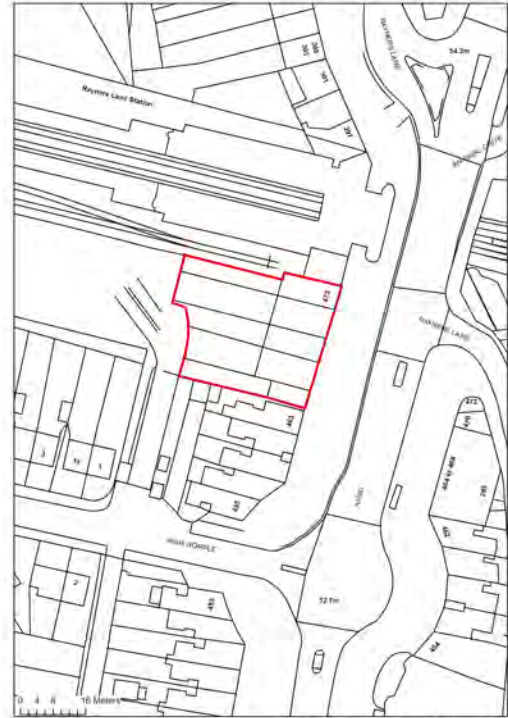
Site Allocations Pre-Submission DPD

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Conservation Area adjacent listed buildings
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Yes
Other:	Pinner district centre primary shopping area (proposed)

Commentary

2.11 The site is within Pinner district centre and forms a part of the proposed primary shopping area for the centre. It is suitable for major convenience goods and non-major comparison goods retail development, and is rated as having reasonable development prospects. Development would need to address flood risk issues associated with the River Pinn, which flows through the site, and should contribute to policy objectives for deculverting and environmental improvement of watercourses. Residential development will need to be directed to those parts of the site within Flood Zone 2 as defined by a site specific Flood Risk Assessment. The design and layout of any proposals must be sensitive to the heritage and character of Pinner High Street in particular, and investigation of the potential for below-ground archaeology within this archaeological priority area will be required.

2.12 Part of the site includes Barters Walk, a parade of small shops that links the High Street to the Marks & Spencer food store at the rear of Love Lane. The design and layout of any proposals should seek to integrate Barters Walk to achieve enhancements to pedestrian permeability within the centre, and to improve the environment of this existing link. An appropriate level of car parking will be sought, within the London Plan maximum standards, to serve the needs of residents on the site and shoppers in the centre. Access for parking and servicing of neighbouring premises within Love Lane, Bridge Street and High Street must be maintained within the site. The proposal must also ensure a safe and effective point of vehicular access from Love Lane.

Site: R2 Units south of Rayners Lane Station on Alexandra Avenue, Rayners Lane**Site Details**

Site Area:	0.11 hectares
Existing Use:	Five single storey retail units
Potential Retail Floorspace:	500m ²
Other Uses Proposed:	Residential (15 homes)
Ward:	Rayners Lane
Core Strategy Sub Area:	North Harrow & Rayners Lane

Planning Designations

Flood Zone:	Zone 1
Public Transport Accessibility Level:	5
Town Centre:	Rayners Lane District Centre
Employment Land:	No
Area of Special Character:	No

Site Allocations Pre-Submission DPD

Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Nearby Rayners Lane Station grade II listed; within Rayners Lane Conservation Area
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Rayners Lane district centre primary shopping area (proposed)

Commentary

2.13 The site is located within Rayners Lane district centre and comprises five single-storey units and land at the rear on Alexandra Avenue to the south of Rayners Lane Underground station. It is suitable for replacement/increased retail floorspace at ground floor/basement level with residential above. The design and layout of any proposals must be sensitive to the heritage of Rayners Lane, in particular the neighbouring listed station building which should remain the prominent visual feature in the approach from Imperial Drive and Alexandra Avenue.

Site: R3 Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane



Site Details

Site Area:	0.19 hectares
Existing Use:	Harrow West Conservative Association, Curves Fitness and Hallmark Cars
Potential Retail Floorspace:	1,000m ²
Other Uses Proposed:	None
Ward:	Rayners Lane
Core Strategy Sub Area:	North Harrow & Rayners Lane

Planning Designations

Flood Zone:	Zone 3A
Public Transport Accessibility Level:	4
Town Centre:	Edge of Rayners Lane District Centre
Employment Land:	No

Site Allocations Pre-Submission DPD

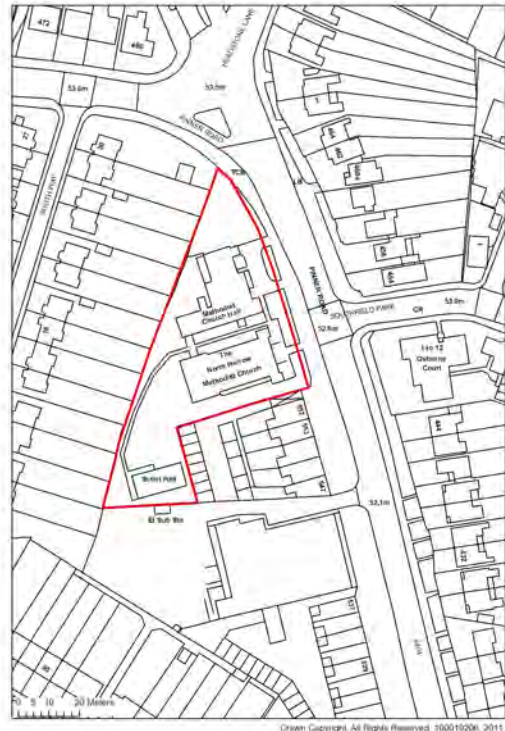
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Within 300m of the Rayners Lane district centre primary shopping area (proposed)

Commentary

2.14 The site is located outside of the Rayners lane district centre boundary but is within 300m of the centre's proposed primary shopping area, and the site should therefore be treated as being 'edge of centre' for retail purposes in accordance with the National Planning Policy Framework. It is suitable for multiple small retail units, or for a single convenience goods retailer such as a discount food outlet.

2.15 Development would need to address flood risk issues associated with the Smarts Brook arm of the Yeading Brook. The whole of the site is within Flood Zone 3A and it is therefore unsuitable for residential development unless a site specific flood risk assessment demonstrates that the exception test can be passed.

2.16 Being at the edge of the district centre, the site forms a transition between the more commercial character of the centre and the surrounding suburban constituency. Particular care will therefore be needed to manage impacts upon neighbouring dwellings and to ensure that the surrounding residential environment is safeguarded.

Site: R4 North Harrow Methodist Church, Pinner Road, North Harrow**Site Details**

Site Area:	0.34 hectares
Existing Use:	North Harrow Methodist Church
Potential Retail Floorspace:	2,000m ²
Other Uses Proposed:	Residential (48 homes) and replacement community uses
Ward:	Headstone North
Core Strategy Sub Area:	North Harrow & Rayners Lane

Planning Designations

Flood Zone:	Zone 1
Public Transport Accessibility Level:	3
Town Centre:	Edge of North Harrow District Centre
Employment Land:	No

Site Allocations Pre-Submission DPD

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Commentary

2.17 The site is located outside of the North Harrow district centre boundary but is within 300m of the centre's secondary shopping frontage, and the site should therefore be treated as being 'edge of centre' for retail purposes in accordance with the National Planning Policy Framework. It is suitable for redevelopment to multiple small retail units, or for a single convenience goods retailer such as a discount food outlet.

2.18 The site is currently occupied by North Harrow Methodist Church. Redevelopment should make provision for a replacement place of worship/community uses as well as residential use.

2.19 Being at the edge of the district centre, the site forms a transition between the more commercial character of the centre and the surrounding suburban constituency. Particular care will therefore be needed to manage impacts upon neighbouring dwellings and to ensure that the surrounding residential environment is safeguarded.

Site: R5 Roxeth Library and Clinic, Northolt Road, South Harrow**Site Details**

Site Area:	0.165 hectares
Existing Use:	Public library and adjacent health care clinic
Potential Retail Floorspace:	1,000m ²
Other Uses Proposed:	Residential (34 homes) and replacement community uses
Ward:	Roxeth
Core Strategy Sub Area:	South Harrow

Planning Designations

Flood Zone:	Zone 1
Public Transport Accessibility Level:	3
Town Centre:	No
Employment Land:	No

Site Allocations Pre-Submission DPD

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	South Harrow district centre primary shopping area (proposed)

Commentary

2.20 The site is located within South Harrow district centre and forms a part of the proposed primary shopping area for the centre. It is suitable for multiple small retail units, a single larger convenience goods unit or as an extension to the adjacent Sainsbury's supermarket.

2.21 The site is currently occupied by Roxeth Library and a health care clinic. Redevelopment should make provision for a replacement library/health care facility (if needed) as well as residential use.

Site R6: Land at the junction of Kenton Road and Honeypot Lane, Kingsbury**Site Details**

Site Area:	0.18 hectares
Existing Use:	Grocery retail unit and car park
Potential Retail Floorspace:	1,000m ²
Other Uses Proposed:	Residential (18 homes)
Ward:	Kenton East
Core Strategy Sub Area:	Kingsbury & Queensbury

Planning Designations

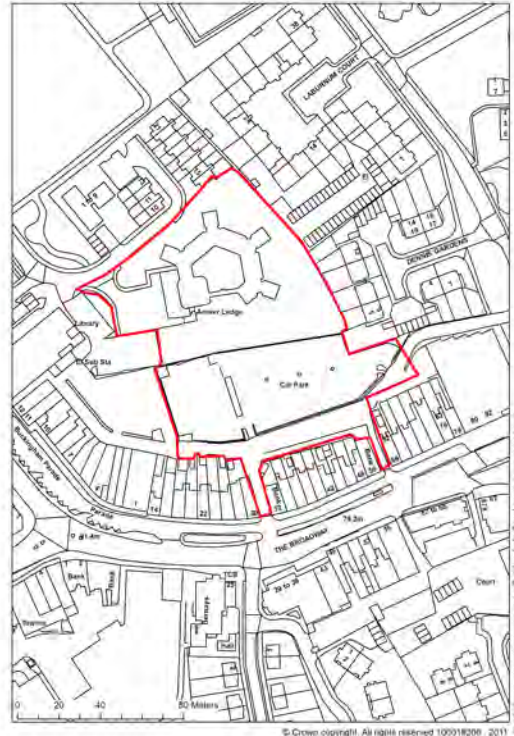
Flood Zone:	Zone 1
Public Transport Accessibility Level:	3
Town Centre:	Kingsbury District Centre
Employment Land:	No
Area of Special Character:	No

Site Allocations Pre-Submission DPD

Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Commentary

2.22 The site is located within Kingsbury district centre and is within 300m of the centre's primary shopping frontage (within the London Borough of Brent) and the site should therefore be treated as being 'edge of centre' for retail purposes in accordance with the National Planning Policy Framework. It is suitable for a large format supermarket or retail warehouse with residential above. Honeypot Lane is a significant barrier to pedestrian movement between this part of Kingsbury and the main centre located to the east in the London Borough of Brent; proposals should therefore make provision for public realm improvements which enhance connectivity between the site and the centre's primary shopping frontage. Rationalisation of existing parking and access arrangements will also be needed to manage traffic impacts on the surrounding highway network.

Site R7: Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore**Site Details**

Site Area:	0.67 hectares
Existing Use:	Car Park and disused Care Home
Potential Retail Floorspace:	2,000m ²
Other Uses Proposed:	Residential (105 homes) and community use
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1
Public Transport Accessibility Level:	2
Town Centre:	Stanmore district centre (car park site only)
Employment Land:	No

Site Allocations Pre-Submission DPD

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Stanmore district centre primary shopping area (proposed) (car park site only)

Commentary

2.23 The car park part of the site is located within Stanmore district centre and forms a part of the proposed primary shopping area for the centre. It is suitable for a retail warehouse or food retailer with decked replacement car parking.

2.24 In 2009 the Council commissioned Savills to prepare a brief of options for the comprehensive redevelopment of the larger site comprising the car park and former Anmer Lodge care home. This work indicates that, as a whole, the site is suitable for mixed-use development to accommodate a moderately sized supermarket and a community use (possibly a replacement library facility or premises for health care). The boundary of Stanmore district centre is contiguous with the north side of the car park, and the retail/any other town centre uses should therefore be located within the southern half of the site. Residential development of a form and density suitable to this town centre location should form part of the mix on the southern part of the site. More traditional residential development, which reflects the context created by existing housing in Coverdale Close, is likely to be appropriate to the north of the site.

2.25 A key objective for the site as a whole is to ensure that the retail and any other town centre components are properly related to existing frontage in The Broadway, and that satisfactory arrangements for the servicing of these uses are made. There is a significant fall in site levels from north to south which will need to be addressed in a way that contributes to the creation of a Lifetime neighbourhood, and which secures the implementation of Green Grid projects to enhance links between the Belmont Trail and the Green Belt. An appropriate level of replacement car parking for the town centre will also be required.

Summary of Retail-led Development Site Capacity

Summary of Retail-led Development Site Capacity

Site Allocation Number	Site Allocation Address	Potential Retail Capacity	Potential Housing Capacity
R1	Land between High Street and Love Lane, Pinner	1,000m ²	39
R2	Units south of Rayners Lane Station, Alexandra Avenue, Rayners Lane	500m ²	15
R3	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	1,000m ²	0
R4	North Harrow Methodist Church, Pinner Road, North Harrow	2,000m ²	48
R5	Roxeth Library and Clinic, Northolt Road, South Harrow	1,000m ²	34
R6	Land at junction of Kenton Road and Honey Pot Lane, Kingsbury	1,000m ²	18
R7	Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore	2,000m ²	105
Totals:		8,500m ²	259

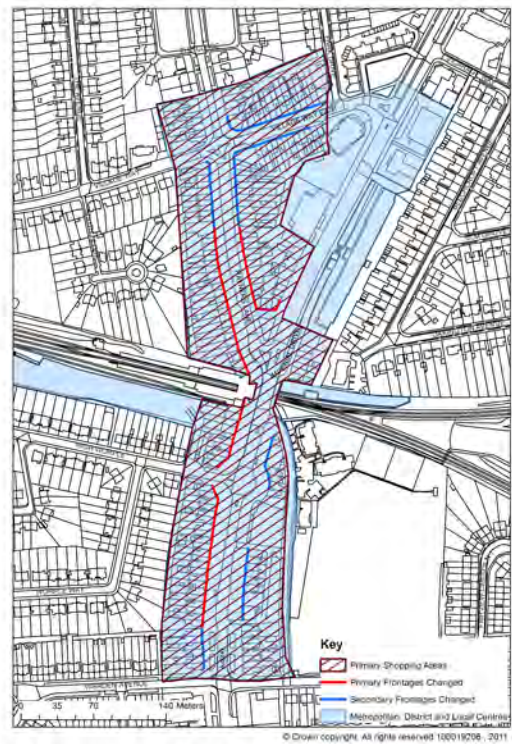
Primary Shopping Areas

2.26 The Primary Shopping Area is defined in the National Planning Policy Framework as the area in which retail development is concentrated and which generally comprises the primary and secondary frontages (of which the revised frontages as set out later in this chapter are shown on the maps below). The Primary Shopping Area designations will be shown on the adopted Policies Map alongside the town centre boundaries and designated frontages. The Primary Shopping Area for both Harrow and Wealdstone town centres will be designated through the Area Action Plan for Harrow and Wealdstone Intensification Area.

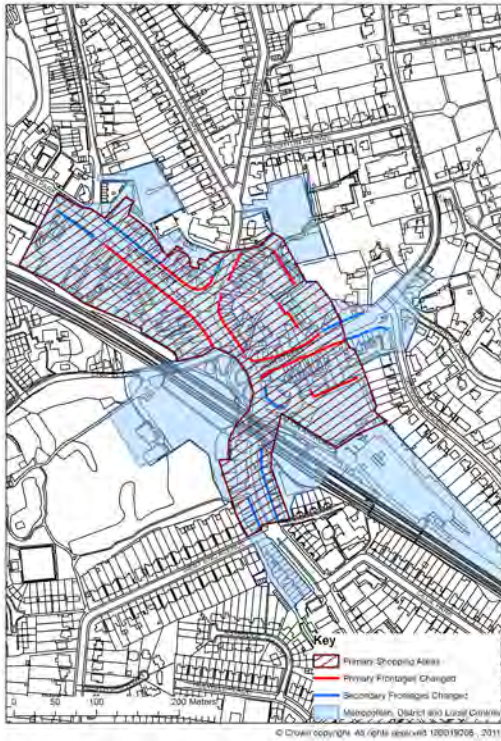
Picture 2.1 South Harrow District Centre



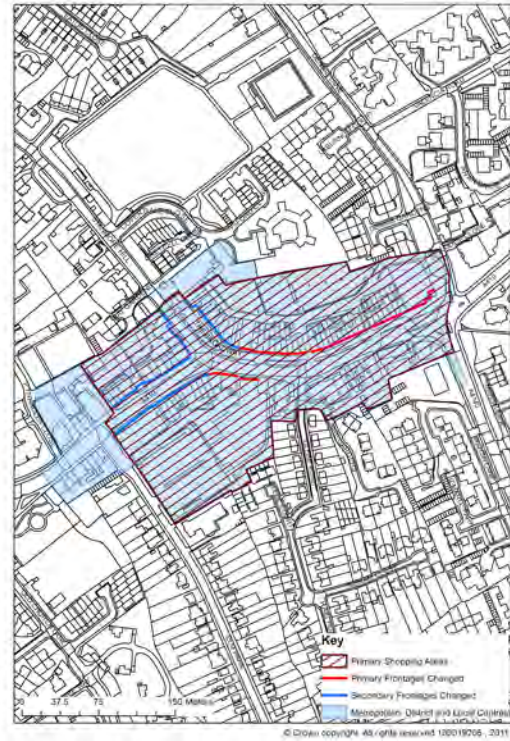
Picture 2.2 Rayners Lane District Centre



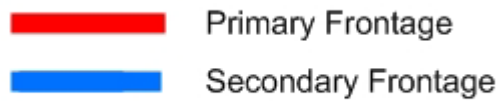
Picture 2.3 Pinner District Centre



Picture 2.4 Stanmore District Centre

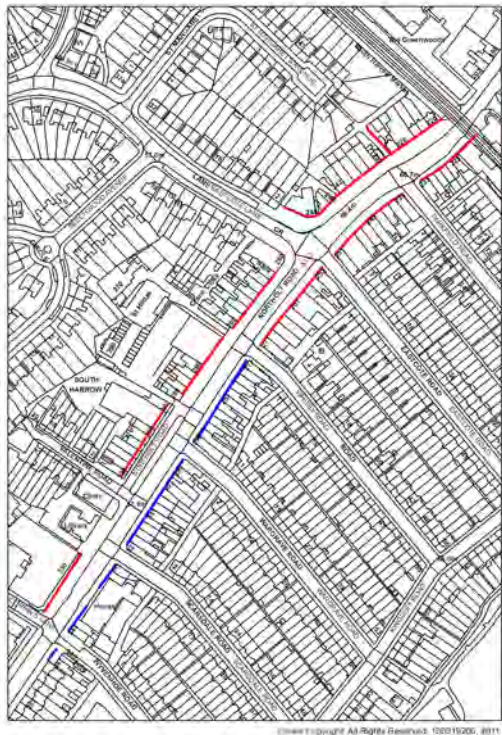


Changes to Designated Retail Frontages

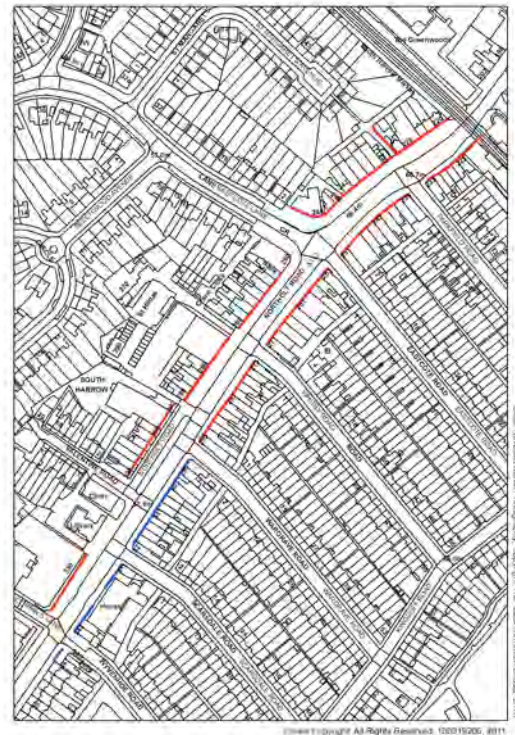


RF 01 South Harrow District Centre

Picture 2.5 South Harrow Existing Frontages



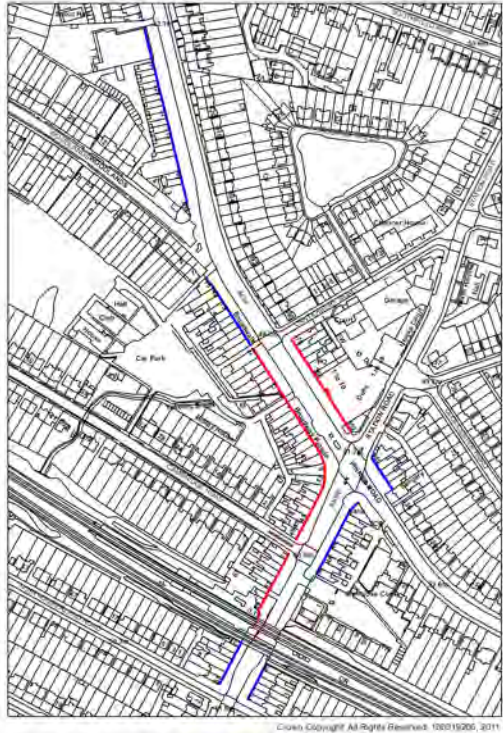
Picture 2.6 South Harrow Revised Frontages



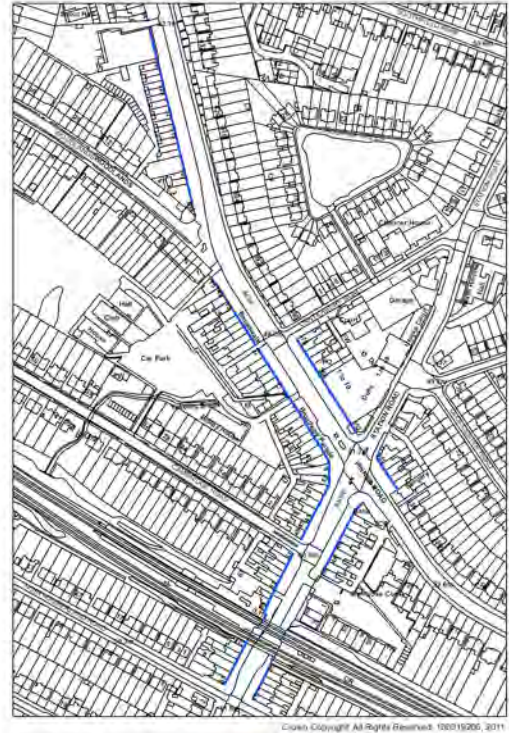
2.27 The Harrow Retail Study (2009) found that 273-295 (odd) Northolt Road contains key national retailers within the centre such as Boots, Shoe Zone and Greggs, and recommended for consistency that either (i) this frontage be re-designated as primary shopping frontage; or (ii) all frontages in the centre be re-designated as secondary shopping frontage. Evidence shows that the centre enjoys a good range of shops and services, including national and independent retailers, and low levels of vacancy. To maintain South Harrow as a vibrant, healthy district centre, the Council has extended the primary frontage to 273-295 Northolt Road.

RF 02 North Harrow District Centre

Picture 2.7 North Harrow Existing Frontages



Picture 2.8 North Harrow Revised Frontages



2.28 The Harrow Retail Study (2009) found that 34-56 (even) Station Road and 435 Pinner Road (former Lloyds bank) contain similar retailers to those found in the primary shopping frontage opposite, and recommended for consistency that either (i) this frontage be re-designated as primary shopping frontage; or (ii) all frontages in the centre be re-designated as secondary shopping frontage. Evidence shows that there are long-term, high levels of vacancy within the centre and in particular within the existing primary frontage. To support a greater mix of appropriate town centre uses and help reduce long-term vacancy, the Council has re-designated all frontages in the centre as secondary.

RF 03 Pinner District Centre

Picture 2.9 Existing Frontages High St Pinner

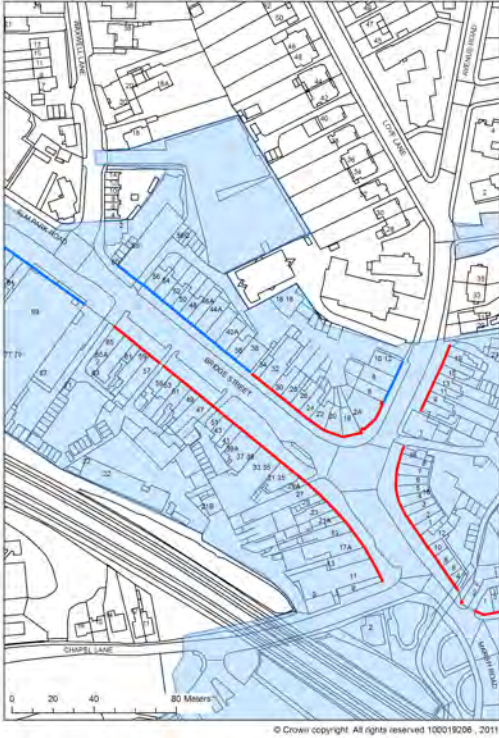
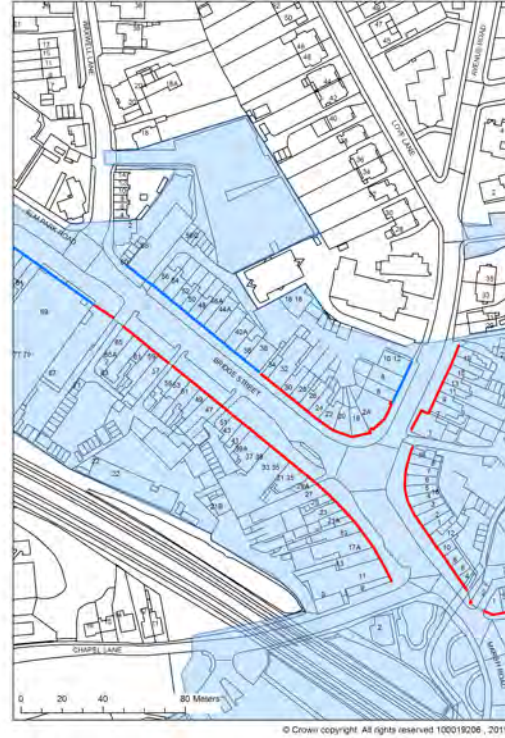


Picture 2.10 Revised Frontages High St Pinner



2.29 The Harrow Retail Study (2009) found that 38-52 (even) and 29-39 (odd) High Street contain mainly independent and service retailers, and that this frontage does not have the same footfall as the rest of the centre's primary shopping frontage. For these reasons the Study recommends that this part of Pinner High Street be re-designated as secondary shopping frontage and this DPD gives effect to that change.

RF 04 Pinner District Centre

Picture 2.11 Existing Frontages
PinnerPicture 2.12 Revised Primary
Frontages, Pinner

2.30 The UDP proposals map failed to identify two small sections of primary frontage in Pinner as listed in Schedule 7 of Harrow's UDP 2004. The Site Allocations DPD rectifies this by illustrating on the adopted Policies Map the correct primary frontage at 67 Bridge Street and 1 Love Lane.

RF 05 Stanmore District Centre

Picture 2.13 Stanmore Existing Secondary Frontages



Picture 2.14 Stanmore Revised Secondary Frontages



2.31 The UDP proposals map failed to identify part of the secondary frontage at Stanmore as listed in Schedule 7 of Harrow's UDP 2004. The Site Allocations DPD rectifies this by illustrating on the adopted Policies Map the correct secondary frontages at 1- 33 Church Road.

Neighbourhood Parades

2.32 The Core Strategy recognises the role of neighbourhood parades as providing important locations for small scale and walk-to shopping facilities, services and community uses. They supplement the role of district and local town centres and contribute both to the economy and sustainability of Harrow's suburbs. Appendix B of the Core Strategy identifies the broad locations of the Borough's neighbourhood parades. The allocations below show in detail the frontages comprising these neighbourhood parades, to which development management policies for appropriate ground floor uses will apply. They are also illustrated on the adopted Policies Map.



Site NP 01: Headstone Parade
- Headstone Drive

Headstone Parade Frontages
Comprise:

- 204, 214-216, 226 and -211-219 (odds) Harrow View,
- 1-4 Headstone Parade,
- 69, 75, 81, 91 Headstone Gardens,
- 1-6 The Quadrant

Site Allocations Pre-Submission DPD



Site NP 02: Hinder Road Parade - Hinder Road

Hinder Road Parade Frontages Comprise:

- 104-108 (evens) Hinder Road
- 103 - 125 (odds) Headstone Road



Site NP 03: Northolt Road - (East of Brooke Avenue Junction)

Northolt Road Frontages Comprise:

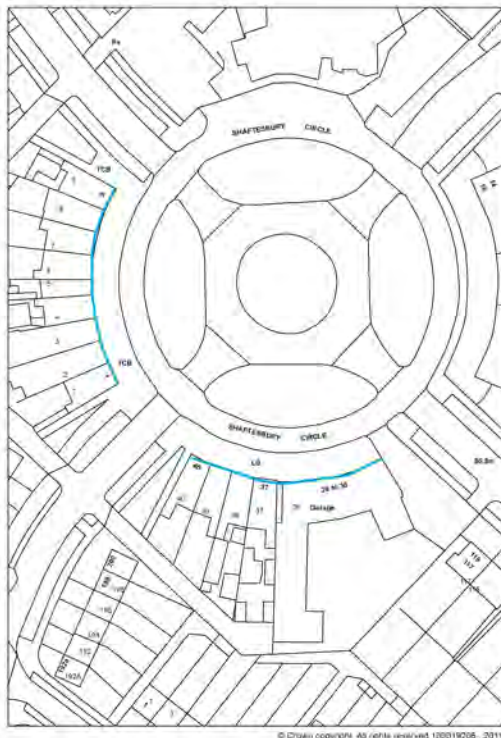
- 183 - 195 (odds) Northolt Road
- 201 - 209 (odds) Northolt Road
- 196 -202 (evens) Northolt Road



Site NP 04: Shaftesbury Parade - Roxeth Hill Junction
Parade - Roxeth Hill Junction

Shaftesbury Parade - Roxeth Hill Frontages Comprise:

- 1-2 The Broadway
- Roxeth House (Ground floor)
- 9-13 (odds) Northolt Road



Site NP 05: Shaftesbury Circle Parade

Shaftesbury Circle Parade Frontages Comprise:

- 1-9 Shaftesbury Circle
- 28 - 40 Shaftesbury Circle

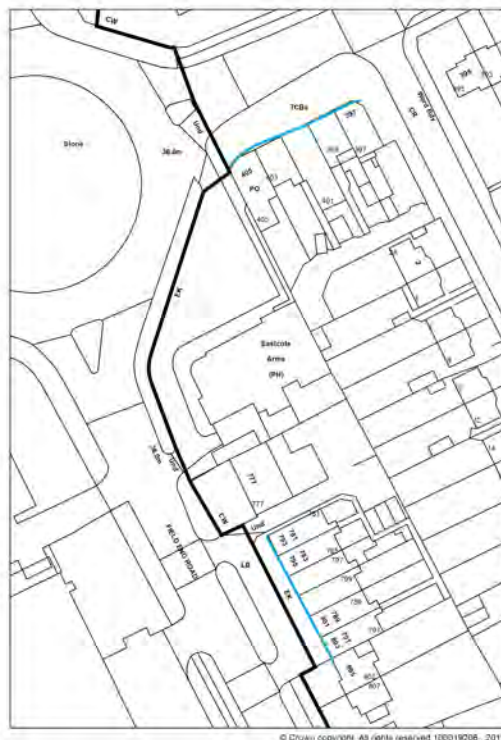
Site Allocations Pre-Submission DPD



Site NP 06: Harrow on the Hill - High Street

Harrow on the Hill - High Street Frontages Comprise:

- 21-45 (odds) High Street
- 82 - 86 (evens) High Street



Site NP 07: Eastcote Lane / Field End Road Frontages

Eastcote Lane / Field End Road Frontages comprise:

- 397 - 405 (odds) Eastcote Lane
- 793 - 803 (evens) Field End Road

Site Allocations Pre-Submission DPD

Site NP 08: Eastcote Lane
(east and west of Kings
Road junction)

Eastcote Lane Frontages
Comprise:

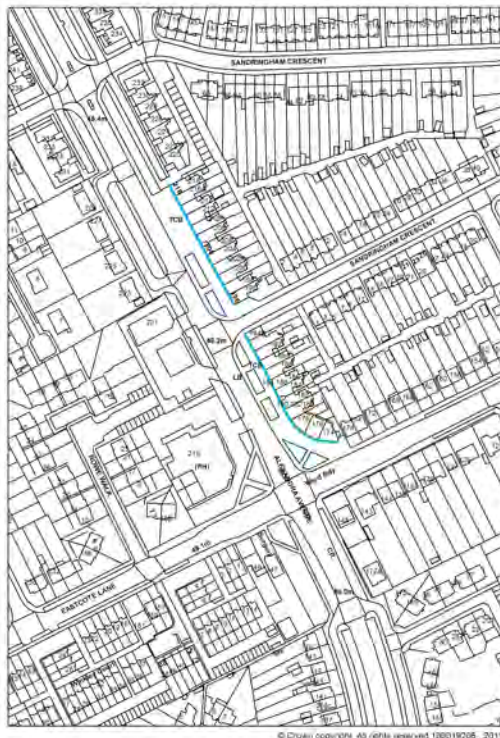
- 302 - 348 (evens)
Eastcote Lane



Site NP 09: Alexandra
Avenue (north of Eastcote
Lane junction)

Alexandra Avenue and
Eastcote Frontages
Comprise:

- 174 - 218 (evens)
Alexandra Avenue



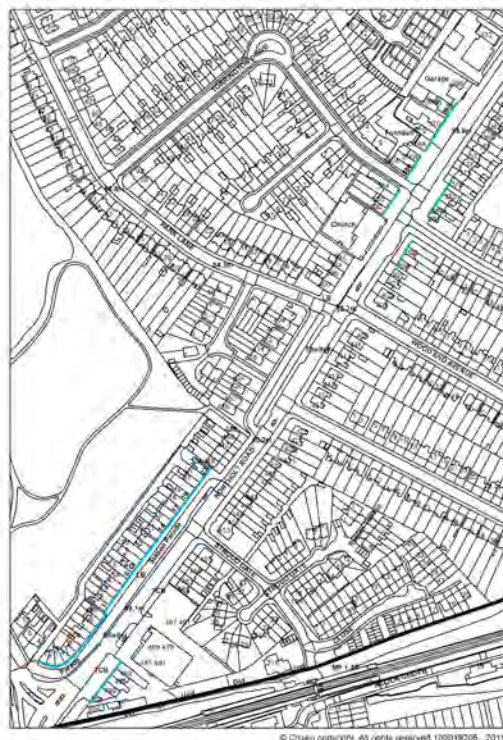
Site Allocations Pre-Submission DPD



Site NP 10: The Heights / Dabbs Hill Lane

The Heights Frontages
Comprise:

- 209 - 215 The Heights

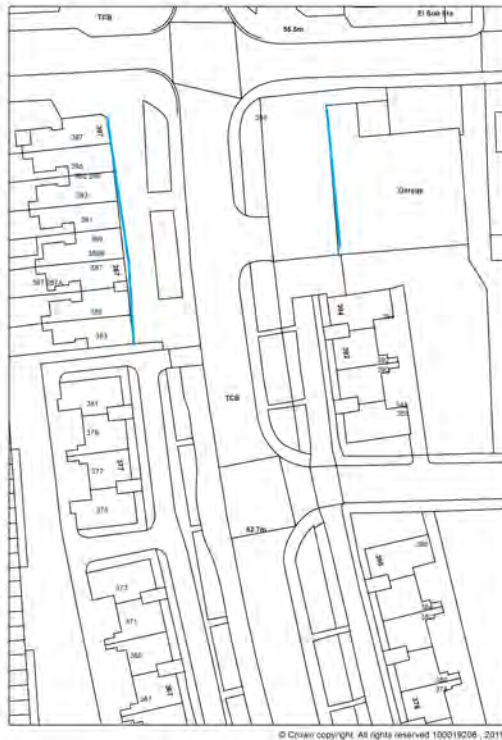


Site NP 11: Northolt Road - South Frontages

Northolt Road South Frontages
Comprise:

- 1-6 Alexandra Parade
- 1 - 23 Station Parade
- 493 - 503 (odds) Northolt Road
- 381 - 399 (odds) Northolt Road
- 368 - 390 (evens) Northolt Road

Site Allocations Pre-Submission DPD



Site NP 12: Alexandra Avenue - Rayners Lane

Alexandra Avenue - Rayners Lane Frontages Comprise:

- 383 - 397 (odds) Alexandra Avenue
- 398 Alexandra Avenue



Site NP: 13 Headstone Lane - Fernleigh Court

Headstone Lane - Fernleigh Court Frontages Comprise:

- 189 - 209 (odds) Headstone Lane

Site Allocations Pre-Submission DPD



Site NP: 14 Pinner Road - Pinner View

Pinner Road- Pinner View Frontages Comprise:

- 90 -184 (evens) Pinner Road



Site NP 15: Vaughan Road - West Harrow

Vaughan Road Frontages Comprise:

- 130 - 150 (evens) Vaughan road

Site Allocations Pre-Submission DPD



Site NP 16: Blenheim
Road - West Harrow

Blenheim Road - West
Harrow Frontages
Comprise:

- 126 - 136 (evens)
Blenheim Road

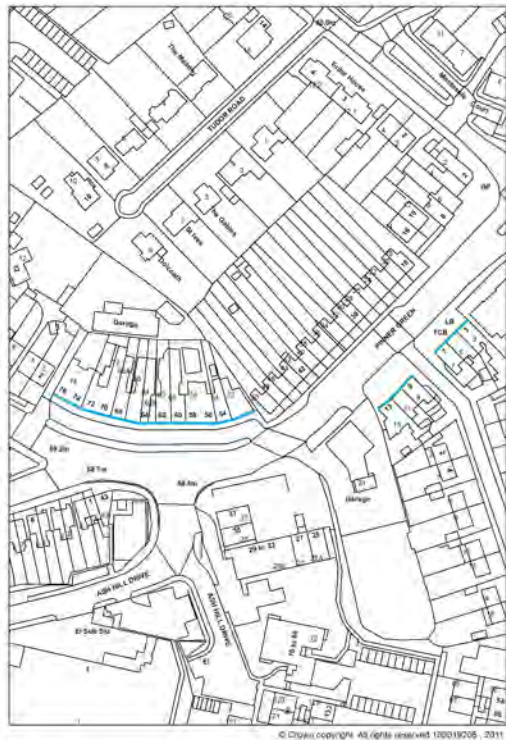


Site NP 17: Cannon Lane -
Hereford Gardens

Cannon Lane - Hereford
Gardens Frontages
Comprise:

- 72 - 90 (evens) Cannon
Lane
- 42 - 58 (evens)
Coronation Parade,
Cannon Lane
- 2 - 10 (evens)
Whittington Way

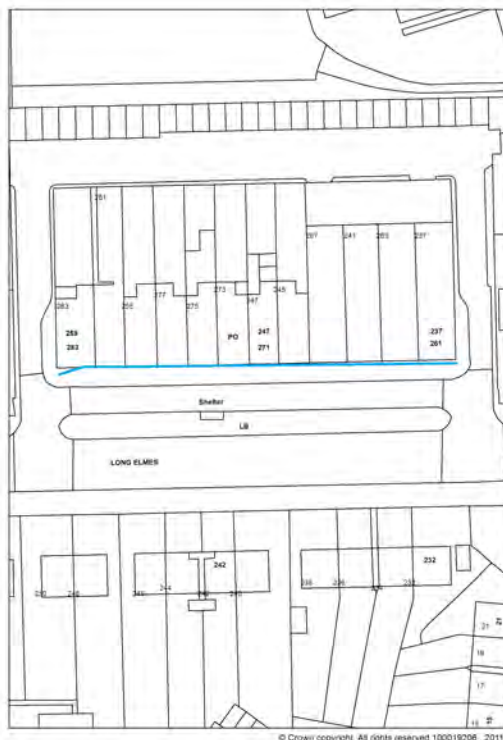
Site Allocations Pre-Submission DPD



Site NP 18: Pinner Green

Pinner Green Frontages
Comprise:

- 52 - 76 (evens) Pinner Green
- 3 - 13 (odds) Pinner Green



Site NP 19: Long Elmes

Long Elmes Frontages
Comprise:

- 237 - 259 (odds) Long Elmes

Site NP 20: Uxbridge Road - Kenton Lane Junction

Uxbridge Road - Kenton Lane Junction Frontages Comprise:

- 103 - 109 (odds)
Uxbridge Road
- 72 Uxbridge Road
- 75 - 97 (odds)
Uxbridge Road



Site NP 21: Stanmore Hill

Stanmore Hill Frontages Comprise:

- 83 -99 and 103 -105
and 111 - 113 (odds)
Stanmore Hill



Site Allocations Pre-Submission DPD



Site NP 22: Canons Corner - London Rd Junction

Canons Corner - London Road Junction Frontages Comprise:

- 1 - 9 Canons Corner

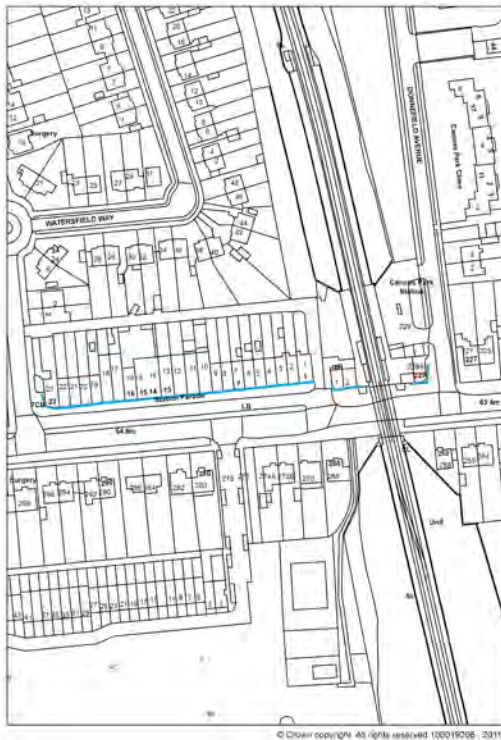


Site NP 23: Kenton Lane / College Hill Road (Junction)

Kenton Lane / College Hill Road Frontages Comprise:

- 603 - 613 (odds) Kenton Lane
- 2 - 12 (evens) College Hill Road

Site Allocations Pre-Submission DPD



Site NP 24: Station Parade -
Canons Park Station

Station Parade - Canons Park
Station Frontages Comprise:

- 1 - 23 Station Parade,
Whitchurch Lane
- 1 Canons Park Station
- 229 Whitchurch Lane



Site NP 26: Whitchurch
Parade

Whitchurch Parade
Frontages Comprise:

- 1- 13 Whitchurch
Parade

Site Allocations Pre-Submission DPD



Site NP 27: Chandos Crescent - Merlin Crescent

Chandos Crescent - Merlin Crescent Frontages Comprise:

- 74, 80, 82 Chandos Crescent



Site NP28: Mollison Way North and South Parade

Mollison Way North and South Parade Frontages Comprise:

- 1 - 22 and 30 - 50 Mollison Way



Site NP 29: Honeypot Lane
(south of Everton Drive
junction)

Honeypot Lane (south of
Everton Drive junction)
Frontages Comprise:

- 180 - 202 (evens)
Honeypot Lane



Site NP30: Kenton Park
Parades

Kenton Park Parades
Frontages Comprise:

- 1 - 23 Kenton Road
- 24 - 40 Kenton Road
- 310, 312, 380, 382, 398
- 408 (evens) Kenton
Road

Site Allocations Pre-Submission DPD



Site NP31: Honeypot Lane
(north of Brick Lane junction)

Honeypot Lane (north of
Brick Lane junction)
Frontages Comprise:

- 867 - 915 (odds)
Honeypot Lane



Site NP 32: Kenton Lane -
Priestmead School

Kenton Lane - Priestmead
School Parades Frontages
Comprise:

- 215 -245 (odds)
Kenton Lane
- 279 - 301 (odds)
Kenton Lane

Employment Chapter 3

Site Allocations Pre-Submission DPD

Economic Development and Employment

3.1 The National Planning Policy Framework advises local planning authorities to undertake regular reviews of land allocations and to avoid long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being use for that purpose⁽²⁾. A review of the Borough's employment land supply was carried out as part of the Harrow Employment Land Study (2010) and the findings used to inform Harrow's Core Strategy. The Core Strategy provides for the release of surplus industrial land as a planned consolidation of the Wealdstone strategic industrial location, to be managed through the Area Action Plan for the Harrow & Wealdstone Intensification Area, and for any further release to be monitored and managed in accordance with a sequential approach that gives preference to the release of non-allocated sites over allocated sites and strategic industrial locations.

3.2 The Area Action Plan makes provision for the release of sufficient surplus industrial land, as part of the consolidation of the Wealdstone strategic industrial location, without the need for any further release of allocated employment land over the plan period. Therefore, to support the continued functioning and development of the local economy and consistent with the Core Strategy, existing business use and industrial & business use areas allocated on the adopted Policies Map are to be retained subject to a small number of changes to the boundaries of these sites to reflect current circumstances. In accordance with the London Plan, the extent of the Honeypot Lane strategic industrial location (industrial business park) is also shown, for inclusion on the adopted Policies Map. As noted above, the extent of the Wealdstone strategic industrial location (preferred industrial location) will be defined in the Area Action Plan for future inclusion on the map and is not considered within the scope of this DPD.

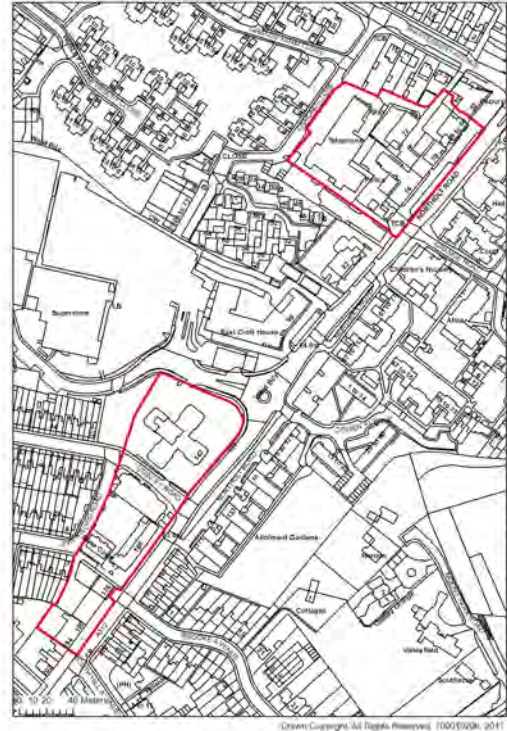
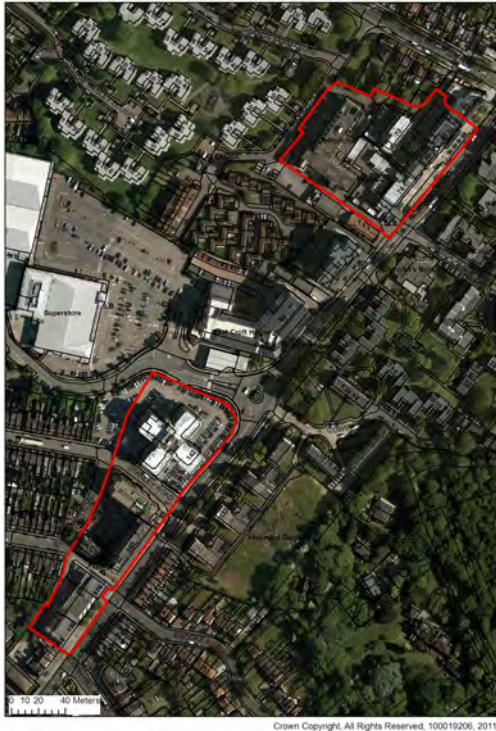
3.3 A key objective of the Core Strategy is to deliver 4,000 new jobs in the Borough (of which 3,000 are sought in the Harrow & Wealdstone Intensification Area). Economic diversification and a rejuvenated office market, which meets the needs of local small and medium sized enterprises, will make an important contribution to employment growth over the plan period. A net increase of 24,100m² office floorspace is required over the plan period and, in accordance with the London Plan, the Core Strategy seeks to focus this modest growth upon Harrow town centre. However the Core Strategy also identifies a number of locations where employment-led, mixed use redevelopment which secures diversification and office space renewal will be supported. Specific sites for mixed use redevelopment in these locations are herein identified with a modest residential capacity. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and that the actual amount of floorspace will depend on the proposed economic uses, site constraints and viability (with residential as an enabler). The indicative floorspace capacity has been estimated using the relevant plot ratios cited at Box D.7 of the publication *Employment Land Reviews: Guidance Note* (ODPM, 2004).

3.4 The National Planning Policy Framework defines economic development as including B class uses, public and community uses and main town centre uses. Housing development is specifically excluded from the definition.

2 Paragraph 22.

Employment-led Development Sites

Site: EM1 Northolt Road Business Use Area (North and South), South Harrow



Site Details

Site Area:	2.6 hectares
Existing Use:	Offices including Metropolitan Police Station
Indicative Employment Floorspace:	10,660m ² (includes offices but excludes other main town centre uses)
Other Uses Proposed:	Residential (50 homes north area, 100 homes south area)
Ward:	Harrow on the Hill (north) and Roxbourne (south)
Core Strategy Sub Area:	Harrow on the Hill and Sudbury Hill (north) and South Harrow (south)

Planning Designations

Flood Zone:	Zone 1/2/3A
Public Transport Accessibility Level:	4

Site Allocations Pre-Submission DPD

Town Centre:	No
Employment Land:	Northolt Road business use area
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Commentary

3.5 Policies CS3 and CS4 of the Harrow Core Strategy (2012) provide support for mixed use redevelopment or conversion proposals which secure a diversified range of appropriate employment generating uses within the Northolt Road business use area. Recognising that residential use will be an important enabler to this end, the Core Strategy attributes a minimum housing capacity of 50 homes to the Northolt Road business use area (north) and a further 100 homes to the Northolt Road business use area (south).

3.6 A plot ratio of 0.41⁽³⁾ has been used to estimate the indicative employment floorspace that may be delivered through redevelopment and conversion in the Northolt Road business use area. The amount of employment floorspace to be provided in individual redevelopment or conversion schemes throughout the area will be determined by the nature of the proposed employment uses and the extent of enabling residential or other uses required.

3.7 The Northolt Road business use area is not a town centre location (although South Harrow district centre and Underground station are located nearby) and therefore main town centre uses, other than offices, are excluded from this allocation. The majority of the area is in flood zone 1 but very small sections are in zones 2 and 3A. The design and layout of proposals should direct development to parts of the site in lowest flood risk, consistent with the sequential test, and contribute to policy objectives for deculverting and environmental improvement of watercourses where relevant.

3.8 Proposals for conversion or redevelopment within the business use area must be sensitive to surrounding residential areas. Particular care will be needed in relation to dwellings in Stanley Road, Sherwood Road and the Grange Farm Estate, all of which are sited to the north-west of the business use area and are of a traditional domestic scale.

3 Roger Tym & Partners (1997) ratio for town centre office cited in *Employment Land Reviews: Guidance Note* (ODPM, 2004).

Site: EM2 Rayners Lane Offices, Imperial Drive, Rayners Lane



Site Details

Site Area:	1 Hectare
Existing Use:	Offices and College
Indicative Employment Floorspace:	4,100m ²
Other Uses Proposed:	Residential (150 homes)
Ward:	Rayners Lane
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1/2
Public Transport Accessibility Level:	3
Town Centre:	Yes
Employment Land:	No
Area of Special Character:	No

Site Allocations Pre-Submission DPD

Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Rayners Lane Conservation Area and Rayners P.H. listed building adjacent
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Commentary

3.9 Policy CS5 of the Harrow Core Strategy (2012) provides support for office rejuvenation and conversions as part of mixed use employment generating proposals in Rayners Lane district centre. Recognising that residential use will be an important enabler to this end, the Core Strategy attributes a minimum housing capacity of 150 homes to the Rayners Lane offices.

3.10 A plot ratio of 0.41⁽⁴⁾ has been used to estimate the indicative employment floorspace that may be delivered through redevelopment or conversion in the Rayners Lane offices. The amount of employment floorspace to be provided in individual redevelopment or conversion schemes throughout the area will be determined by the nature of the proposed employment uses and the extent of enabling residential or other uses required.

3.11 The majority of the area is in flood zone 1 but very small sections to the rear of premises on the west side of Imperial Drive are in zone 2. The design and layout of proposals should direct development to the parts of the site in lowest flood risk, consistent with the sequential test.

3.12 Proposals for conversion or redevelopment should ensure that the amenities of surrounding residential occupiers are not compromised. The design and layout of proposals on the south-east side of Imperial Drive should be sensitive to impacts upon property in Beechcroft Avenue which are situated at a lower level and are of a traditional domestic scale.

4 Roger Tym & Partners (1997) ratio for town centre office cited in *Employment Land Reviews: Guidance Note* (ODPM, 2004).

Site: EM3 Ballard Mews Estate, Edgware



Site Details

Site Area:	0.54 Hectare
Existing Use:	Offices, retail, car repair and servicing
Indicative Employment Floorspace:	1,620m ² (includes offices but excludes other main town centre uses)
Other Uses Proposed:	Residential (78 homes)
Ward:	Canons
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 1
Public Transport Accessibility Level:	3
Town Centre:	No
Employment Land:	Ballard Mews industrial and business use area

Site Allocations Pre-Submission DPD

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Edgware High Street Conservation Area and associated listed buildings adjacent to south
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Yes (part to south)
Other:	N/A

Commentary

3.13 Policy CS8 of the Harrow Core Strategy (2012) supports mixed use redevelopment at Ballard mews to provide employment and housing development where this enhances the site's relationship with Edgware major centre and surrounding heritage. The site is not attributed a minimum housing capacity in the Core Strategy and therefore the London Plan sustainable residential quality density matrix has been used to generate an indicative potential housing capacity of 78 homes. The actual number of homes that may be delivered on the site should be determined by the delivery of an appropriate quantum of employment floorspace and the need to secure an acceptable relationship with surrounding heritage assets.

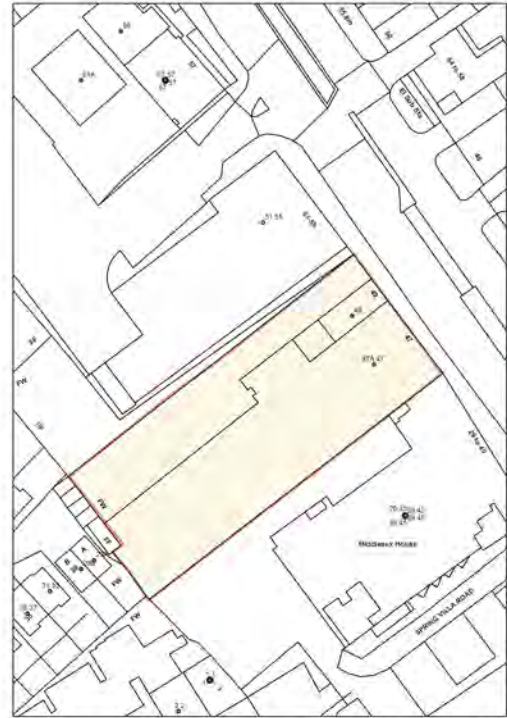
3.14 A plot ratio of 0.30⁽⁵⁾ has been used to estimate the indicative employment floorspace that may be delivered through redevelopment of Ballard Mews. It is the Council's preference that the redevelopment of Ballard Mews be approached comprehensively to deliver the optimum balance and layout of residential and economic uses.

3.15 Ballard Mews is adjacent to but outside of Edgware major centre and therefore main town centre uses, other than offices, are excluded from this allocation. A small part of the site to the south lies within the Edgware High Street Conservation Area and associated archaeological priority area. The design and layout of any proposals must be sensitive to the heritage and character of Edgware High Street in particular, and investigation of the potential for below-ground archaeology within the archaeological priority area will be required.

3.16 Proposals should provide an enhanced environment for surrounding residential occupiers. In view of the close proximity and siting of Edgware Court, the design and layout of development on the north side of the site must ensure no adverse impact in terms of light and outlook upon the occupiers of those flats.

5 Roger Tym & Partners (1997) ratio for business park development cited in *Employment Land Reviews: Guidance Note* (ODPM, 2004).

Site EM4: 47-49 High Street, Edgware, HA8 7DD



Site Details

Site Area:	0.26 hectares
Existing Use:	Self Storage and Entertainment
Indicative Employment Floorspace:	1,066m ² (includes offices but excludes other main town centre uses)
Other Uses Proposed:	Residential (68 homes)
Ward:	Edgware
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 1/2/3A
Public Transport Accessibility Level:	6a
Town Centre:	No
Employment Land:	No

Site Allocations Pre-Submission DPD

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Yes
Other:	N/A

Commentary

3.17 Policy CS1 of the Harrow Core Strategy (2012) supports mixed use development where this secures employment generating development and diversification of Harrow's economy. The site is not attributed a minimum housing capacity in the Core Strategy and therefore the London Plan sustainable residential quality density matrix has been used to generate an indicative potential housing capacity of 68 homes. The actual number of homes that may be delivered on the site should be determined by the delivery of an appropriate quantum of employment floorspace and the need to secure an acceptable relationship with surrounding heritage assets.

3.18 A plot ratio of 0.41⁽⁶⁾ has been used to estimate the indicative employment floorspace that may be delivered through redevelopment or conversion of the site.

3.19 The site is close to but outside of Edgware major centre and therefore main town centre uses, other than offices, are excluded from this allocation. However the site is within the Edgware archaeological priority area and investigation of the potential for below-ground archaeology will be required.

3.20 Although the majority of the site is within flood zone 1, the southern part of the site is within flood zones 2 and 3A. The design and layout of proposals should direct development to parts of the site in lowest flood risk, consistent with the sequential test. Proposals must also achieve a design and layout which is compatible with the amenity of residential occupiers in Handel Way to the rear of the site.

6 Roger Tym & Partners (1997) ratio for town centre office cited in *Employment Land Reviews: Guidance Note* (ODPM, 2004).

Site EM5: 57-59 High Street, Edgware, HA8 7DD



Site Details

Site Area:	0.18 Ha
Existing Use	Offices
Indicative Employment Floorspace:	738m ²
Other Uses Proposed:	Residential (47 homes)
Ward:	Edgware
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	1
Public Transport Accessibility Level:	5
Town Centre:	Yes (part)
Employment Land:	No
Area of Special Character:	No

Site Allocations Pre-Submission DPD

Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Adjacent to a Grade 2 Listed Building
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Yes
Other:	N/A

Commentary

3.21 Policy CS1 of the Harrow Core Strategy (2012) supports mixed use development where thus secures employment generating development and diversification of Harrow's economy. The site is not attributed a minimum housing capacity in the Core Strategy and therefore the London Plan sustainable residential quality density matrix has been used to generate an indicative potential housing capacity of 47 homes. The actual number of homes that may be delivered on the site should be determined by the delivery of an appropriate quantum of employment floorspace and the need to secure an acceptable relationship with surrounding heritage assets.

3.22 A plot ratio of 0.41⁽⁷⁾ has been used to estimate the indicative employment floorspace that may be delivered through redevelopment or conversion of the site.

3.23 The north part of the site is within Edgware major centre and is therefore suitable for main town centre uses. The whole of the site is within the Edgware archaeological priority area and adjacent to the site, at Nos. 85, 87 & 89 High Street, are three grade II listed buildings. The design and layout of any proposals must be sensitive to these heritage assets and investigation of the potential for below-ground archaeology within the archaeological priority area will be required.

7 Roger Tym & Partners (1997) ratio for town centre office cited in *Employment Land Reviews: Guidance Note* (ODPM, 2004).

Summary of Employment-led Development Site Capacity

Summary of Employment-led Development Site Capacity

Site Allocation Number	Site Allocation Address	Indicative Employment Floorspace	Potential Housing Capacity
EM1	Northolt Road business use area (north)	10,660m ²	50
EM1	Northolt Road business use area (south)		100
EM2	Rayners Lane offices, Imperial Drive, Rayners Lane	4,100m ²	150
EM3	Ballard Mews, High Street, Edgware	1,620m ²	78
EM4	47-49 High Street, Edgware	1,066m ²	68
EM5	57-59 High Street, Edgware	738m ²	47
Totals:		18,184m ²	493

Employment and Industrial Use Areas

Harrobian Business Village Business Use Area (new)

3.24 Harrow's Employment Land Study (2010) ranked the Harrobian business village as a good employment site, providing self-contained high quality office space within a well maintained environment. Refurbishment activity and low vacancy rates were considered to be indicative of strong demand.

3.25 Unlike comparable sites within the Borough, the Harrobian Business Village was not designated as a business use area on the Harrow UDP proposals map. In view of its important qualitative contribution to the supply of business space in the Borough, and the sequential approach for the release of surplus employment land set out in Harrow's Core Strategy, the site will be designated as a new business use area on the adopted Policies Map.



Changes to Honeypot Lane Industrial & Business Use Area

3.26 To reflect the extent of the Stanmore Place residential development currently under construction on the northern section of the Honeypot Lane strategic industrial location, the Council has removed the industrial and business use designation from the corresponding part of the area.

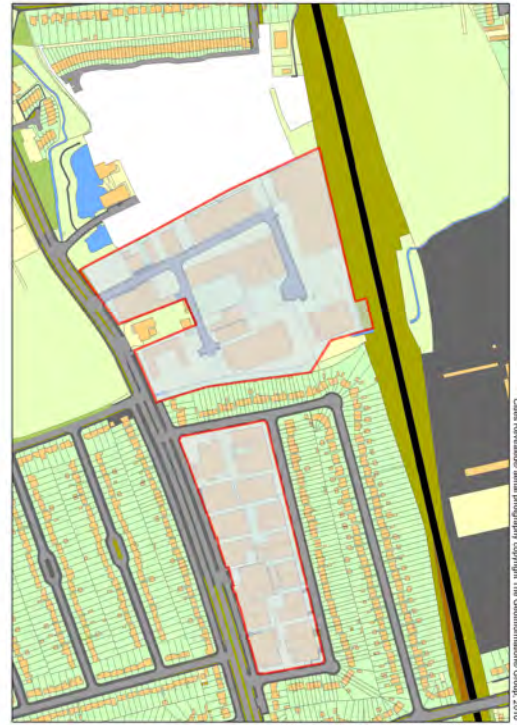
Existing Extent of the Honeypot Lane Industrial & Business Use Area



New Extent of the Honeypot Lane Industrial & Business Use Area - area to north removed



New Extent of the Honeypot Lane Industrial & Business Use Area - area to north removed



Changes to Brember Road Industrial & Business Use Area

3.27 To reflect the extent of The Arc residential development recently completed on the western section of the Brember Road industrial and business use area, the Council has removed the designation from the corresponding part of the area. The designation has also been revised to correct an error on the existing boundary which results in part of the designation extending over part of the Retail Park and neighbouring houses in Wesley Close.

Existing Extent of the Brember Road Industrial & Business Use Area



New Extent of the Brember Road Industrial & Business Use Area - areas to east and west removed



New Extent of the Brember Road Industrial & Business Use Area - areas to east and west removed



New Extent of Northolt Road Business Use Area (South)



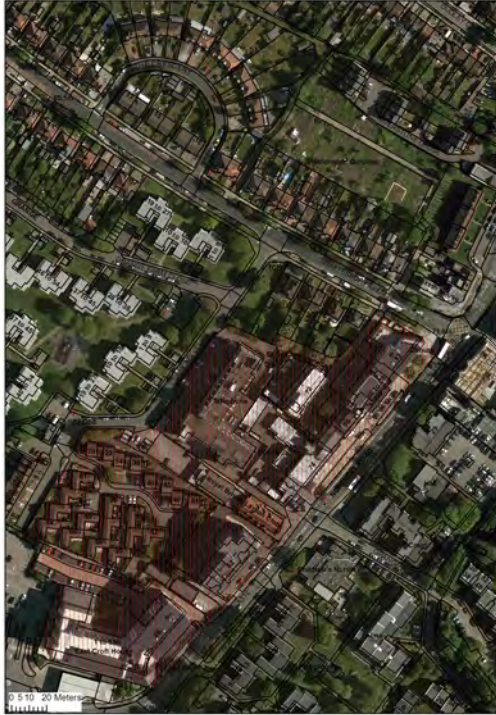
New Extent of Northolt Road Business Use Area (South)



Changes to Business Use Area Northolt Road (North Section)

3.29 To reflect existing housing developments on the north side of Northolt Road, the Council has removed the Business Use designation from these areas.

Existing Extent of Northolt Road Business Use Area (North)



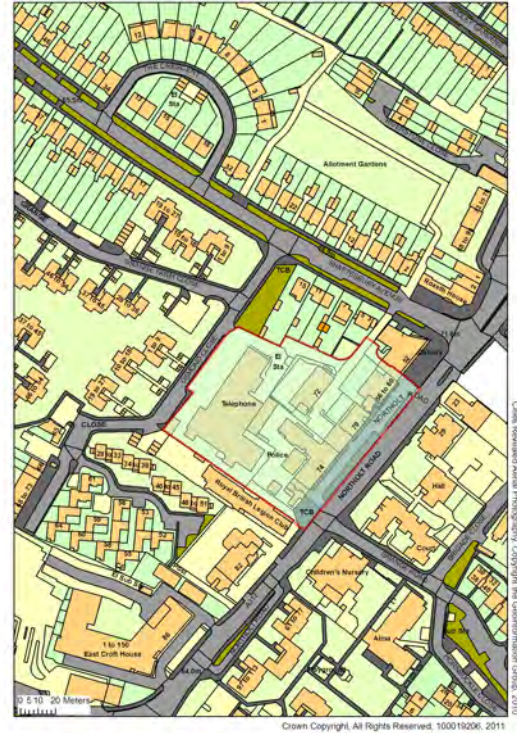
Existing Extent of Northolt Road Business Use Area (North)



New Extent of Northolt Road Business Use Area (North)



New Extent of Northolt Road Business Use Area (North)



Housing Chapter 4

Site Allocations Pre-Submission DPD

Housing

4.1 The National Planning Policy Framework (2012) requires local planning authorities to plan for the full, objectively assessed need for housing in their area. Harrow's Core Strategy (2012) provides a commitment to deliver at least 6,050 net additional homes throughout the Borough over the seventeen year period from 2009 to 2026. The Strategy attributes a delivery target of at least 2,800 homes to the Harrow & Wealdstone Intensification Area, leaving a balance of at least 3,250 to be delivered on land outside of the Intensification Area. This chapter identifies sufficient, previously-developed sites to provide a net increase of **654** homes. Other chapters in this development plan document identify sufficient, previously-developed sites to provide a net increase of **1,092** homes⁽⁸⁾. A net addition of **792** homes has already been delivered during the two years of 2009/10 and 2010/11 and a further net contribution of **401** homes has been made in the year 2011/12⁽⁹⁾. Together with a pipeline supply of sites with planning permission sufficient to provide a net increase of **879** homes⁽¹⁰⁾, identified capacity outside of the Intensification Area totals **3,818** net new homes. A detailed housing schedule is provided at Appendix A.

4.2 The sites identified for allocation have come forward from a number of sources. A 'call for sites' exercise was carried out during 2009 both to inform the preparation of Harrow's Core Strategy and the Council's participation in the Greater London Authority's Strategic Housing Land Availability Assessment/Housing Capacity Study (2009). Large sites with planning permission but which have not yet been developed are included where there would be no conflict with the Harrow Core Strategy (2012). And other sites for allocation have emerged from pre-application discussions, from previous LDF consultations or have been identified by Council officers as suitable for development and deliverable.

4.3 Where the potential housing capacity of a site is already known, either through an existing planning permission or pre-application discussions, this has formed the basis of the allocation of that site. On other sites, the potential capacity has been estimated by the Council using the London Plan sustainable residential quality density matrix. The methodology employed for estimating capacity in accordance with the matrix is set out at Appendix B.

4.4 The following sites have not been carried forward from the consultation draft Site Allocations DPD (2011) for the reasons shown:

- Harrow Police Station, 74 Northolt Road, South Harrow⁽¹¹⁾: this site has now been omitted to avoid 'double counting' as it forms part of the Northolt Road business use area (north) employment-led regeneration area.
- 90-100 Pinner Road, Harrow⁽¹²⁾: the development of this site is now underway and it therefore constitutes part of the pipeline supply of housing.
- Mill Farm Close Estate, Pinner⁽¹³⁾: the development of the site is now underway and it therefore constitutes part of the pipeline supply of housing.

8 Comprising: 259 homes as part of retail-led development sites; 493 homes as part of employment-led development sites; 279 homes on strategic, previously-developed sites within the Green Belt; and 61 homes on sites included in the 'other' chapter.

9 Provisional data to be confirmed in the Harrow Annual Monitoring Report for the period 2011/12.

10 Of which 708 are already underway.

11 Site H3 in the consultation Draft Site Allocations DPD

12 Site H9 in the consultation Draft Site Allocations DPD

13 Site H15 in the consultation Draft Site Allocations DPD

- Harrow Arts Centre car park, Hatch End⁽¹⁴⁾: following consultation the site is now allocated for arts and leisure development (chapter 9).
- Douglas Close, Stanmore⁽¹⁵⁾: the development of the site is now underway and it therefore constitutes part of the pipeline supply of housing.
- Boxtree P.H., Harrow Weald⁽¹⁶⁾: the development of the site is now underway and it therefore constitutes part of the pipeline supply of housing.
- 287-293 Whitchurch Lane, Edgware⁽¹⁷⁾: the development of the site is now underway and it therefore constitutes part of the pipeline supply of housing.

The rest of this chapter identifies the boundary of each site together with a summary of the site details, planning designation and any relevant planning history. The sites are arranged in relation to the following areas, based on the policy sub areas identified in the Core Strategy (2012):

- Harrow-on-the-Hill & Sudbury Hill;
- South Harrow;
- Rayners Lane & North Harrow;
- Pinner & Hatch End;
- Stanmore & Harrow Weald;
- Edgware & Burnt Oak; and
- Harrow & Wealdstone (excluding sites within the Intensification Area, which will be identified through the separate Area Action Plan).

Note that for the purposes of this chapter no sites have been identified within the Kingsbury & Queensbury and Kenton & Belmont sub areas.

14 Site H16 in the consultation Draft Site Allocations DPD

15 Site H20 in the consultation Draft Site Allocations DPD

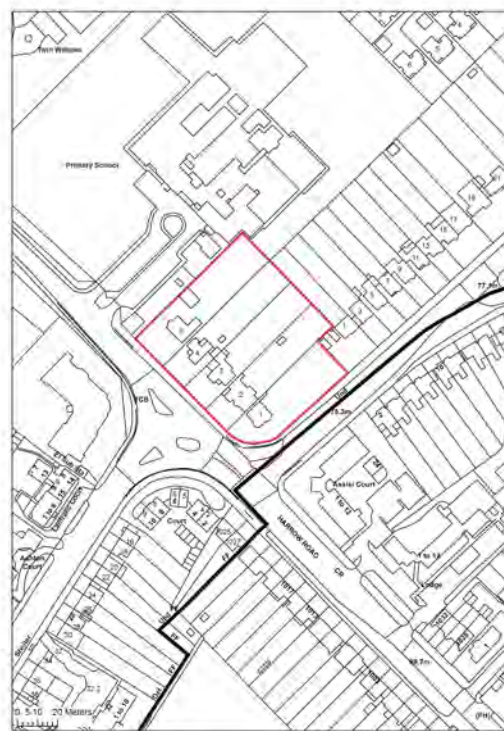
16 Site H21 in the consultation Draft Site Allocations DPD

17 Site H24 in the consultation Draft Site Allocations DPD

Harrow on the Hill and Sudbury Hill Sub Area

Sites With Planning Permission

SITE H1: 1-5 SUDBURY HILL, HARROW, HA1 3SB



Site Details

Site Area:	0.64 hectares
Existing Use:	Five detached houses
Number of Homes (gross):	54
Number of Homes (net):	49
Other Uses Proposed:	None
Ward:	Harrow-on-the-Hill
Core Strategy Sub Area:	Harrow-on-the-Hill and Sudbury Hill

Planning Designations

Flood Zone:	Zone 1 (low probability)
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Public Transport Accessibility Level:	2-3
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.5 On 13th October 2010 the Council resolved to grant planning permission (subject to a legal agreement) for the demolition of five detached dwellinghouses and the construction of fifty-four flats with solar panels and satellite receivers at roof level, and underground parking to provide 54 spaces (P/1989/09).

Commentary

4.6 The site is suitable only for residential development.

Sites Without Planning Permission

SITE H2: 94-116 GREENFORD ROAD, HARROW, HA1 3QL



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Site Details

Site Area:	0.4 hectares
Existing Use:	Timber yard/builders' merchant
Number of Homes (gross):	58
Number of Homes (net):	58
Other Uses Proposed:	None
Ward:	Harrow-on-the-Hill
Core Strategy Sub Area:	Harrow-on-the-Hill and Sudbury Hill

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.7 None.

Commentary

4.8 The site is suitable for residential development only.

SITE H3: 79-89 GREENFORD ROAD, HARROW, HA1 3QF



Site Details

Site Area:	0.14 hectares
Existing Use:	Timber Yard
Number of Homes (gross):	20
Number of Homes (net):	20
Other Uses Proposed:	None
Ward:	Harrow on the Hill
Core Strategy Sub Area:	Harrow Hill and Sudbury Hill

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No
Employment Land:	No

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.9 None

Commentary

4.10 The site is suitable for residential development only.

SITE H4: 205-209 NORTHOLT ROAD, SOUTH HARROW, HA2 0NG



Site Details

Site Area:	0.027 hectares
Existing Use:	Derelict
Number of Homes (gross):	10
Number of Homes (net):	7
Other Uses Proposed:	None
Ward:	Harrow on the Hill
Core Strategy Sub Area:	Harrow on the Hill & Sudbury Hill

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	4
Town Centre:	No
Employment Land:	No

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.11 A planning application for the redevelopment of the site consisting of A3/B1 uses at ground floor level and 11 flats above, together with two flats fronting Brooke Avenue, was refused in January 2005 (P/2461/04) for reasons of design, character, amenity and overdevelopment.

Commentary

4.12 The site previously formed part of the Northolt Road business use area and was identified in the Harrow Unitary Development Plan (2004) as proposal site 21 for housing, B1 offices and A1 uses. Reflecting the focus on office consolidation and renewal in Harrow town centre, and the potential for a mix of uses and diversification throughout the rest of the rest of the Northolt Road business use area, the business use area designation has been removed from this site (see Chapter 4) and B1 office use is therefore no longer sought. In view of the proximity of South Harrow district centre and the nearby neighbourhood parade, neither is it considered necessary to provide any ground floor retail frontage.

South Harrow Sub Area

Sites with Planning Permission

SITE H5: 1 & 1A SILVERDALE CLOSE, NORTHOLT, UB5 4BL

Picture 4.1



Picture 4.2



Site Details

Site Area:	0.092 hectares
Existing Use:	Former children's home/contact centre
Number of Homes (gross):	6
Number of Homes (net):	6
Other Uses Proposed:	None
Ward:	Roxeth
Core Strategy Sub Area:	South Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
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Public Transport Accessibility Level:	3
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

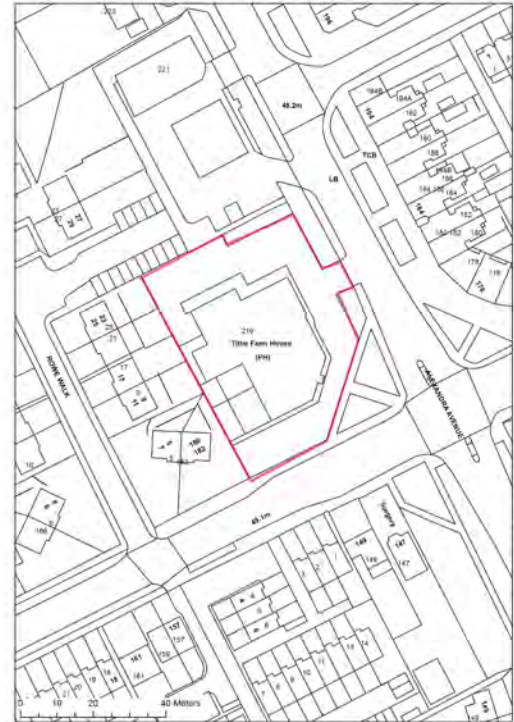
4.13 On 2nd March 2012 the Council granted planning permission for a change of use of the premises and alterations to form six dwellings (P/3497/11).

Commentary

4.14 The site is suitable for residential development only.

Sites Without Planning Permission

SITE H6: FORMER MATRIX P.H., 219 ALEXANDRA AVENUE, SOUTH HARROW, HA2 9DL



Site Details

Site Area:	0.28 hectares
Existing Use:	Vacant site (formerly a public house)
Number of Homes (gross):	29
Number of Homes (net):	28
Other Uses Proposed:	None
Ward:	Roxbourne
Core Strategy Sub Area:	South Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2
Town Centre:	No

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.15 On 18th November 2011 the Council granted a planning application for the construction of a three storey building (with accommodation in the roof space) to provide an 87 bedroom care home, with landscaping and car parking at the rear (P/2559/11).

Commentary

4.16 The site is suitable for residential development only.

Rayners Lane and North Harrow Sub Area

Sites with Planning Permission

SITE H7: FORMER VAUGHAN CENTRE, WILSON GARDENS, WEST HARROW, HA1 4EA



Site Details

Site Area:	0.114 hectares
Existing Use:	Vacant (formerly the Vaughan Centre)
Number of Homes (gross):	13
Number of Homes (net)	13
Other Uses Proposed:	None
Ward:	West Harrow
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Part Zones 2 and 3A (medium and high probability)
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Public Transport Accessibility Level:	2
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.17 The site forms approximately half of the larger site formally occupied by the Vaughan Centre the subject of UDP Proposal Site 40 (see above). On 27th September 2007 planning permission was granted for a single and two storey neighbourhood resource centre with associated parking and access on the other half of the site (P/2265/07). On the remaining part of the site the subject of this proposal allocation, planning permission for the construction of fifteen flats in a three storey block with landscaping, refuse & cycle storage and eight parking spaces was refused on 7th November 2008 (P/2721/08); a subsequent application for the construction of a part two, part three storey development comprising thirteen flats with landscaping, refuse & cycle storage and parking was granted 11th November 2009 (P/1733/09).

Commentary

4.18 The site is suitable for residential use, but the location of development on the site will need to be directed to the parts of lower flood risk.

SITE H8: FORMER RAYNERS HOTEL, 23 VILLAGE WAY EAST, RAYNERS LANE, HA2 7LX



Site Details

Site Area:	0.32 hectares
Existing Use:	Disused Public House and car park
Number of Homes (gross):	20
Number of Homes (net):	19
Other Uses Proposed:	Public House or other appropriate town centre/community uses (see below)
Ward:	Rayners Lane
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 2 & 3A (medium and high probability)
Public Transport Accessibility Level:	4
Town Centre:	Rayners Lane district centre

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Grade II listed
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Adjacent to proposed Rayners Lane primary shopping area

Relevant Planning History

4.19 On 27th February 2012 the Council granted outline planning permission for the following alternative developments at the site:

- a five storey building on the hotel car park to provide 448m² mixed-use floorspace and 28 flats, and for educational use of the former public house (P/1083/11); and
- a five storey building on the hotel car park to provide 801m² retail floorspace and 28 flats, and for educational use of the former public house (P/1018/11).

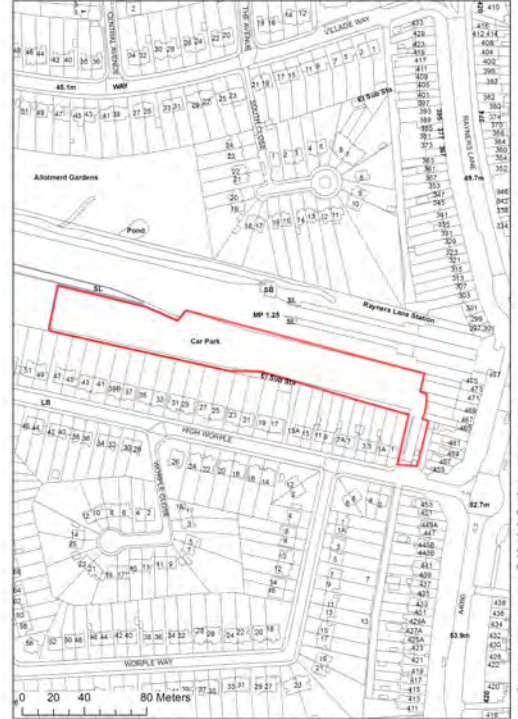
Commentary

4.20 The Rayners Hotel is of special interest as a 1930s public house, with many of its architectural details and internal plan form largely intact. The restoration of this building to use as a public house, or other appropriate town centre/community uses which preserve its special interest and allow public access to the interior, is sought taking into account the grade II listing and the building's setting. Sensitive residential redevelopment of the car park is appropriate and should contribute to the listed building's restoration and (if necessary) help to secure its future.

4.21 This site is within flood zones 2 and 3a. The design and layout of development on the site should therefore direct move vulnerable land uses to the parts of the site at lower flood risk and ensure that an adequate buffer between development and below ground watercourse infrastructure is maintained.

Sites without Planning Permission

SITE H9: LAND AT RAYNERS LANE STATION, HIGH WORPLE, RAYNERS LANE, HA5 5EG



Site Details

Site Area:	0.72
Existing Use:	Transport for London car park (Rayners Lane station)
Number of Homes (gross):	50
Number of Homes (net):	50
Other Uses Proposed:	Retention of adequate car parking provision
Ward:	Rayners Lane
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	4

Town Centre:	Rayners Lane district centre
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	Part of Site of Importance for Nature Conservation (borough importance grade II) (but see BD13 in Chapter 8)
Listed Building/Conservation Area:	Rayners Lane Station grade II listed; adjacent to Rayners Lane Conservation Area
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.22 None.

Commentary

4.23 The site is suitable for partial residential development with retention of an appropriate amount of station car parking to help meet demand generated by commuters and in connection with major events at Wembley stadium. The housing capacity figure shown is indicative, based on half of the site being redeveloped for housing. Any planning application for the redevelopment of the site should be supported by evidence of car parking demand and show how that demand will be met by the re-provision of car parking capacity on the site or elsewhere.

4.24 The western part of the site forms part of a Site of Importance for Nature Conservation, but as part of a review of such sites the boundary of this designation is revised to exclude the car park area (see BD13 in Chapter 8). The design and layout of development on the site must be sensitive to the nature conservation site and to setting of the adjacent listed station complex and to the Rayners Lane conservation area. Proposals must also ensure that the amenities of neighbouring occupiers in High Worple are not adversely affected.

4.25 It should be noted that the site lies directly on a secondary aquifer, the groundwater in which may be in hydraulic conductivity with the chalk principal aquifer. Therefore any planning application for this site must include a preliminary risk assessment to assess if land contamination may be present at the site. This should be submitted with the planning application. The assessment needs to include information on past and current uses, if sensitive controlled waters receptors are present and if the site could pose a pollution risk. The assessment should also consider if any aspects of the proposed development could pose a pollution risk should contamination be present (i.e. deep drilling to facilitate the installation of foundation piles, site drainage); further work such as an intrusive site investigation may be required.

SITE H10: NORTH HARROW LIBRARY AND CHILDREN'S SERVICES, 429/433 PINNER ROAD, NORTH HARROW, HA1 4HN



Site Details

Site Area:	0.122 hectares
Existing Use:	Public Library and Council Offices
Number of Homes (gross):	18
Number of Homes (net):	18
Other Uses Proposed:	Replacement Library and town centre uses
Ward:	Headstone South
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	North Harrow district centre

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.26 None.

Commentary

4.27 The site is suitable for mixed use residential and town centre use development including appropriate provision for a replacement library.

SITE H11: ENTERPRISE HOUSE, 297 PINNER ROAD, NORTH HARROW, HA1 4HS



Site Details

Site Area:	0.137 hectares
Existing Use:	Harrow in Business premises
Number of Homes (gross):	6
Number of Homes (net):	6
Other Uses Proposed:	None
Ward:	Headstone South
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No
Employment Land:	No

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.28 None.

Commentary

4.29 The site is suitable for residential development.

Pinner and Hatch End Sub Area

Sites with Planning Permission

SITE H12: REAR OF 57-65 BRIDGE STREET, PINNER, HA5 3HZ



Site Details

Site Area:	0.118 hectares
Existing Use:	Car Repair Garage (B2)
Number of Homes (gross):	26
Number of Homes 9net):	26
Other Uses Proposed:	None (but see below)
Ward:	Pinner
Core Strategy Sub Area:	Pinner and Hatch End

Planning Designations

Flood Zone:	Zone 1 (low probability)
-------------	--------------------------

Public Transport Accessibility Level:	2-3
Town Centre:	Pinner District Centre
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Pinner Village Archaeological Priority Area
Other:	N/A

Relevant Planning History

4.30 Planning permission for the demolition of existing disused timber-framed, steel-roofed buildings and redevelopment for 30 flats with associated amenity space and two disabled persons' car parking bays was allowed, on appeal, on 25th February 2008 (P/1907/07). A further planning permission was granted for a revised scheme comprising 26 flats on 17th December 2010 (P/1966/09). On 20th April 2011 the Council refused an application for an extension of time for the implementation of planning permission P/1907/07 due to inadequate room sizes.

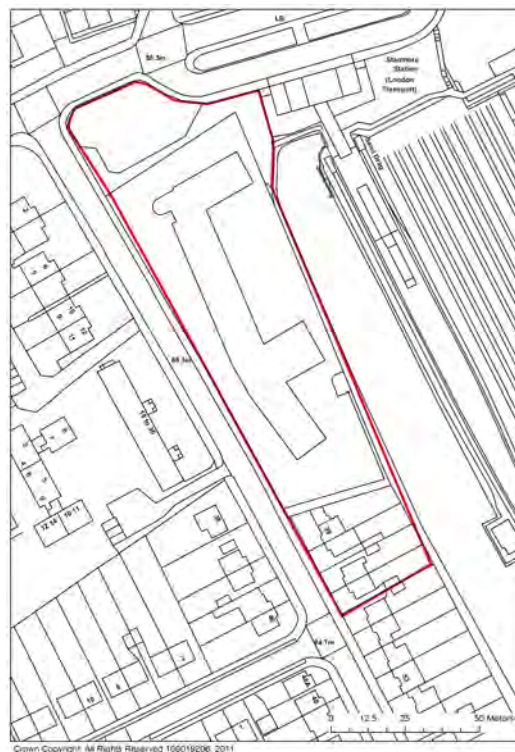
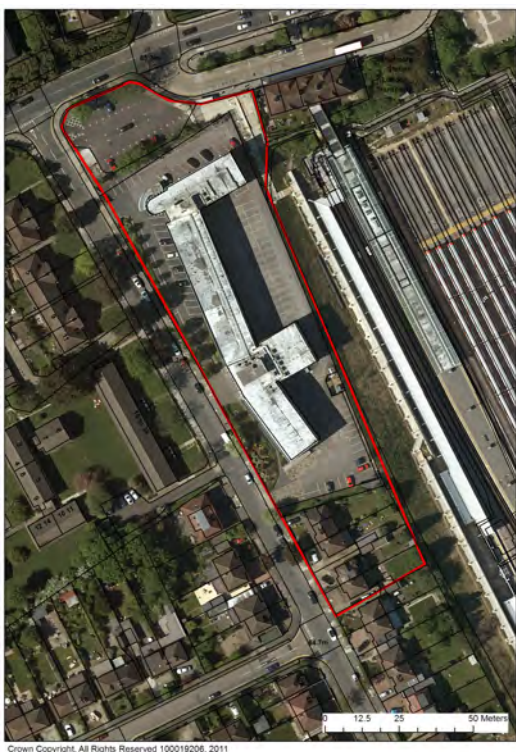
Commentary

4.31 The site is suitable for a mix of uses comprising residential and appropriate town centre uses. Proposals should enable investigation of the potential for below-ground archaeology within the archaeological priority area of Pinner Village.

Stanmore and Harrow Weald Sub Area

Sites with Planning Permission

SITE H13: JUBILEE HOUSE, MERRION AVENUE, STANMORE, HA7 4RS



Site Details

Site Area:	0.57 hectares
Existing Use:	Office (B1)
Number of Homes (gross):	35
Number of Homes (net):	35
Other Uses Proposed:	None
Ward:	Canons
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2-3

Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation (borough importance grade II)
Listed Building/Conservation Area:	Adjacent to Kerry Avenue Conservation Area and Stanmore Station (locally listed)
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

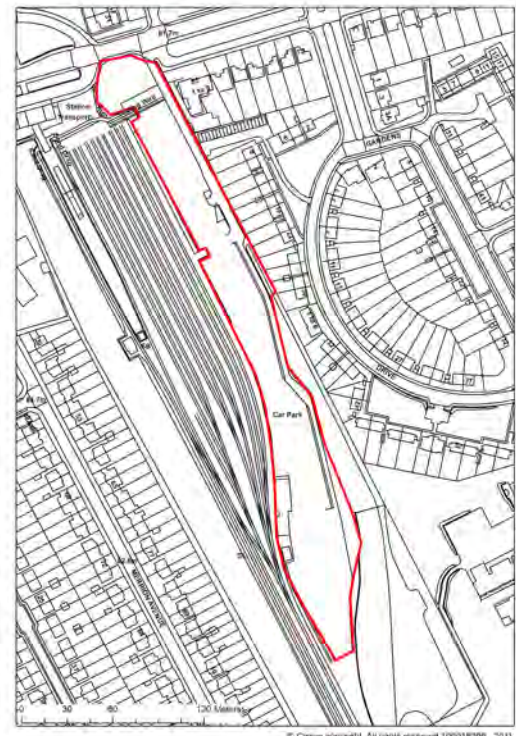
4.32 Planning permission granted 27th September 2007 for two and part three storey extension to office building to provide thirty five flats involving alterations to existing elevations, new landscaping treatment, enhanced car parking layout and cycle storage provision (P/1220/07). The planning permission was renewed with a decision being issued on 23rd May 2011 (LPA Ref. P/1444/10).

Commentary

4.33 The site is suitable for comprehensive residential development. The setting of the adjoining Kerry Avenue Conservation Area and locally listed Stanmore Station should be considered in any application for this site.

Sites without Planning Permission

SITE H14: LAND AT STANMORE STATION, LONDON ROAD, STANMORE, HA7 4PD



Site Details

Site Area:	1.45 hectares
Existing Use:	Transport for London car park (Stanmore Station)
Number of Homes (gross):	44
Number of Homes (net):	44
Other Uses Proposed:	Retention of adequate car parking provision
Ward:	Canons
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3

Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation Importance (borough importance grade II)
Listed Building/Conservation Area:	Adjacent to Stanmore Station locally listed building and Kerry Avenue Conservation Area
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.34 None.

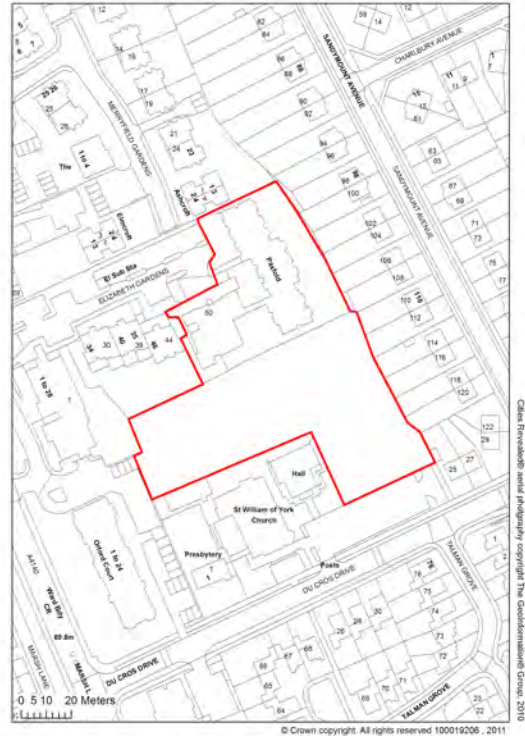
Commentary

4.35 The site is suitable for partial residential development with retention of an appropriate amount of station car parking to help meet demand generated by commuters and in connection with major events at Wembley stadium. The housing capacity figure shown is indicative, based on half of the site being redeveloped for housing. Any planning application for the redevelopment of the site should be supported by evidence of car parking demand and show how that demand will be met by the re-provision of car parking capacity on the site or elsewhere.

4.36 There is a significant fall in site levels away from London Road, which bounds the site to the north. The existing surface car park provides disabled persons' access to Stanmore Station. A further objective for the development of the site will therefore be the provision of improved alternative disabled persons' access, both from the principal station building on London Road and from the replacement car parking facility.

4.37 The site also has potential to contribute to the Borough's Green Grid by forming a footpath between Dalkeith Grove and London Road (as part of strategic green link between Canons Park Stanmore Country Park, providing public access to the adjacent Site of Importance for Nature Conservation). The setting of the adjoining Kerry Avenue Conservation Area and locally listed Stanmore Station should also be considered.

SITE H15: PAXFOLD, ELIZABETH GARDENS, STANMORE, HA7 4UG



Site Details

Site Area:	0.813
Existing Use:	Sheltered Accommodation and Open Space
Number of Homes:	Replacement sheltered housing (capacity to be determined)
Other Uses Proposed:	Reconfigured open space (if appropriate)
Ward:	Canons
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2
Town Centre:	No
Employment Land:	No

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Designated Open Space
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.38 None

Commentary

4.39 The existing complex is a 1970/80s sheltered housing development. The site is suitable for redevelopment to provide replacement sheltered housing to modern standards of comfort and accessibility. The site boundary includes land designated as open space. In redeveloping the site, there should be no net loss of open space. However, subject to an assessment of the amenity value of trees on the open space (and any subsequent requirement for their retention), there may be potential re-provide the open space to enhance community access to this important local asset.

4.40 The design and layout of development on this site must be sensitive to the setting of the grade II listed Church of St William of York which adjoins the site on its south side.

SITE H16: GILLIAN HOUSE, ELMS ROAD, HARROW WEALD, HA3 6BU



Site Details

Site Area:	0.253
Existing Use:	Sheltered Accommodation
Number of Homes:	Replacement sheltered housing (capacity to be determined)
Other Uses Proposed:	None
Ward:	Harrow Weald
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2
Town Centre:	No
Employment Land:	No

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Adjacent to Green Belt
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation (borough importance grade II)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.41 None.

Commentary

4.42 The existing complex is a 1970/80s sheltered housing development. The site is suitable for redevelopment to provide replacement sheltered housing to modern standards of comfort and accessibility. The site adjoins part of Harrow Weald (old) cemetery which forms a part of the Green Belt and contains a number of mature trees which will need to be considered and protected as part of the design and layout of any redevelopment.

SITE H17: WOLSTENHOLME, RECTORY LANE, STANMORE, HA7 4AQ



Site Details

Site Area:	0.251
Existing Use:	Sheltered Accommodation
Number of Homes:	Replacement sheltered housing (capacity to be determined)
Other Uses Proposed:	None
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1a-1b
Town Centre:	No
Employment Land:	No

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Adjacent open space (part of Stanmore Park)
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Adjacent to Old Church Lane Conservation Area; boundary wall to east locally listed; opposite St. John the Evangelist (listed)
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Adjacent to Old Church Lane archaeological priority area
Other:	Adjacent to a Green Chain (part of Stanmore Park)

Relevant Planning History

4.43 None.

Commentary

4.44 The existing complex comprises an late Victorian/Edwardian villa fronting Rectory Lane with a two storey, staggered 1970/80s complex to the rear forming sheltered accommodation. The site is suitable for redevelopment to provide replacement sheltered housing to modern standards of comfort and accessibility. However this is a long, narrow site and care will be needed to preserve and enhance the adjoining conservation area (which includes a number of mature trees at the boundary) and to safeguard the amenity of occupiers of property which face the site at the neighbouring Stanmore Park development.

4.45 The design and layout of development on this site must be sensitive to the setting of the adjoining conservation area and the grade II listed Church of St John the Evangelist which faces the site, and should ensure the protection of the adjoining boundary wall.

Edgware and Burnt Oak Sub Area

Sites with Planning Permission

SITE H18: EDGWARE TOWN FOOTBALL CLUB, BURNT OAK BROADWAY, EDGWARE, HA8 5AQ



Site Details

Site Area:	1.22 hectares
Existing Use:	Former Edgware Town Football Club and associated car parking
Number of Homes (gross):	189
Number of Homes (net):	189
Other Uses Proposed:	None
Ward:	Edgware
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 2 and 3 (medium and high probability)
Public Transport Accessibility Level:	2-4
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Open Space
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.46 On 22nd April 2010 outline planning permission was granted for the development of 189 dwellings (P/1941/07).

Commentary

4.47 The redevelopment of the site was approved by the Council as a means of realising a development plan objective to bring 7.25 hectares of open space at Prince Edward Playing Fields back into community use. The development of the site should continue to support that objective. Proposals that do not support that objective will be required to retain the open space on the site and make it accessible to the community.

4.48 The designated open space on the site is located within Flood Zone 3A. In the first instance development on the site should be directed to those parts of the site in Flood Zones 1 & 2. If development in Flood Zone 3A is necessary, the site specific Flood Risk Assessment should address the exception test. Specifically, whether there are sustainability benefits to the wider community that outweigh flood risk, and whether the development will be safe and reduce flood risk overall.

4.49 Thames Water have highlighted that there may be insufficient waste water capacity in this area. Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.

4.50 The site is within close proximity to one of National Grid's high voltage underground cables. Developers should contact the National Grid to ensure any issues arising from this can be resolved.

4.51 Any development should be sequentially located to areas of the site with lowest flood risk. More vulnerable uses should be located in the area of lowest risk.

Sites without Planning Permission

SITE H19: HILL'S YARD, BACON LANE, EDGWARE, HA8 5AR



Site Detail

Site Area:	0.26 hectares
Existing Use:	Lock up garages and B1/B2 industrial uses
Number of Homes (gross):	28
Number of Homes (net):	28
Other Uses Proposed:	None
Ward:	Edgware
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2-3
Town Centre:	No

Site Allocations Pre-Submission DPD

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

4.52 None

Commentary

4.53 The site is suitable for residential use only.

SITE H20: 19 BUCKINGHAM ROAD, EDGWARE, HA8 6LY



Site Details

Site Area:	0.128 hectares
Existing Use:	Council offices
Number of Homes (gross):	7
Number of Homes (net):	7
Other Uses Proposed:	Community uses
Ward:	Edgware
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3-4
Town Centre:	No
Employment Land:	No

Site Allocations Pre-Submission DPD

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

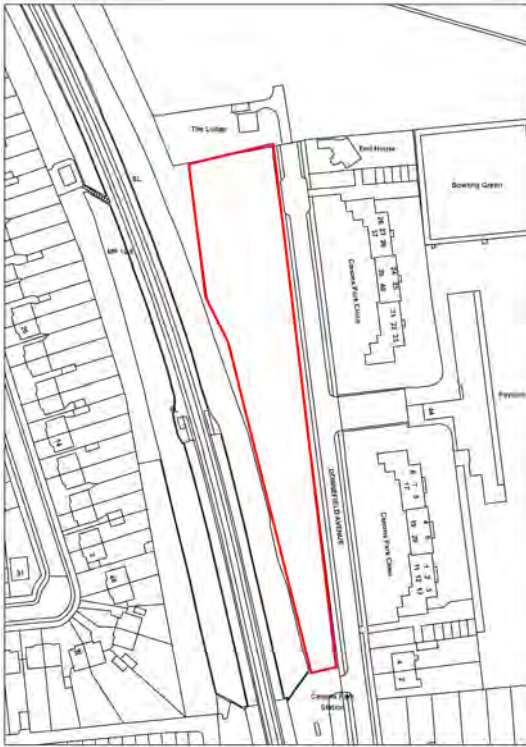
Relevant Planning History

4.54 On 5th July 2012 the Council refused planning permission for the change of use of the premises from offices to a children's nursery and educational centre together with a two storey side to rear extension, provision of car parking, landscaping and refuse storage, a timber canopy over a play area, external alterations and a front boundary wall (P/1266/12).

Commentary

4.55 The site is suitable for residential development and community use.

SITE H21: LAND AT CANONS PARK STATION, DONNEFIELD AVENUE, CANONS PARK, HA8 6RN



Site Details

Site Area:	0.41 hectares
Existing Use:	Transport for London car park (Canons Park Station)
Number of Homes (gross):	17
Number of Homes (net):	17
Other Uses Proposed:	Retention of adequate car parking provision
Ward:	Canons
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No

Site Allocations Pre-Submission DPD

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Adjacent to Canons Park Metropolitan Open Land
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation Importance (borough importance grade II)
Listed Building/Conservation Area:	Adjacent to Canons Park Estate Conservation Area
Historic Park and Garden:	Adjacent to Canons Park Registered Historic Park and Garden
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.56 None

Commentary

4.57 The site is suitable for partial residential development with retention of an appropriate amount of station car parking to help meet demand generated by commuters and in connection with major events at Wembley stadium. The housing capacity figure shown is indicative, based on half of the site being redeveloped for housing. Any planning application for the redevelopment of the site should be supported by evidence of car parking demand and show how that demand will be met by the re-provision of car parking capacity on the site or elsewhere.

4.58 To the north of Donnefield Avenue is Canons Park, designated as Metropolitan Open Land and a Registered Historic Park and Garden. The design and layout of development on the site should be sensitive to these designations and to the amenities of occupiers of residential property on the opposite side of Donnefield Avenue. Both Canons Park and the railway embankment form a part of a Site of Importance for Nature Conservation (borough importance grade II) which should also be taken into consideration when formulating proposals for the site.

Harrow and Wealdstone Sub Area (excluding the Intensification Area)

Sites with Planning Permission

SITE H22: 5-11 MANOR ROAD, HARROW, HA1 2NZ



Site Details

Site Area:	0.202 hectares
Existing Use:	Two pairs of semi-detached houses
Number of Homes (gross):	14
Number of Homes (net):	10
Other Uses Proposed:	None
Ward:	Greenhill
Core Strategy Sub Area:	Harrow and Wealdstone (outside of Intensification Area)

Planning Designations

Flood Zone:	Zone 1 (low probability)
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Site Allocations Pre-Submission DPD

Public Transport Accessibility Level:	1a-1b
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.59 Planning permission for the demolition of four houses and the construction of two houses and twelve flats with access, car parking and landscaping was allowed, on appeal, on 11th June 2008 (P/2604/07).

Commentary

4.60 The site is suitable only for residential development.

SITE H23: FORMER TYNEHOLME NURSERY, HEADSTONE DRIVE, WEALDSTONE, HA1 4UQ



Site Details

Site Area:	0.22 hectares
Existing Use:	Children's nursery
Number of Homes (gross):	15
Number of Homes (net):	15
Other Uses Proposed:	None
Ward:	Marlborough
Core Strategy Sub Area:	Harrow and Wealdstone (outside of Intensification Area)

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No

Site Allocations Pre-Submission DPD

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.61 On 19th January 2011 the Council granted planning permission for the demolition of the existing day care and nursery buildings and the erection of a 41 bed care home for the elderly, together with associated car parking and landscaping improvements (P/2437/10).

Commentary

4.62 The site is suitable for residential use only.

Sites without Planning Permission

SITE H24: 16-24 LOWLANDS ROAD, HARROW, HA1 3AT



Site Details

Site Area:	0.07 hectares
Existing Use:	Vacant land
Number of Homes (gross):	9
Number of Homes (net):	9
Other Uses Proposed:	None
Ward:	Greenhill
Core Strategy Sub Area:	Harrow and Wealdstone (outside of Intensification Area)

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	5

Site Allocations Pre-Submission DPD

Town Centre:	Adjacent to Harrow town centre
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Adjacent to Roxborough Park & The Grove Conservation Area and 26-40 Lowlands Road (locally listed)
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

4.63 On 26th October 2006 the Council granted planning permission for the redevelopment of the site to provide a single, two and three storey block of 9 dwellings with basement car parking (resident permit restricted).

Commentary

4.64 The site is suitable for residential development only. The site has a prominent frontage to Lowlands Road and facing the railway, but a sensitive relationship at the rear with existing, neighbouring residential property. The design and layout of development must also be sensitive to the relationship with the adjoining parade of single storey, locally listed shops and to the setting of the adjacent conservation area.

Summary of Housing Development Site Capacity

Summary of Housing Development Site Capacity

Site Allocation Number	Site Allocation Address	Housing Capacity (gross)	Housing Capacity (net)	Other uses
H1	1-5 Sudbury Hill, Harrow, HA1 3SB	54	49	None
H2	92-116 Greenford Road, Harrow, HA1 3QL	58	58	None
H3	79-89 Greenford Road, Harrow, HA1 3QF	20	20	None
H4	205-209 Northolt Road, South Harrow, HA2 0NG	10	7	None
H5	1 & 1A Silverdale Close, Northolt, UB5 4BL	6	6	None
H6	Former Matrix P.H., 219 Alexandra Avenue, South Harrow, HA2 9DL	29	28	None
H7	Former Vaughan Centre, Wilson Gardens, West Harrow, HA1 4EA	13	13	None
H8	Former Rayners Hotel, 23 Village Way East, Rayners Lane, HA2 7LX	20	19	Town centre and/or community uses
H9	Land at Rayners Lane Station, High Worple, Rayners Lane, HA5 5EG	50	50	Car parking
H10	North Harrow Library and Children's Services, 429/433 Pinner Road, North Harrow, HA1 4HN	18	18	Replacement library and town centre uses
H11	Enterprise House, 297 Pinner Road, North Harrow, HA1 4HS	6	6	None
H12	Rear of 57-65 Bridge Street, Pinner, HA5 3HZ	26	26	None
H13	Jubilee House, Merrion Avenue, Stanmore, HA7 4RS	35	35	None
H14	Land at Stanmore Station, London Road, Stanmore, HA7 4PD	44	44	Car parking

Site Allocations Pre-Submission DPD

Site Allocation Number	Site Allocation Address	Housing Capacity (gross)	Housing Capacity (net)	Other uses
H15	Paxfold, Elizabeth Gardens, Stanmore, HA7 4UG	Sheltered housing		Reconfigured open space (if appropriate)
H16	Gillian House, Elms Road, Harrow Weald, HA3 6BU	Sheltered housing		None
H17	Wolstenholme, Rectory Lane, Stanmore, HA7 4AQ	Sheltered housing		None
H18	Edgware Town Football Club, Burnt Oak Broadway, Edgware, HA8 5AQ	189	189	None
H19	Hill's Yard, Bacon Lane, Edgware, HA8 5AR	28	28	None
H20	19 Buckingham Road, Edgware, HA8 6LY	7	7	Community use
H21	Land at Canons Park Station, Donnefield Avenue, Canons Park, HA8 6RA	17	17	Car parking
H22	5-11 Manor Road, Harrow, HA1 2NZ	14	10	None
H23	Former Tyneholme Nursery, Headstone Drive, Wealdstone, HA1 4UQ	15	15	None
H24	16 - 24 Lowlands Road, Harrow	9	9	None
Totals:		668 (gross)	654 (net)	-

Strategic Previously-Developed Sites in the Green Belt **Chapter 5**

Site Allocations Pre-Submission DPD

SITE GB1: FORMER RAF BENTLEY PRIORY, THE COMMON, STANMORE



Site Details

Site Area:	5.6 hectares
Existing Use:	Vacant (formerly RAF Bentley Priory)
Number of Homes (gross):	103
Number of Homes (net):	103
Other Uses Proposed:	Museum
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1a-1b
Town Centre:	No
Employment Land:	No

Area of Special Character:	Harrow Weald Ridge Area of Special Character
Green Belt/Metropolitan Open Land/Open Space:	Green Belt
SSSI/Site of Importance for Nature Conservation:	Adjacent to SSSI, Site of Importance for Nature Conservation Importance (metropolitan importance) and Local Nature Reserve
Listed Building/Conservation Area:	Bentley Priory Grade II* Listed
Historic Park and Garden:	Part of Bentley Priory Grade II Historic Park and Garden
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	A number of Tree Preservation Orders protect trees of amenity importance within the site

Relevant Planning History

5.1 On 23rd July 2008 the Council resolved to grant planning permission, subject to statutory referrals and completion of a section 106 Planning Obligation, for the change of use of Bentley Priory to provide a museum/educational facility, associated listed building alterations, and the development of 103 dwellinghouses in the grounds with parking and access, landscaping, open space provision, ancillary staff accommodation and an energy centre (P/1452/08). On 13th September 2010 the Council formally granted planning permission for the development.

Commentary

5.2 This site is a strategic, previously-developed site within the Green Belt because of the need to secure the future of the site's significant heritage and the desirability of securing the Battle of Britain Museum on the site.

5.3 The former RAF Bentley Priory occupies part of the Borough's Green Belt at The Common, Stanmore. The site was identified as surplus to Ministry of Defence requirements and vacated by the RAF in 2008. At the heart of the site is a grade II* listed former mansion house of some architectural and national historic importance. However throughout the rest of the site are many 20th Century additions and separate building complexes constructed to meet the needs of the RAF and which are now redundant. Redevelopment of the site offers the opportunity to improve the site's contribution to the openness of the Green Belt, to restore the listed building and to create a museum dedicated to the important work carried out by the RAF on the site in World War 2. The site and its surroundings include other features of historic interest, as well as archaeological and biodiversity designations, which must be safeguarded from the impacts of development. A supplementary planning document to guide the site's redevelopment was adopted by the Council in 2008.

5.4 Thames Water have highlighted that there may not be sufficient waste water capacity in this area. Therefore, developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems

Site Allocations Pre-Submission DPD

for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.

SITE GB2: ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, BROCKLEY HILL, STANMORE, HA7 4LP



Site Details

Site Area:	35 hectares
Existing Use:	Hospital and open land
Number of Homes (gross):	127
Number of Homes (net)	127
Other Uses Proposed:	None
Ward:	Canons
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1a-1b
Town Centre:	No

Site Allocations Pre-Submission DPD

Employment Land:	No
Area of Special Character:	Harrow Weald Ridge Area of Special Character
Green Belt/Metropolitan Open Land/Open Space:	Green Belt
SSSI/Site of Importance for Nature Conservation:	Sites of Importance for Nature Conservation (Metropolitan and Borough Importance grade I)
Listed Building/Conservation Area:	Adjacent to Little Common Conservation Area and Brockley Hill Farm House (grade II listed)
Historic Park and Garden:	No
Scheduled Ancient Monument:	Site AM5: Obelisk Site AM6: Romano-British pottery and settlement of Svlloniaca
Archaeological Priority Area:	No
Other:	The site is the subject of an area-wide Tree Preservation Order

Relevant Planning History

5.5 On 15th January 2007 outline planning permission was granted for the partial redevelopment of the site to provide a new hospital and associated facilities, housing, a revised road junction, car parking and open space (P/1704/05). Outline planning permission P/1220/07 was renewed in March 2010 and the PFI scheme for the re-development of the hospital is set to proceed.

Commentary

5.6 This site is a strategic, previously-developed site within the Green Belt because of the need to secure the modernisation of nationally significant health care facilities.

5.7 The Royal National Orthopaedic Hospital is a nationally and internationally recognised facility located in the Green Belt at Brockley Hill, Stanmore. The hospital complex is spread over a substantial site area and occupies many outdated, substandard buildings. Redevelopment of the site offers the potential to provide a modern, fit for purpose accommodation that befits the hospital's status and to improve the openness of the site by rationalising the existing complex of buildings. The desirability of providing new accommodation for the hospital is a significant consideration and may constitute very special circumstances for some enabling development that would otherwise be inappropriate development in the Green Belt. The site and its surroundings include features of archaeological, biodiversity and heritage importance which must be safeguarded from the impacts of development.

5.8 Thames Water have highlighted that there may be issues with the capacity of waste water infrastructure in this area. Therefore developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would

not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.

SITE GB3: HARROW COLLEGE, BROOKSHILL, HARROW WEALD, HA3 6RR

Picture 5.1



Site Details

Site Area:	2.3 hectares (0.75 hectares approx. built footprint)
Existing Use:	College (Education)
Number of Homes (gross):	40
Number of Homes (net):	40
Other Uses Proposed:	Cemetery extension
Ward:	Harrow Weald
Core Strategy Sub Area:	Harrow Weald and Stanmore

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2

Town Centre:	No
Employment Land:	No
Area of Special Character:	Yes
Green Belt/Metropolitan Open Land/Open Space:	Yes
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Locally Listed (Proposed)
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

5.9 None

Commentary

5.10 This site is a strategic, previously-developed site within the Green Belt because of the potential it provides to fund improved educational facilities on the more accessible Lowlands Road campus within Harrow town centre.

5.11 Harrow College is spread over two sites with the principal campus located in Lowlands Road, Harrow town centre. The consolidation of the College onto the Lowlands Road site would release land and buildings at the Harrow Weald campus for alternative use and redevelopment. Parts of the site (outlined in blue) are substantially open in character and should remain so; redevelopment will be confined to the red site boundary shown above and reproduced on the adopted Policies Map. The original college building on the site is of some local architectural and historic merit and every effort should be made to retain it. However the wider complex contains many later additions, the potential redevelopment of which could secure rationalisation of built form and enhance the site's contribution to Green Belt openness.

5.12 Open land to the north of the existing complex of buildings could form an extension to Harrow Weald cemetery. The Council will seek the investigation of this possibility as part of any proposal for the development of the site, consistent with paragraph 10.11 of the Harrow Core Strategy (2012).

5.13 The housing capacity figure has been estimated using the London Plan sustainable residential quality density matrix, in accordance with the methodology set out at Appendix 2 but using the built footprint of the site (0.75 hectares) as the site area.

SITE GB4: WOOD FARM, WOOD LANE, STANMORE, HA7 4LJ



Site Details

Site Area:	25
Existing Use:	Farm and Open Space
Number of Homes (gross):	10
Number of Homes (net):	9
Other Uses Proposed:	Nature Reserve/Country Park extension
Ward:	Stanmore
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
PTAL	1a/1b
Town Centre:	No
Employment Land:	No

Area of Special Character:	Yes
Green Belt/Metropolitan Open Land/Open Space:	Green Belt
SSSI/Site of Importance for Nature Conservation:	Site of Importance for Nature Conservation (Part Borough grade 2 and Part Metropolitan importance)
Listed Building/Conservation Area:	Yes - Part Little Common Conseration Area, Stanmore
Historic Park and Garden:	No
Scheduled Ancient Monument:	Yes - Grims Dyke Ditch
Archaeological Priority Area:	No
Other:	No

Relevant Planning History

5.14 On 17th November 2009 and following a public inquiry the Secretary of State approved a planning application for the development of 10 dwellings on land at Wood Farm and for the change of use

Commentary

5.15 This site is to become an extension of Stanmore Country park, as a nature reserve. A small number of housing units have been granted permission to enable the rest of the site to become part of the Country Park.

5.16 The Wood Farm site comprises an area of mainly open land and occupies an elevated position on the Harrow Weald Ridge to the north east of Stanmore district centre, affording exceptional views to the south over much of London. Pear Wood, an area of ancient woodland, adjoins to the east and StanmoreCountryPark is located along the southern and south western boundary. Most of Wood Farm is classified as a Site of Borough Importance for Nature Conservation. Formerly a pig farm, the Wood Farm site has not been used for agricultural purposes for many years. Much of the area has been tipped, and many of the former agricultural buildings, grouped in the north east corner of the site close to Wood Lane, are now in a dilapidated state. Several substantial, but now derelict, pig farm buildings and large areas of hardstanding occupy the central part of the site. Agricultural use of the Wood Farm site is no longer considered to be viable. Inclusion of the site within the adjoining CountryPark, however, would create the opportunity to secure public access to a significant area of open space for the first time and, in addition, help to preserve the site's nature conservation interest and improve the landscape. An enabling development on part of the site occupied by former agricultural buildings, in conjunction with the removal of the derelict pig farm buildings elsewhere, would facilitate this opportunity and secure a significant and material improvement in the openness of this part of the Green Belt.

Summary of Strategic Previously-Developed Sites in the Green Belt Development Site Capacity

Summary of Previously-Developed Sites in the Green Belt Development Site Capacity

Site Allocation Number	Site Allocation Address	Housing Capacity (gross)	Housing Capacity (net)	Other uses
GB1	Former RAF Bentley Priory, The Common, Stanmore	103	103	Museum
GB2	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore, HA7 4LP	127	127	Hospital
GB3	Harrow College, Brookshill, Harrow Weald, HA3 6RR	40	40	Cemetery
GB4	Wood Farm, Wood Lane, Stanmore, HA7 4LJ	10	9	Country Park extension
Totals:		280 (gross)	279 (net)	-

Open Spaces Chapter 6

Site Allocations Pre-Submission DPD

Open Space

6.1 The National Planning Policy Framework (2012) reaffirms the Government's commitment to Green Belts and to the protection from development of existing open space, sports and recreation land (including playing fields). Indeed, encouragement for the reuse of previously-developed land and recognition of the often multiple functions of open land form two of the twelve core planning principles for sustainable development set out in the Framework. The London Plan (2011) supports the current extent of Metropolitan Open Land across the capital and continues to afford it the same level of protection as the Green Belt. The loss of local open space is also resisted by the London Plan unless equivalent or better quality provision is made within the local area.

6.2 There is a total of 1,708 hectares of open space in the Borough. This comprises 1,088 hectares of Green Belt, 313 hectares Metropolitan Open Land and 307 hectares of designated open space. Harrow's PPG 17 Open Space, Sport and Recreation Study (2010) found there to be existing and projected future shortfalls in the availability of open space over the plan period, and in this context the Core Strategy establishes a presumption against any net loss of open space regardless of ownership and accessibility⁽¹⁸⁾. The Council is committed to the implementation of a local 'Green Grid' which will seek to manage and link open space as an interconnected resource of green infrastructure, to the benefit of human health and wellbeing, biodiversity, flood mitigation and climate change adaptation.

6.3 Seven sites are identified for major, new uses of open space. They are:

- Land at Brigade Close, Harrow on the Hill (community outdoor sport use);
- Land to the rear of 121-255 (odds) Pinner Road, West Harrow (a new nature reserve);
- Harrow Weald Park, Brookshill, Harrow Weald (a new publicly accessible semi-natural greenspace);
- Glenthorne, Common Road, Stanmore (extension to Bentley Priory open space);
- The Santway, Clamp Hill, Stanmore (a new publicly accessible semi-natural greenspace);
- Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue, Edgware (continued development for community outdoor sports use); and
- Whitchurch Playing Fields, Whitchurch Lane, Belmont (community outdoor sports use).

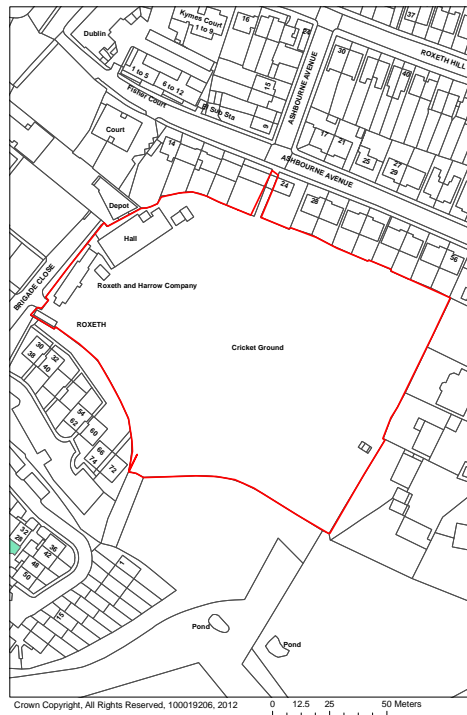
6.4 Following the audit of sites carried out as part of the PPG 17 Open Spaces, Sports and Recreation Study (2010) and officer observations, a number of minor changes to the boundaries of existing designated open space are required. In addition, some open spaces are afforded open space designation and again these have been identified through the Study and officer observations. Collectively these spaces provide amenity greenspaces for residents, contribute to local character and amenity, and have environmental benefits.

6.5 The revised boundaries and new open spaces are shown on the adopted policies map. Changes to the open space designation within the Harrow & Wealdstone Intensification Area are dealt with in the Area Action Plan and, again, are shown on the adopted Policies Map.

18 Paragraph 4.11, Harrow Core Strategy (2012).

Major Open Space Sites

SITE MOS1: LAND AT BRIGADE CLOSE, HARROW ON THE HILL



Site Details

Site Area:	1.60 hectares
Existing Use:	Playing Field
Proposed Allocation:	Community outdoor sports use
Ward:	Harrow on the Hill
Core Strategy Sub Area:	Harrow on the Hill and Sudbury Hill

Planning Designations

Flood Zone:	Zone 1 (low probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	Harrow on the Hill Area of Special Character

Site Allocations Pre-Submission DPD

Green Belt/Metropolitan Open Land/Open Space:	Metropolitan Open Land
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Roxeth Hill Conservation Area adjacent
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Commentary

6.6 The site comprises a playing field within Metropolitan Open Land, but is publicly inaccessible. Harrow's PPG 17 Study includes the land at Brigade Close as a candidate site for the provision of additional outdoor sport pitches. In making the site publicly accessible, attention must be paid to ensuring the security of neighbouring residential property. Proposals must also ensure that the Harrow on the Hill Area of Special Character and adjacent conservation area are not compromised.

SITE MOS2: LAND REAR OF 121-255 (odds) PINNER ROAD, WEST HARROW



Site Details

Site Area:	0.9 hectares
Existing Use:	Woodland/wasteland
Proposed Allocation:	Nature Reserve
Ward:	Headstone South
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No

Site Allocations Pre-Submission DPD

SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

6.7 On 19th March 1999 the Council granted planning permission for the use of this site as a wildlife reserve (WEST/67/99/FUL).

Commentary

6.8 Harrow's PPG 17 Study projects a future shortfall against recommended standards of provision in Local Nature Reserve land. This site would deliver additional land in an area deficient in access to biodiversity⁽¹⁹⁾. The Council may consider enabling residential development on the part of the site fronting The Gardens where this secures the delivery of the rest of the site as a publicly accessible Local Nature Reserve. In making the site publicly accessible as a Local Nature Reserve, attention must be paid to ensuring the security of neighbouring residential property in Pinner Road and to the adjacent railway.

19 Greenspace Information for Greater London (2007).

SITE MOS3: HARROW WEALD PARK, BROOKSHILL, HARROW WEALD



Site Details

Site Area:	6.9 hectares
Existing Use:	Woodland
Proposed Allocation:	Public open space
Ward:	Harrow Weald
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	Harrow Weald Ridge Area of Special Character
Green Belt/Metropolitan Open Land/Open Space:	Green Belt

Site Allocations Pre-Submission DPD

SSSI/Site of Importance for Nature Conservation:	Site of Importance for Nature Conservation (Borough Importance grade II)
Listed Building/Conservation Area:	Part of Conservation Area
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

6.9 None

Commentary

6.10 The site comprises a substantial area of woodland in the Green Belt, but is publicly inaccessible. Harrow's PPG 17 Study includes Harrow Weald Park as a candidate site for the provision of additional natural and semi-natural greenspace. In making the site publicly accessible as a natural and semi-natural greenspace, attention must be paid to ensuring the security of neighbouring residential property.

SITE MOS4: GLENTHORNE, COMMON ROAD, STANMORE



Site Details

Site Area:	3.3 hectares
Existing Use:	Woodland
Proposed Allocation:	Public open space
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	Harrow Weald Ridge Area of Special Character
Green Belt/Metropolitan Open Land/Open Space:	Green Belt

Site Allocations Pre-Submission DPD

SSSI/Site of Importance for Nature Conservation:

Site of Importance for Nature Conservation (Metropolitan Importance)

Adjacent to Bentley Priory Site of Special Scientific Interest

Listed Building/Conservation Area:

Adjacent to Grade 2 listed Bentley Priory

Historic Park and Garden:

Bentley Priory Historic Park and Garden

Scheduled Ancient Monument:

No

Archaeological Priority Area:

No

Other:

N/A

Relevant Planning History

6.11 None

Commentary

6.12 The site comprises a substantial area of woodland in the Green Belt, but is publicly inaccessible. It is adjacent to Bentley Priory open space and it is therefore allocated as an extension to that open space. In making the site publicly accessible as a natural and semi-natural greenspace, attention must be paid to ensuring the security of neighbouring residential property.

SITE MOS5: THE SANTWAY, CLAMP HILL, STANMORE



Site Details

Site Area:	2.8 hectares
Existing Use:	Woodland
Proposed Allocation:	Public open space
Ward:	Harrow Weald
Core Strategy Sub Area:	Stanmore & Harrow Weald

Planning Designations

Flood Zone:	Zones 1 (low probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Green Belt

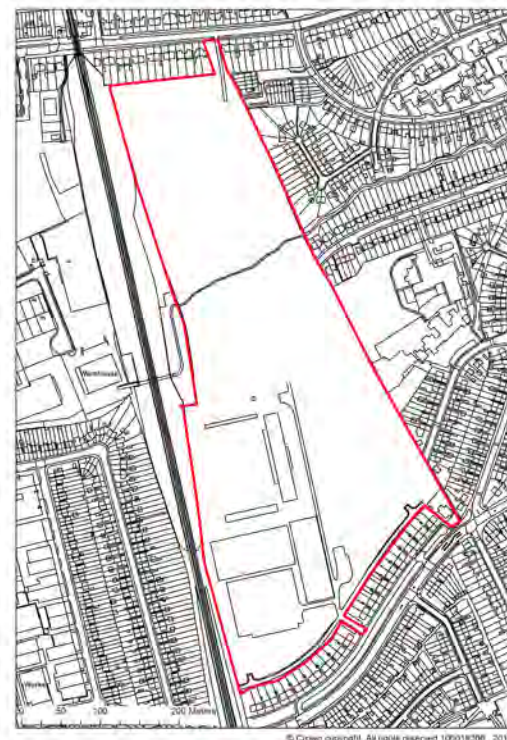
Site Allocations Pre-Submission DPD

SSSI/Site of Importance for Nature Conservation:	Site of Nature Conservation Importance (Borough importance grade II)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Commentary

6.13 The site comprises a substantial area of woodland in the Green Belt, but is publicly inaccessible. Harrow's PPG 17 Study includes The Santway as a candidate site for the provision of additional natural and semi-natural greenspace. In making the site publicly accessible as a natural and semi-natural greenspace, attention must be paid to ensuring the security of neighbouring residential property.

SITE MOS6: PRINCE EDWARD PLAYING FIELDS, WHITCHURCH LANE/CAMROSE AVENUE, EDGWARE



Site Details

Site Area:	17.3 hectares
Existing Use:	The Hive Football Academy
Proposed Allocation:	Community outdoor sports use
Ward:	Queensbury
Core Strategy Sub Area:	Kingsbury and Queensbury

Planning Designations

Flood Zone:	Zones 2 and 3 (medium and high probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Open Space

Site Allocations Pre-Submission DPD

SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation (Borough Importance grade II)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

6.14 On 8th April 2008 the Council granted planning permission for development on the site to provide an enlarged football stadium and clubhouse, together with floodlighting, playing pitches, banqueting facilities, health and fitness facilities and internal roads/parking (P/0002/07).

Commentary

6.15 The site now accommodates The Hive football academy and provides some of the best quality sports facilities in the Borough. This allocation supports such further outdoor sport development as may be required to enable the continued success of this important community facility. Development must make provision for community access to facilities and be consistent, in terms of design, siting and any other impacts, with the amenity of neighbouring residential occupiers.

6.16 Part of the Edgware Brook flows through the site and the site therefore includes some associated areas of medium and high probability flood risk. Development on the site will be directed to those parts of the site in lower flood risk, consistent with the vulnerability classification of the proposed development, in accordance with the NPPF sequential approach to development and flood risk.

SITE MOS7: WHITCHURCH PLAYING FIELDS, WEMBOROUGH ROAD, BELMONT



Site Details

Site Area:	10.707 hectares
Existing Use:	Playing Fields/Flood Storage
Proposed Allocation:	Community outdoor sports use
Ward:	Belmont
Core Strategy Sub Area:	Kenton and Belmont

Planning Designations

Flood Zone:	Zones 2 and 3 (medium and high probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Open Space

Site Allocations Pre-Submission DPD

SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Commentary

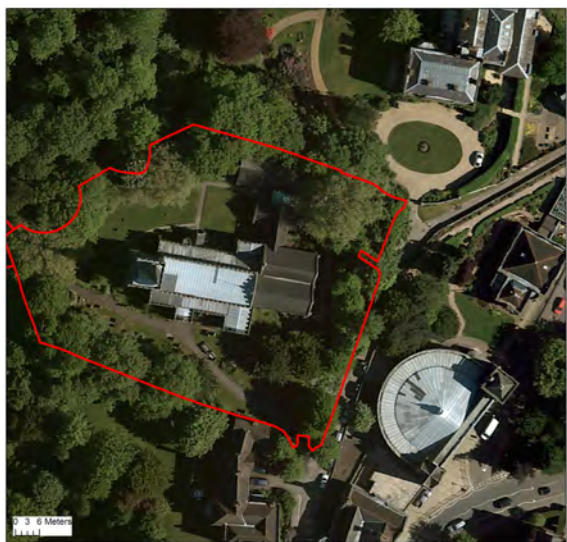
6.17 The site is currently open space and is an important recreational destination. The site is suitable for community outdoor sports use. Development will be restricted to the minimum necessary to support outdoor sports use, and must not prejudice the role of this site as a flood storage area. Note that part of the site is identified in this Site Allocations DPD as a new local Site of Importance for Nature Conservation (BD38); any outdoor sport use of this site must be compatible with and not prejudice the nature conservation value of the site.

6.18 Part of the Edgware Brook flows through the site and the site therefore includes some associated areas of medium and high probability flood risk. Development on the site will be directed to those parts of the site in lower flood risk, consistent with the vulnerability classification of the proposed development, in accordance with the NPPF sequential approach to development and flood risk.

Minor Open Space Designations

6.19 The following open space designations are focused on minor changes to existing open space boundaries, and new open space designations, as identified through the audit of sites carried out as part of Harrow's PPG17 Study (2010) and officer observations. The text accompanying each image explains which PPG 17 classification they fall under and the reason for inclusion. However, irrespective of typology, all of the spaces are designated as open space, and illustrated as such on the adopted policies map.

Site OS01: St. Mary's Church Yard, Harrow-on-the-Hill



6.20 Included as an extension to Metropolitan Open Land following the PPG 17 Study (churchyards and cemeteries typology).

Site OS02: Christchurch, Roxeth Hill, Harrow-on-the-Hill



6.21 Included as open space following the PPG 17 Study (churchyards and cemeteries typology).

Site OS03: Grange Road, Hornbuckle Close and Cowen Avenue, South Harrow



6.22 Included as open space following the PPG 17 Study (amenity green space).

Site OS04: Welbeck Road, West Harrow



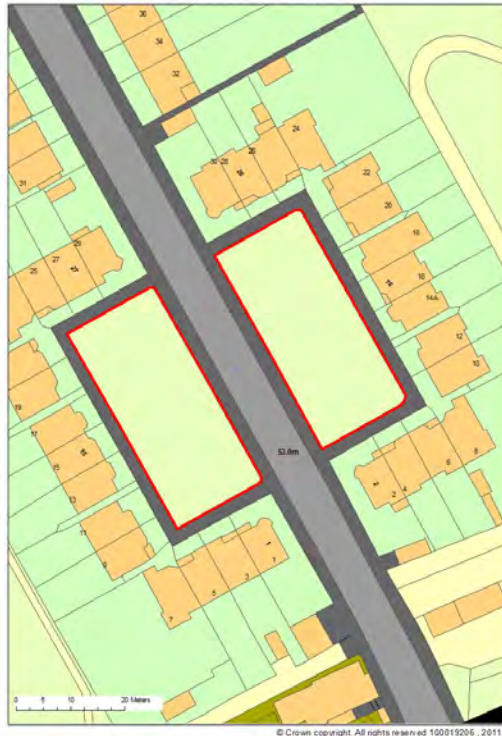
6.23 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS05: Grange Farm Estate, South Harrow



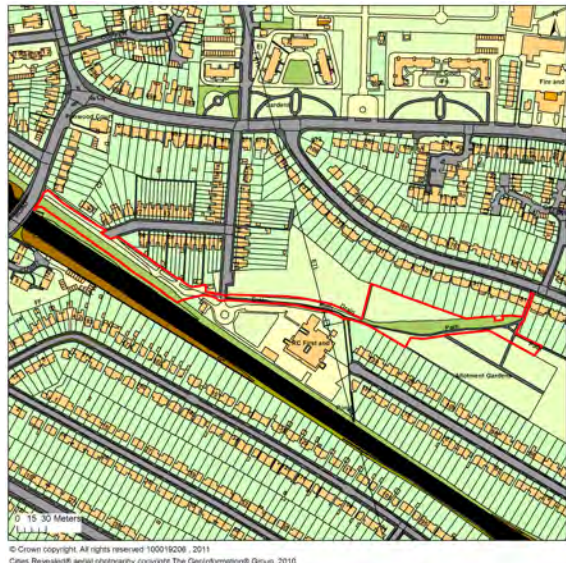
6.24 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS06: The Gardens, West Harrow



6.25 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS07: Woodlands Green Corridor, North Harrow

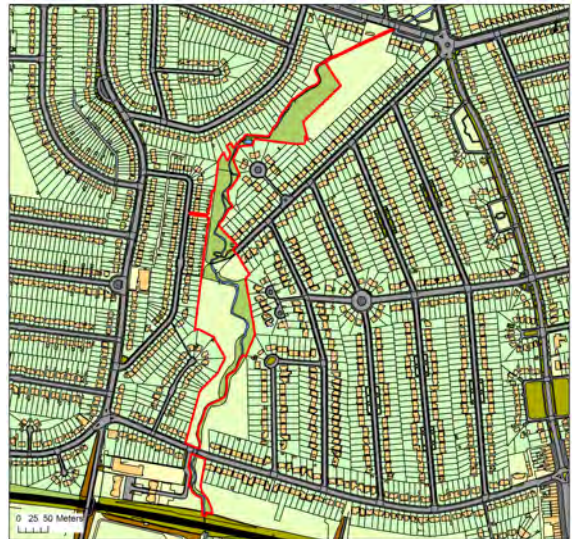


6.26 Amended boundaries of open space following the PPG 17 Study (green corridor typology).

Site OS08: Streamside Open Space, Rayners Lane



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6.27 Amended boundaries of open space following the PPG 17 Study (green corridor typology).

Site OS09: Streamside Open Space, Rayners Lane



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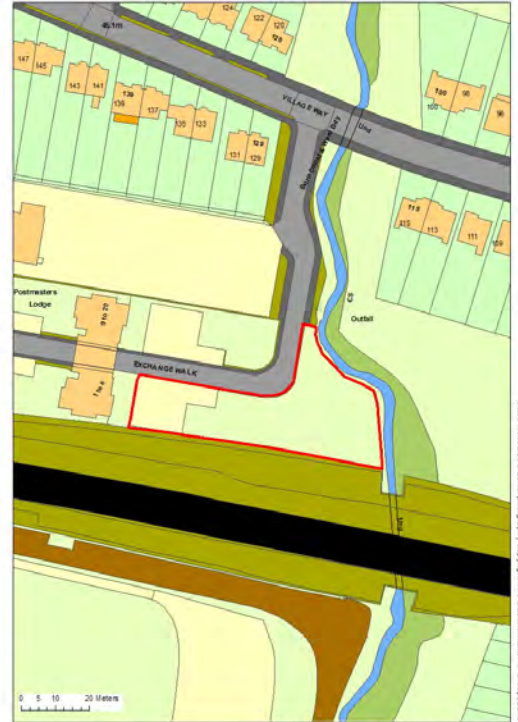
6.28 Amended boundaries of open space following the PPG 17 Study (allotments typology).

Site OS10: Woodlands Open Space, North Harrow



6.29 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS11: Exchange Walk, Rayners Lane



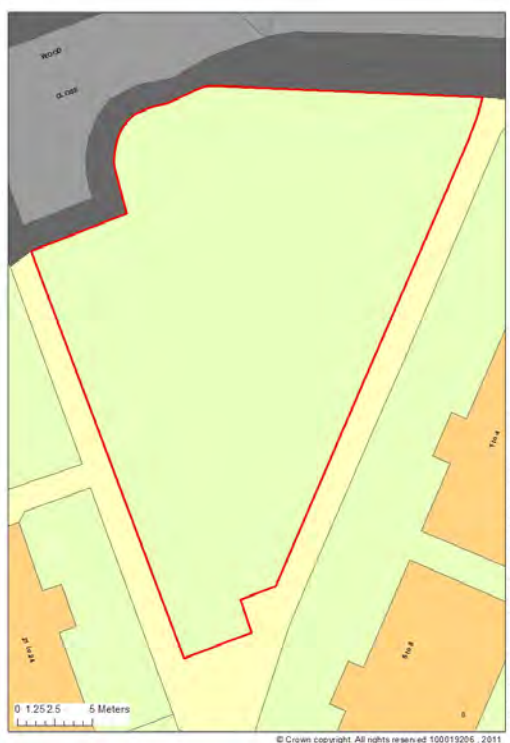
6.30 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS12: Honeybun Estate, The Springway and Lascelles Avenue, Harrow



6.31 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS13: Honeybun Estate, Wood Close, Harrow



6.32 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS14: Amenity Space at Jubilee Close, Pinner



6.33 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS15: Miller Close, Pinner Green



6.34 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS16: Verges, Waxwell Lane and Uxbridge Road, Pinner



6.35 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS17: Amenity Space at Dove Park, Hatch End



Site Allocations Pre-Submission DPD

6.36 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS18: Land Rear of 41/41A Sylvia Avenue, Hatch End



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6.37 Included as open space following the PPG 17 Study (green corridor typology).

Site OS19: Woodridings Stream and Verge, Uxbridge Road and Woodhall Avenue, Hatch End



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6.38 Included as open space following the PPG 17 Study (green corridor typology).

Site OS20: Amenity Space at Nursery Road, Pinner Green



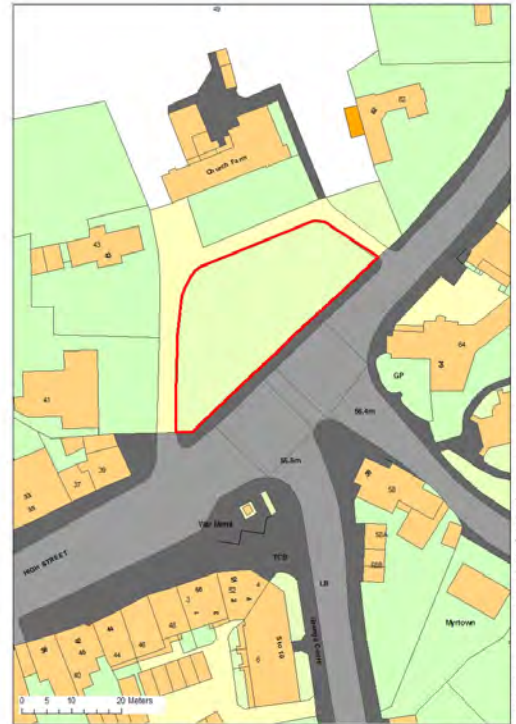
6.39 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS21: River Pinn Open Space, Bridge Street, Pinner



6.40 Included as open space following the PPG 17 Study (parks and gardens typology).

Site OS22: Church Farm Open Space, High Street, Pinner



6.41 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS23: St. John the Baptist's Church Yard, High Street, Pinner



6.42 Included as open space following the PPG 17 Study (churchyards and cemeteries typology).

Site OS24: Land fronting Pinner House, Church Lane, Pinner



6.43 Included as open space following the PPG 17 Study (amenity green space).

Site OS25: Tookes Green, Nower Hill, Pinner



6.44 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS26: Amenity Space at Pinner Grove and Grove Avenue, Pinner



6.45 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS27: Land Rear of 51-55 Cuckoo Hill Road, Pinner



6.46 Amended boundaries of open space following the PPG 17 Study (natural and semi-natural greenspace typology).

Site OS28: Celandine Way (Cannon Lane, Eastcote Road, Lloyd Court, Cranbourne Drive), Pinner



6.47 Amended boundaries of open space following the PPG 17 Study (green corridor typology).

Site OS29: Celandine Way Extension (Cannon Lane, Eastcote Road), Pinner



6.48 Included as open space following the PPG 17 Study (green corridor typology).

Site OS30: Cuckoo Hill, Pinner



6.49 Amended boundaries of open space following the PPG 17 Study (allotments typology).

Site OS31: Courtenay Avenue Verges, Harrow Weald



6.50 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS32: Land at Carmelite Way and Augustine Road, Harrow Weald



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6.51 Included as open space following the PPG 17 Study (green corridor typology).

Site OS33: Boniface Walk Verges, Harrow Weald



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6.52 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS34: Mepham Gardens and Mepham Crescent, Harrow Weald



6.53 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS35: Whittlesea Road, Harrow Weald



6.54 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS36: Boxtree Lane and Stafford Road, Harrow Weald



6.55 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS37: Langton Road, Harrow Weald



6.56 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS38: Uxbridge Road Island and Verges (nr. Carrington Square), Harrow Weald



6.57 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS39: Carmelite Road and Bancroft Road, Harrow Weald



6.58 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS40: Carmelite Close, Harrow Weald



6.59 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS41: Kelvin Crescent, Harrow Weald



6.60 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS42: Winston Close and Richmond Gardens



6.61 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS43: Kenmore Avenue and Daintry Close, Wealdstone



6.62 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS44: Sitwell Grove, Stanmore



6.63 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS45: North Verges, London Road, Stanmore



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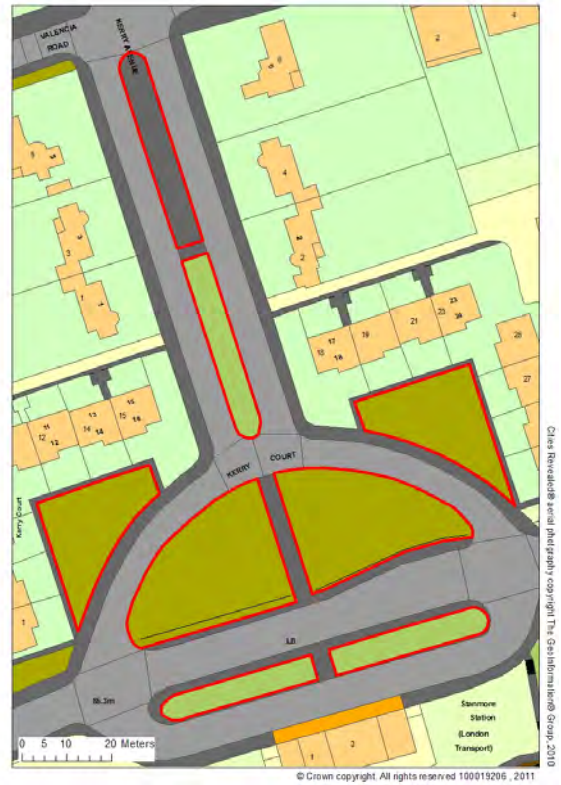
6.64 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS46: South Verges, London Road, Stanmore



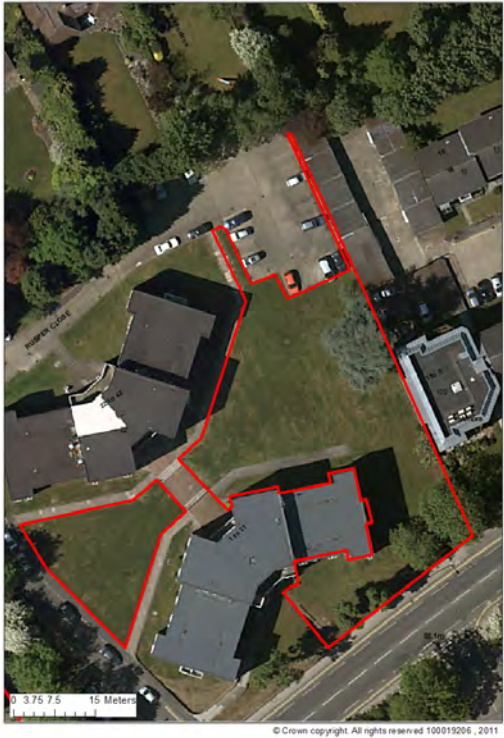
6.65 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS47: Kerry Court, Kerry Avenue and Stanmore Station, London Road, Stanmore



6.66 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS48: Rusper Close, London Road, Stanmore



6.67 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS49: Dingle Court, London Road, Stanmore



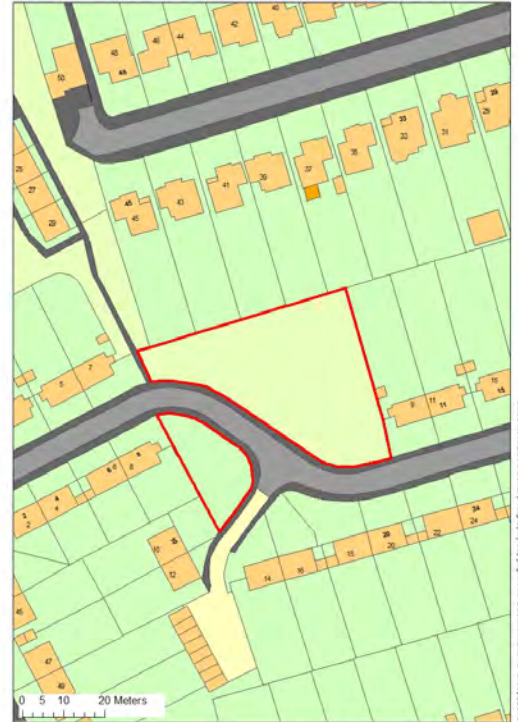
6.68 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS50: Westbere Drive and Morecambe Gardens, Stanmore



6.69 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS51: Tintagel Drive, Stanmore



6.70 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS52: Marsh Lane Verges, Stanmore



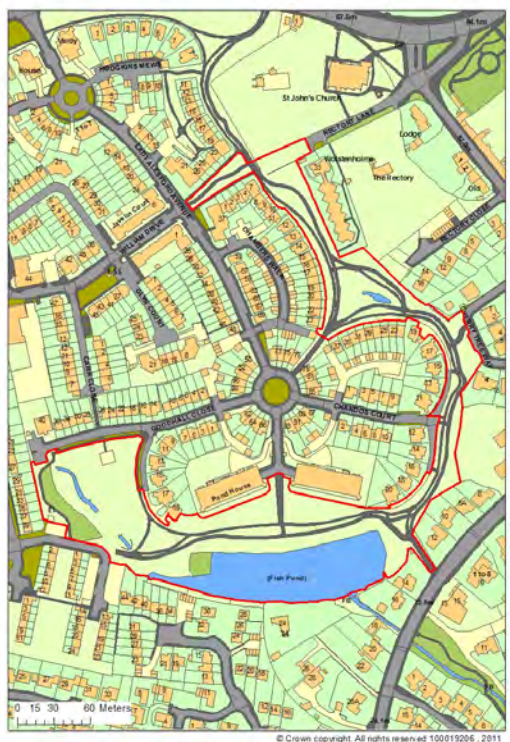
6.71 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS53: Amenity Space, Dene Gardens, Stanmore



6.72 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS54: Lady Aylesford Drive, Stanmore



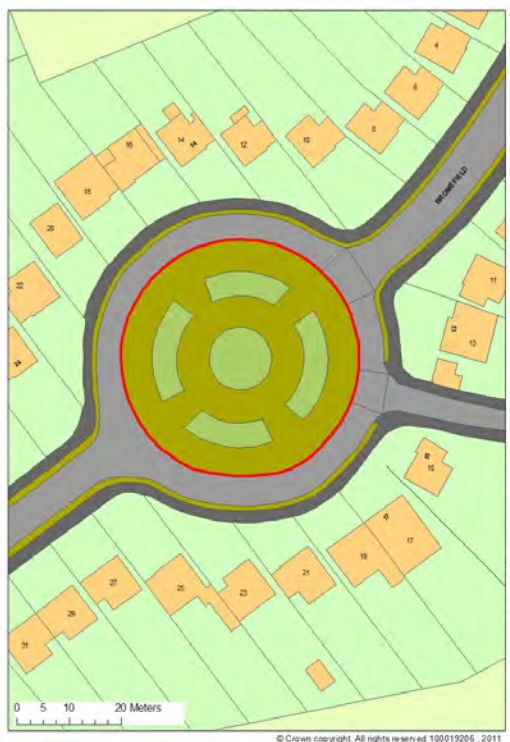
6.73 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS55: Vernon Drive, Stanmore



6.74 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS56: Bromefield Circle, Stanmore



6.75 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS57: Peter's Close, Stanmore

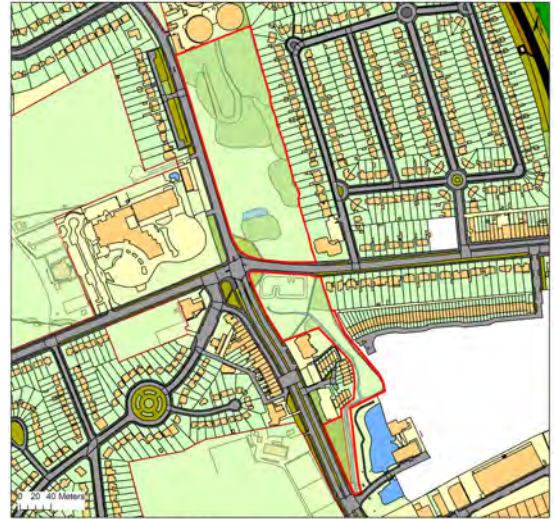


6.76 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS58: Stanmore Marsh, Honeypot Lane, Stanmore



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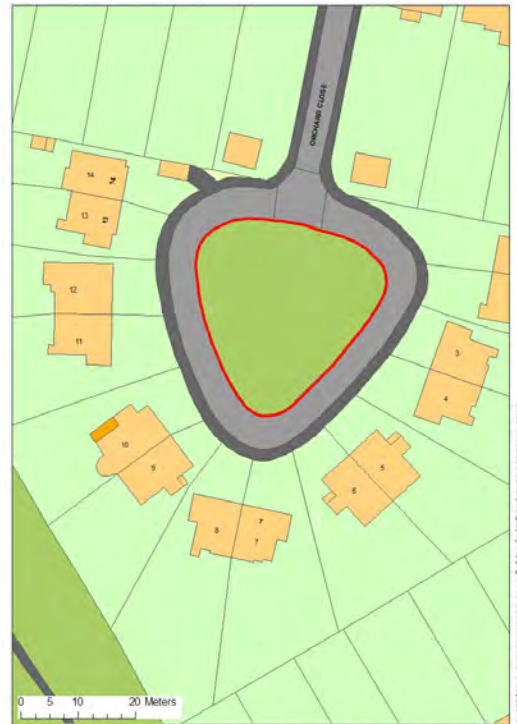
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6.77 Amended boundaries of open space following the PPG 17 Study (natural and semi-natural typology).

Site OS59: Orchard Close, Edgware



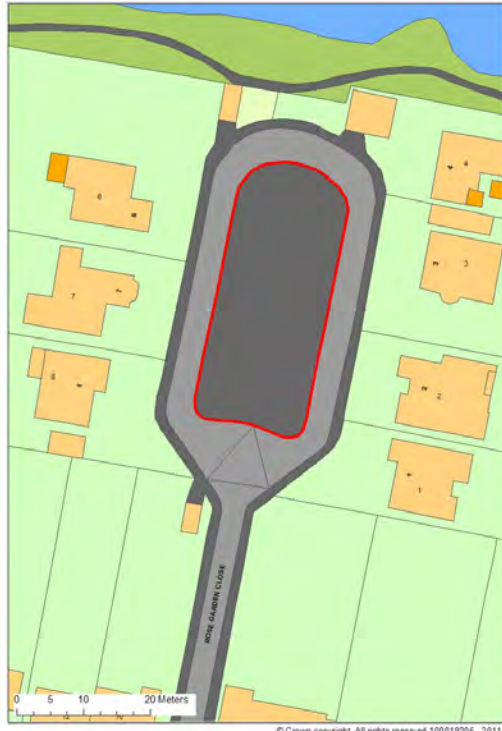
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6.78 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS60: Rose Garden Close, Edgware



6.79 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS61: Canons Drive Verge, Edgware



6.80 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS62: The Basin, Canons Drive, Edgware



6.81 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS63: Berridge Estate, Buckingham Road and Whitchurch Avenue, Edgware



6.82 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS64: Edgware Brook, Methuen Close to Edgware Road



6.83 Included as open space following the PPG 17 Study (green corridor typology).

Site OS65: Streatfield Road Roundabout, Queensbury



6.84 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS66: Queensbury Recreation Ground, Honeypot Lane, Kingsbury



6.85 Amended boundaries of open space following the PPG 17 Study (parks and gardens typology).

Site OS67: St Mary the Virgin, St. Leonard's Avenue, Kenton



6.86 Amended boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site OS68: Bonnersfield Lane, Harrow



6.87 Amended boundaries of open space following the PPG 17 Study (green corridor typology).

Site OS69: Kenton Lane Allotments, Belmont



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6.88 Amended boundaries of open space to accurately represent the full extent of open land at the site.

Site OS 70: Belmont Circle, Belmont



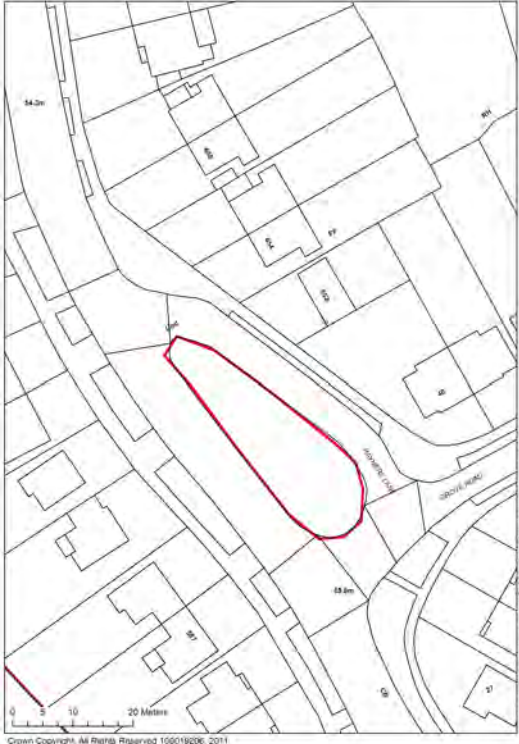
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6.89 Included as open space following the PPG 17 Study (amenity greenspace typology).

Site OS 71: Junction of Grove Road and Rayners Lane



6.90 Included as open space following community consultation (amenity greenspace typology)

Biodiversity Chapter 7

Site Allocations Pre-Submission DPD

Biodiversity

7.1 The Borough contains a number of sites that have been recognised by Greenspace Information for Greater London as Sites of Importance for Nature Conservation (SINCs). The SINCs designated prior to 2003 are identified on the Harrow Unitary Development Plan (2004) proposals map. Since that time additional sites worthy of SINC designation have emerged, whilst the boundaries of some existing sites have been identified as needing revision. The new sites and revised boundaries will be shown on the Harrow adopted Policies Map.

7.2 Sites of Importance for Nature Conservation are classified in accordance with the following hierarchy:

- Sites of Metropolitan Importance: these are sites which contain the best examples of London's habitats;
- Sites of Borough Importance: these are sites which contain the best examples of the Borough's habitats, and are further classified as grade I or grade II sites; and
- Sites of Local Importance: these are sites of more local importance to neighbourhoods and schools.

7.3 The additional sites and revisions included in this document have been brought forward through Harrow's Biodiversity Action Plan (2008) and in partnership with Greenspace Information for Greater London. The following section identifies each of the new and revised sites. They are displayed as follows:

- New sites are shown with an outline boundary;
- Existing sites are shaded in red with the new or revised part of the site outlined as a boundary (but not highlighted).

7.4 The sites are arranged in relation to the following areas, based on the policy sub areas identified in the Harrow Core Strategy (2012):

- Harrow-on-the-Hill & Sudbury Hill;
- South Harrow;
- Rayners Lane & North Harrow;
- Pinner & Hatch End;
- Stanmore & Harrow Weald;
- Edgware & Burnt Oak; and
- Harrow & Wealdstone (excluding sites within the Intensification Area, which will be identified through the separate Area Action Plan development plan document).

Harrow on the Hill and Sudbury Hill Sub Area

**Site BD1: Harrow on the Hill -
Revised Site of Borough Importance
Grade 1**



**Site BD2: Orley Farm School Nature
Reserve - New Site of Local
Importance**



**Site BD3: St Dominic's Sixth Form
College - New Site of Borough
Importance Grade 2**



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South Harrow Sub Area

Site BD4: Newton Park and Newton Ecology Park - Revised Site of Local Importance



Site BD5: Wood End Railway Crossing and Roxeth Park - Revised Site of Borough Importance Grade 1



Rayners Lane and North Harrow Sub Area

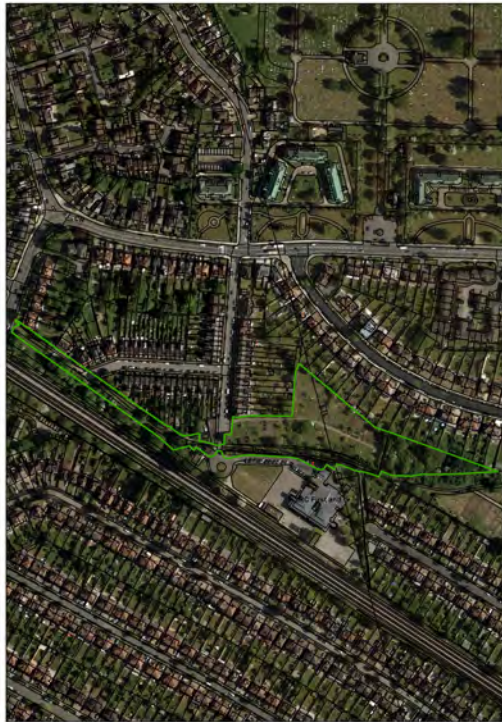
Site BD6: Old Tennis Courts, West Harrow Recreation Ground and Ridgeway Embankment - Revised Site of Local Importance



Site BD7: Headstone Manor Recreation Ground - Revised Site of Borough Importance Grade 2



Site BD8: Woodlands Open Space and Melrose Allotments - New Site of Local Importance



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Site BD9: Pinner New Cemetery Footpath - New Site of Local Importance



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Site BD10: Yeading Brook (North Harrow) - Revised Site of Borough Importance Grade 2



Site BD11: Yeading Brook (Rayners Lane) - Revised Site of Borough Importance Grade



**Site BD12: Yeading Brook
(Roxbourne Park) - Revised Site of
Borough Importance Grade**



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**Site BD13: Rayners Lane Railside
Land - Revised Site of Borough
Importance Grade 2**



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Pinner and Hatch End Sub Area

**Site BD14: Paines Lane Cemetery -
New Site of Local Importance**



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**Site BD15: Pinner Hill Golf Course -
Revised Site of Borough Importance
Grade 2**



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Site BD16: River Pinn (Eastcote Road/West End Lane section) - Revised Site of Local Importance



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Site BD17: River Pinn (Cannon Lane section) - New Site of Local Importance



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Site BD18: River Pinn (Cuckoo Hill section) - Revised Site of Local Importance



Site BD19: Woodridings Brook - New Site of Local Importance



Site BD20: Grims Ditch and Pinner Green (Montesole Playing Fields) - Revised Site of Borough Importance Grade 2



Site BD21: Grims Ditch (Saddlers Mead) - New Site of Local Importance



**Site BD22: Grail Centre - New Site
of Borough Importance Grade 2**



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**Site BD23: Oxhey Lane Farm -
Revised Site of Borough Importance
Grade 2**



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**Site BD24: Hatch End Arts Centre -
New Site of Local Importance**



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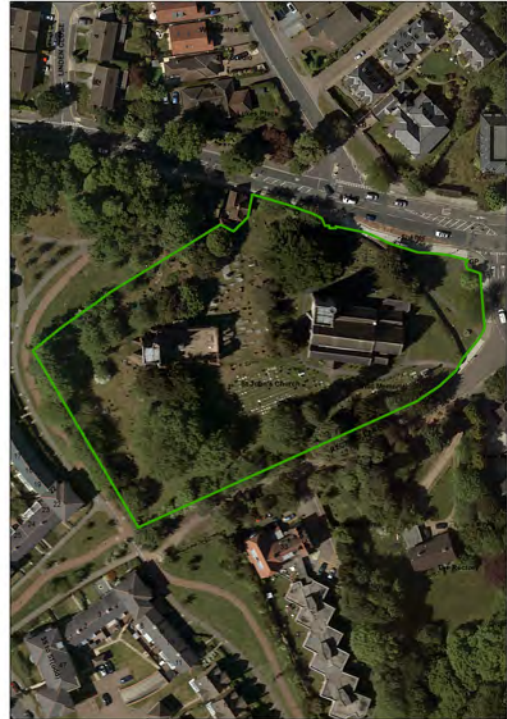
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Stanmore and Harrow Weald Sub Area

**Site BD25: Watling Street Verge -
New Site of Local Importance**



**Site BD26: St John the Evangelist
Stanmore - New Site of Local
Importance**



**Site BD27: The Rattler (part) -
Revised Site of Local Importance**



**Site BD28: Watling Chase Plantation
Site - New Site of Local Importance**

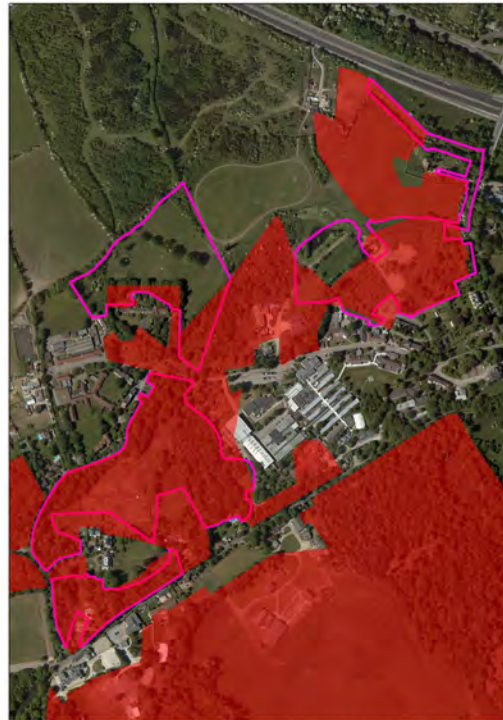


**Site BD29: The Rattler (part) -
Revised Site of Local Importance**



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**Site BD30: Royal National
Orthopaedic Hospital - Revised Site
of Borough Importance Grade 1**



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Site BD31: Harrow Weald Park and Hermitage (part) - Revised Site of Borough Importance Grade 2



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Site BD32: Harrow Weald Park and Hermitage (part) - Revised Site of Borough Importance Grade 2



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Site BD33: Harrow Weald Park and Hermitage (part) - Revised Site of Borough Importance Grade 2



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Site BD34: Grims Dyke Fram - New Site of Borough Importance Grade 2



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Edgware and Burnt Oak Sub Area

Site BD35: Canons Lake - Revised Site of Borough Importance Grade 2



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**Site BD36: Stanmore Marsh -
Revised Site of Borough Importance
Grade 2**



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**Site BD37: The Basin - Revised Site
of Borough Importance Grade 2**



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Kenton and Belmont Sub Area

**Site BD38: Edgware Brook at
Whitchurch School - New Site of
Local Importance**



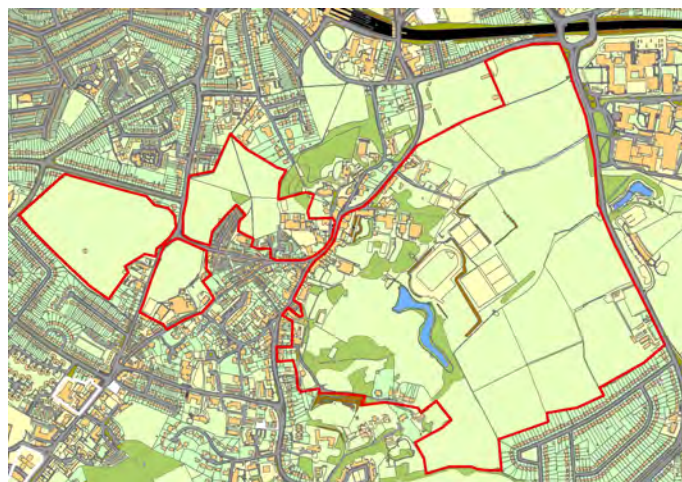
**Site BD39: The Rattler (part) - Revised
Site of Local Importance**



Other Chapter 8

Site Allocations Pre-Submission DPD

SITE G01: HARROW SCHOOL ESTATE, HIGH STREET, HARROW ON THE HILL



Site Details

Site Area:	113ha
Existing Use:	Residential school buildings, sports facilities and playing fields
Proposed Allocation:	Refurbishment/redevelopment of school buildings, sports facilities and enhancement of playing fields
Ward:	Harrow on the Hill
Core Strategy Sub Area:	Harrow and Sudbury Hill

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1 & 2
Town Centre:	No
Employment Land:	No
Area of Special Character:	Harrow on the Hill
Green Belt/Metropolitan Open Land/Open Space:	Metropolitan Open Land
SSSI/Site of Importance for Nature Conservation:	Site of Importance for Nature Conservation (borough importance grade I)
Listed Building/Conservation Area:	Various listed buildings (various grades)

Harrow School Conservation Area
 Harrow on the Hill Village Conservation Area
 Roxeth Hill Conservation Area

Historic Park and Garden:	Flambards
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Yes
Other:	N/A

Relevant Planning History

8.1 None.

Commentary

8.2 The Harrow School estate occupies a substantial part of Harrow on the Hill and comprises many heritage assets, sites of biodiversity importance, trees masses and a substantial tract of Metropolitan Open Land all of which are important attributes which make up the area's special character. Harrow on the Hill and St. Mary's Church are also important features of Harrow's landscape/townscape, and are reflected as such within locally protected views. As owner and occupier of the estate the School plays a vital role in maintaining these assets and funding their improvement. Indeed, the School institution is itself an important local asset and is recognised as such in Harrow's Core Strategy (2012).

8.3 The Core Strategy provides clear commitments to maintain existing Metropolitan Open Land (MOL) boundaries, to protect areas of special character, to conserve or enhance heritage assets, to preserve the quality and function of the natural environment, and to enhance community access to/make better use of open space, sport and recreation facilities. The School estate represents a strategic, previously-developed site within Metropolitan Open Land. The Council will resist any alteration to the boundaries of MOL and will give the same level of protection to MOL as to the Green Belt, consistent with London Plan Policy 7.17 *Metropolitan Open Land*. Within this context, and recognising the strategic importance of the School and its estate, the Council will support proposals for redevelopment that form part of an agreed masterplan to maintain or enhance the openness of Metropolitan Open Land⁽²⁰⁾ and which secure community access to land and facilities. The Council will bring forward a supplementary planning document in partnership with Harrow School and the community to agree a masterplan to these ends. Proposals must also conserve or enhance heritage consistent with the Council's supplementary planning document for the Harrow on the Hill group of conservation areas, together with their supporting character appraisals and management strategies, and comply with relevant development management policies for the protection of the natural environment, local views and the Harrow on the Hill Area of Special Character.

20 For example, through rationalisation of existing building complexes.

8.4 Section 9 of the Capital Ring strategic walking route passes through the School Estate and further, local public rights of way provide additional opportunities to enjoy the Metropolitan Open Land forming part of this site allocation. Proposals must have regard to the public rights of way, ensuring that these do not become obstructed and that the quality of the experience enjoyed by walkers is not diminished. Proposals requiring re-routing of public rights of way will not be permitted if this would lead to substantial diversions at odds with pedestrian desire lines through the land.

SITE G02: BELMONT CLINIC, KENTON LANE, BELMONT**Site Details**

Site Area:	0.6ha
Existing Use:	Medical centre
Proposed Allocation:	Medical/Community
Ward:	Belmont
Core Strategy Sub Area:	Kenton and Belmont

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	Level 2
Town Centre:	Belmont local centre
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Adjacent to Green Chain

Site Allocations Pre-Submission DPD

SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation (local importance)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

8.5 None.

Commentary

8.6 The site is currently occupied by Belmont Health Centre. The redevelopment of the site to provide a modernised health care facility may form part of a mixed use scheme which incorporates other community uses and/or town centre uses appropriate to the scale and role of this local centre.

8.7 The Belmont Trail runs alongside the eastern boundary of the site. The Trail is an important part of Harrow's Green Grid and the adjacent section (including the Belmont local centre car park) forms part of a designated green chain and site of importance for nature conservation. The design and layout of proposals should therefore maintain the integrity of the Trail and enhance its biodiversity value along the boundary.

SITE G03: ST. GEORGE'S PLAYING FIELD, PINNER VIEW, NORTH HARROW



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Site Details

Site Area:	1.7ha (including open space)
Existing Use:	Open Space and Community Hall
Number of Homes:	27
Other Uses Proposed:	Open Space
Ward:	Headstone South
Core Strategy Sub Area:	North Harrow and Rayners Lane

Planning Designations

Flood Zone:	Zone 1 (low probability)
PTAL	1b
Town Centre:	No

Site Allocations Pre-Submission DPD

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Yes (part)
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Adjacent to St George's Hall and Church grade 2 listed
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

8.8 On 10th February 2012 and following earlier proposals allowed on appeal, the Council granted outline planning permission for the development of part of the site to provide 27 homes and the provision of 0.69 hectares public open space, together with improved access and parking for users of St. George's Church Hall.

Commentary

8.9 This allocation recognises, following a lengthy planning history, the principle of residential development on a part of the site in exchange for public access to the remainder of this former playing field. The allocation also seeks to revise the open space boundary to remove the extent of the consented housing development and to ensure that the tennis club to the north of the site is fully designated as open space.

SITE G04: HARROW ARTS CENTRE CAR PARK AND ANCILLARY BUILDINGS, UXBRIDGE ROAD, HATCH END



Site Details

Site Area:	0.72 hectares
Existing Use:	Car park and ancillary buildings
Proposed Allocation:	Arts and leisure facilities
Ward:	Hatch End
Core Strategy Sub Area:	Pinner and Hatch End

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2
Town Centre:	No
Employment Land:	No
Area of Special Character:	No

Site Allocations Pre-Submission DPD

Green Belt/Metropolitan Open Land/Open Space:	No (but adjacent to Green Belt)
SSSI/Site of Importance for Nature Conservation:	Proposed Site of Importance for Nature Conservation (local importance) - see BD 24 chapter 8
Listed Building/Conservation Area:	Elliot Hall grade II listed
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

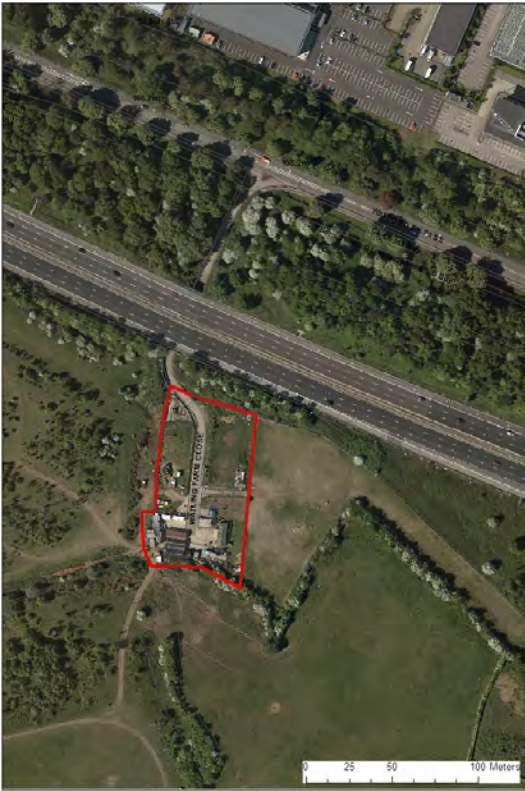
8.10 None.

Commentary

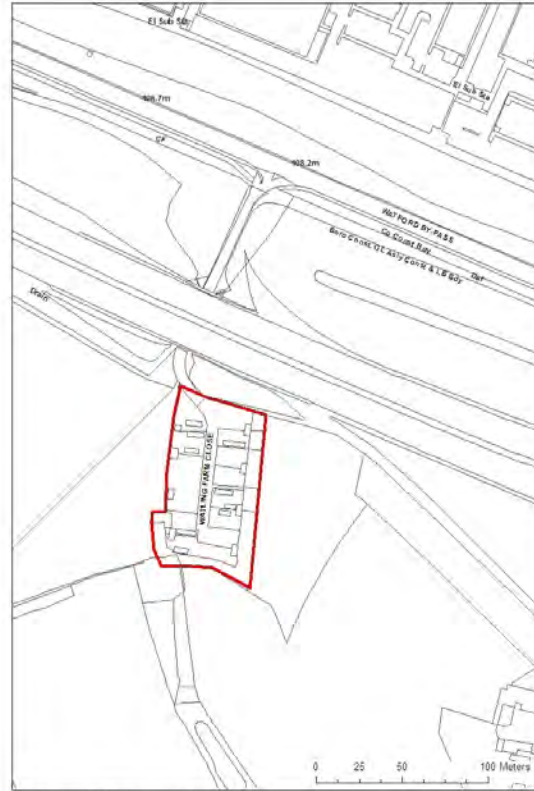
8.11 The site comprises the car park serving Harrow Arts Centre together with a complex of ancillary buildings. Proposals for arts and leisure development that compliment the existing offer (or provide replacement facilities if appropriate), maintain an appropriate quantum of car parking and which enhance the setting of Elliot Hall, together with any curtilage listed buildings, will be supported. An appropriate built context for the adjoining Green Belt land should be secured. The design and layout of development should also have regard to the proposed new Site of Importance for Nature Conservation (see BD24, chapter 8).

8.12 There is a culverted ordinary watercourse which runs through this site. The exact location of this watercourse should be determined at the earliest opportunity to ensure that no buildings are built, or planned to be built, over or within 5 metres of its outer walls. Identifying the exact watercourse location will also enable any buffer zones or potential restoration to be factored in to the site design. All opportunities to deculvert this ordinary watercourse should be sought. In addition the provision of a minimum 5 metre undeveloped buffer strip should be provided from the outer edge of any proposed permanent building to the top of bank of the watercourse.

SITE G05: WATLING FARM GYPSY AND TRAVELLER SITE, WATLING FARM CLOSE, STANMORE



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Site Details

Site Area:	0.5ha
Existing Use:	Gypsy and Traveller Site
Proposed Allocation:	Gypsy and Traveller Site (3 pitches)
Ward:	Canons
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1a
Town Centre:	No
Employment Land:	No

Site Allocations Pre-Submission DPD

Area of Special Character:	Yes
Green Belt/Metropolitan Open Land/Open Space:	Green Belt
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation (local importance)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

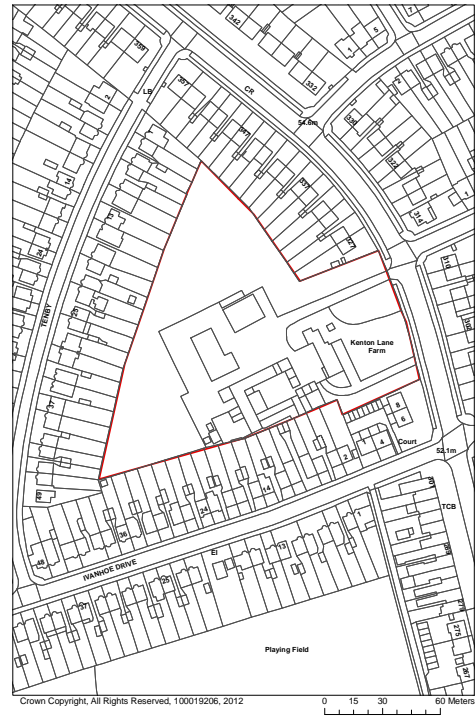
Relevant Planning History

8.13 Planning permission for the use of the site as a gypsy caravan site (with 15 pitches) was first granted in 1974.

Commentary

8.14 Harrow's Core Strategy (2012) identifies a requirement for three Gypsy and Traveller pitches within the Borough over the plan period. Pending the preparation of a replacement Housing Strategy for the Borough, which will address the accommodation needs of the Gypsy and Traveller community in Harrow, the existing site at Watling Farm is allocated for the provision of three pitches to ensure that the minimum pitch requirement over the plan period can be met.

SITE G06: KENTON LANE FARM, KENTON LANE, BELMONT



Site Details

Site Area:	0.74ha
Existing Use:	J.H. Brazier (Kenton) Dairy
Number of Homes:	35 (34 net)
Other Uses Proposed:	Open Space
Ward:	Kenton West
Core Strategy Sub Area:	Kenton and Belmont

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1
Town Centre:	No
Employment Land:	No
Area of Special Character:	No

Site Allocations Pre-Submission DPD

Green Belt/Metropolitan Open Land/Open Space:	Open Space
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Grade II listed buildings
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	N/A

Relevant Planning History

8.15 On 14th January 2000 the Council granted a certificate of lawful existing use of the site as a milk bottling and distribution depot with ancillary related uses including office, retail, storage and residential (EAST/960/99).

Commentary

8.16 The site comprises two grade II listed buildings (the main farmhouse and the farm complex to the south-west of the farmhouse) together with designated open space. A sensitive conversion of the listed farmhouse and complex buildings to residential use, and the replacement of unsympathetic contemporary structures with new residential development, will secure the future of this heritage asset from the Borough's rural past.

8.17 The design and layout of new development must enhance the setting of the listed buildings. The open area fronting the farmhouse is a significant part of the building's setting and enables the heritage asset to be viewed in the context of mature trees and landscaping from Kenton Lane; this area is therefore excluded from the site's development area and should not be used to accommodate new development or car parking.

8.18 The designated open space is also of potential value to the community as public open space. The site borders the PPG 17 Study central and south-east sub areas, both of which have an existing and projected future shortfall in parks when assessed against recommended standards of provision. The development of the site should secure public access to the open space on the site and, in so doing, help to address local quantitative and accessibility deficiencies in parks provision.

Housing Schedule **Appendix A**

Site Allocations Pre-Submission DPD

Introduction

A.1 Harrow's Core Strategy (2012) provides a commitment to deliver at least 6,050 net additional homes in the Borough over the seventeen year period from 2009/10 to 2025/26. The Harrow & Wealdstone Intensification Area is tasked to deliver at least 2,800 of the 6,050 homes needed. Site allocations and development management policies to enable that level of housing growth to be achieved and, where possible, exceeded within the Intensification Area will be set out in a separate development plan document: the Harrow & Wealdstone Area Action Plan. Whilst 2,800 homes represents a substantial proportion of the Borough's housing target, this still leaves a balance of at least 3,250 homes to delivered on land outside of the Intensification Area⁽²¹⁾.

A.2 This Appendix demonstrates how it is intended that the balance of 3,250 homes will be met and exceeded outside of the Intensification Area, and indicates a broad distribution of growth by sub area benchmarks in accordance with the Harrow Core Strategy (2012). The following table summarises the past, pipeline and planned delivery on previously developed land in each of the Core Strategy sub areas⁽²²⁾ for the period 2009/10 to 2025/26. Note that the completions for 2011/12 and that the assessment of pipeline supply is provisional pending further analysis for publication in the Harrow Annual Monitoring Report for the year to 31st March 2012.

Delivery Summary 2009/10 to 2025/26

Core Strategy Sub Area	Completions 2009/10 & 2010/11			Completions 2011/12 (provisional)			Pipeline Supply - Large Sites (provisional)			Pipeline Supply - Small Sites (provisional)			Allocated Sites			Totals		
	Gross	Net		Gross	Net		Gross	Net		Gross	Net		Gross	Net		Gross	Net	
Harrow-on-the-Hill & Sudbury Hill	54	49		32	30		0	0	18	12	184	192	184	296	275			
South Harrow	294	247		206	16		50	50	149	11	168	169	168	868	492			
Rayners Lane & North Harrow	151	121		46	39		139	47	72	46	346	347	346	755	599			
Pinner & Hatch End	52	34		27	23		158	42	54	35	65	65	65	356	199			
Stanmore & Harrow Weald	22	9		78	56		45	35	88	52	463	464	463	697	615			
Edgware & Burnt Oak	231	218		200	198		464	457	45	27	434	434	434	1,374	1,334			
Kingsbury & Queensbury	20	17		16	10		0	0	10	7	18	18	18	64	52			
Kenton & Belmont	22	10		5	4		0	0	14	7	34	35	34	76	55			

21 For the avoidance of doubt, the effect of this Site Allocations DPD and the Harrow & Wealdstone AAP is not to disaggregate the Borough-wide target into two separate, minimum targets. Therefore, it will not be a material consideration if development to achieve 3,250 homes outside of the Intensification Area is not on track when overall delivery against the Borough target of at least 6,050 homes is on track as a result of growth in excess of 2,800 homes within the Intensification Area

22 Including those parts of the Harrow & Wealdstone sub area that are outside of the Intensification Area boundary.

Core Strategy Sub Area	Completions 2009/10 & 2010/11		Completions 2011/12 (provisional)		Pipeline Supply - Large Sites (provisional)		Pipeline Supply - Small Sites (provisional)		Allocated Sites		Totals	
Harrow & Wealdstone (excluding Intensification Area)	165	87	36	25	13	10	58	41	38	34	310	197
Totals	1,011	792	646	401	869	641	508	238	1,762	1,746	4,796	3,818

Completions

A.3 As noted above, Harrow's Core Strategy housing target spans a seventeen year period from 2009/10 to 2025/26. The base year of 2009/10 was used for consistency with the London-wide Strategic Housing Land Availability Assessment/Housing Capacity Study, carried out during 2009 and which informed the preparation of the London Plan (2011). Over the two years 2009/10 and 2010/11, a net contribution of 894 homes was made to the Borough's housing supply of which 792 were completed on sites outside of the Harrow & Wealdstone Intensification Area.

A.4 The following table identifies completions from all sources for the period 2009/10 to 2010/11 by Core Strategy sub area, including those parts of the Harrow & Wealdstone sub area that are outside of the Intensification Area.

Completions 2009/10 & 2010/11

Core Strategy Sub Area	Capacity	
	Gross	Net
Harrow-on-the-Hill & Sudbury Hill	54	49
South Harrow	294	247
Rayners Lane & North Harrow	151	121
Pinner & Hatch End	52	34
Stanmore & Harrow Weald	22	9
Edgware & Burnt Oak	231	218
Kingsbury & Queensbury	20	17
Kenton & Belmont	22	10
Harrow & Wealdstone (excluding Intensification Area)	165	87
Total:	1,011	792

A.5 The following table sets out the number of homes completed by sub area during the period 2011/12 (provisional data).

Completions 2011/12 (provisional)

Core Strategy Sub Area	Capacity	
	Gross	Net
Harrow-on-the-Hill & Sudbury Hill	32	30
South Harrow	206	16
Rayners Lane & North Harrow	46	39
Pinner & Hatch End	27	23
Stammore & Harrow Weald	78	56
Edgware & Burnt Oak	200	198
Kingsbury & Queensbury	16	10
Kenton & Belmont	5	4
Harrow & Wealdstone (excluding Intensification Area)	36	25
Total:	646	401

Pipeline Supply - Large Sites

A.6 The pipeline supply comprises new homes which have already been granted planning permission and are underway, but have not yet been completed. To avoid double-counting this source has been adjusted to exclude sites which would otherwise form a part of pipeline supply but that have nevertheless been allocated in this DPD. Large sites are those with a capacity to deliver 10 or more homes. Planning application reference numbers are shown in brackets.

A.7 The following table shows the pipeline supply of homes from large sites taken from surveys that will inform the housing trajectory in Harrow's Annual Monitoring Report for the period 2011/12 (provisional data). Some large sites are subject to phasing and any homes delivered during the period 2009/10 - 2010/11, and during 2011/12 (provisional data), are included under 'Completions' above.

Outstanding Housing Capacity of Large Sites Under Construction (2011/12 data provisional)

Core Strategy Sub Area	Address	Capacity		Status
		Gross	Net	
South Harrow	332 Northolt Road, South Harrow (P/2400/11)	50	50	Under construction
	Sub Area Total:	50	50	-
Rayners Lane & North Harrow	Strongbridge Close, Rayners Lane (P/3171/06)	127	35	Under construction

Core Strategy Sub Area	Address	Capacity		Status
		Gross	Net	
	90-100 Pinner Road, Harrow (P4111/07)	12	12	Under construction
	Sub Area Total:139	158	47	-
Pinner & Hatch End	Mill Farm Close, Pinner Green (P2415/09)	158	42	Under construction
	Sub Area Total:158	31	42	-
Stanmore & Harrow Weald	1-26, 28 & 30 Douglas Close, Stanmore (P/1794/10)	31	21	Under construction
	Boxtree Public House, Boxtree Lane, Harrow Weald (P/2969/10)	14	14	Under construction
	Sub Area Total:45	436	35	-
Edgware & Burnt Oak	Former Government Offices, Honeypot Lane, Stanmore (P/2317/06)	436	433	Under construction
	415 Burnt Oak Broadway, Edgware (P/2238/08)	14	14	Under construction
	287-293 Whitchurch Lane, Edgware (P/3309/06)	14	10	Under construction
	Sub Area Total:464	13	457	-
Harrow & Wealdstone (excluding Intensification Area)	194-196 High Road, Wealdstone (P/52/12)	13	10	Not started
	Sub Area Total:13	869	10	-
Total:		869	641	-

Pipeline Supply - Small Sites

A.8 Small sites are those with a capacity to deliver 9 or fewer homes. The pipeline supply of small sites includes new build schemes with planning permission either under construction or not yet started, and change of use or conversion schemes with planning permission either in the process of being implemented or not yet implemented.

A.9 The number of lapsed (unimplemented) residential planning permissions is recorded in Harrow's Annual Monitoring Report. Historically, the number of lapses is very low - the average for the period 2001/02 to 2010/11 is 17 per annum. The average number of residential planning permissions granted over the same period is 152 per annum, so the average lapse rate is 11%. The Council therefore considers that there is a reasonable prospect that most of the supply from small sites with planning permission but not yet underway (totalling 171 homes) will come forward in the short term. In accordance with the National Planning Policy Framework (2012) no allowance is made for the contribution towards housing supply from future windfall development; nevertheless it is likely that small sites will continue to make some modest contribution to housing supply negating the impact of any lapses upon the 171 homes currently consented but not yet underway on small sites outside of the Harrow & Wealdstone Intensification Area.

Site Allocations Pre-Submission DPD

Outstanding Housing Capacity of All Small Sites (2011/12 data provisional)

Core Strategy Sub Area	Source	Capacity	
		Gross	Net
Harrow-on-the-Hill & Sudbury Hill	Small sites with planning permission not yet under construction	7	7
	Small sites under construction	4	2
	Small conversions/changes of use not yet being implemented	4	2
	Small conversions/changes of use being implemented	3	1
	Sub Area Total:18		12
South Harrow	Small sites with planning permission not yet under construction	138	4
	Small sites under construction	4	2
	Small conversions/changes of use not yet being implemented	4	3
	Small conversions/changes of use being implemented	3	2
	Sub Area Total:149		11
Rayners Lane & North Harrow	Small sites with planning permission not yet under construction	10	6
	Small sites under construction	17	12
	Small conversions/changes of use not yet being implemented	29	17
	Small conversions/changes of use being implemented	16	11
	Sub Area Total:72		46
Pinner & Hatch End	Small sites with planning permission not yet under construction	30	20
	Small sites under construction	10	7
	Small conversions/changes of use not yet being implemented	14	8
	Small conversions/changes of use being implemented	0	0
	Sub Area Total:54		35
Stanmore & Harrow Weald	Small sites with planning permission not yet under construction	60	40
	Small sites under construction	14	17
	Site granted subject to Planning Obligation	1	0
	Small conversions/changes of use not yet being implemented	10	5
	Small conversions/changes of use being implemented	3	0
Sub Area Total:88		52	
Edgware & Burnt Oak	Small sites with planning permission not yet under construction	9	9

Core Strategy Sub Area	Source	Capacity	
		Gross	Net
Core Strategy Sub Area	Small sites under construction	0	0
	Small conversions/changes of use not yet being implemented	21	10
	Small conversions/changes of use being implemented	15	8
	Sub Area Total:45		27
Kingsbury & Queensbury	Small sites with planning permission not yet under construction	0	0
	Small sites under construction	6	4
	Small conversions/changes of use not yet being implemented	4	3
	Small conversions/changes of use being implemented	0	0
	Sub Area Total:10		7
Kenton & Belmont	Small sites with planning permission not yet under construction	0	0
	Small sites under construction	4	2
	Small conversions/changes of use not yet being implemented	8	4
	Small conversions/changes of use being implemented	2	1
	Sub Area Total:14		7
Harrow & Wealdstone (o/s Intensification Area)	Small sites with planning permission not yet under construction	28	23
	Small sites under construction	2	2
	Small conversions/changes of use not yet being implemented	20	10
	Small conversions/changes of use being implemented	8	6
	Sub Area Total:58		41
Total:		508	238

Allocated Sites

A.10 The following table summarises all of the sites allocated in this development plan document with an attributed housing capacity.

Site Allocations Pre-Submission DPD

Housing Capacity of Allocated Sites

Core Strategy SubArea	Allocation Number	Page	Address	Capacity		Allocation
				Gross	Net	
Harrow-on-the-Hill & Sudbury Hill	EM1		Northolt Road business use area (north), South Harrow	50	50	Employment-led
	H1		1-5 Sudbury Hill, Harrow	54	49	Housing
	H2		94-116 Greenford Road, Harrow	58	58	Housing
	H3		79-89 Greenford Road, Harrow	20	20	Housing
	H4		205-209 Northolt Road, South Harrow	10	7	Housing
				Sub Area Total:192	184	-
South Harrow	R5		Roxeth Library and Clinic, Northolt Road, South Harrow	34	34	Retail-led
	EM1		Northolt Road business use area (south), South Harrow	100	100	Employment-led
	H5		1 & 1A Silverdale Close, Northolt	6	6	Housing
	H6		Former Matrix P.H., 219 Alexandra Avenue, South Harrow	29	28	Housing
				Sub Area Total:169	168	-
Rayners Lane & North Harrow	R2		Units south of Rayners Lane Station, Alexandra Avenue, Rayners Lane	15	15	Retail-led
	R4		North Harrow Methodist Church, Pinner Road, North Harrow	48	48	Retail-led
	EM2		Rayners Lane offices, Imperial Drive, Rayners Lane	150	150	Employment-led
	H7		Former Vaughan Centre, Wilson Gardens, West Harrow	13	13	Housing
	H8		Former Rayners Hotel, 23 Village Way East, Rayners Lane	20	19	Housing
	H9		Land at Rayners Lane Station, High Worple, Rayners Lane	50	50	Housing
	H10		North Harrow Library and Children's Services, 429/433 Pinner Road, North Harrow	18	18	Housing
	H11		Enterprise House, 297 Pinner Road, North Harrow	6	6	Housing
	GO3		St. George's Playing Fields, Pinner View, North Harrow	27	27	Other
				Sub Area Total:347	346	-
Pinner & Hatch End	R1		Land between High Street and Love Lane, Pinner	39	39	Retail-led
	H12		Rear of 57-65 Bridge Street, Pinner	26	26	Housing
			Sub Area Total:65	65	-	
Stanmore & Harrow Weald	R7		Amner Lodge and Stanmore car park, The Broadway, Stanmore	105	105	Retail-led
	H13		Jubilee House, Merion Avenue, Stanmore	35	35	Housing
	H14		Land at Stanmore Station, London Road, Stanmore	44	44	Housing

Core Strategy Sub/Allocation Number	Page	Address	Capacity		Allocation
			Gross	Net	
Edgware & Burnt Oak	GB1	Former RAF Beniley Priory, The Common, Stanmore	103	103	Strategic - Green Belt
	GB2	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore	127	127	Strategic - Green Belt
	GB3	Harrow College, Brookshill, Harrow Weald	40	40	Strategic - Green Belt
	GB4	Wood Farm, Wood Lane, Stanmore	10	9	Strategic - Green Belt
		Sub Area Total:464		463	
Edgware & Burnt Oak	EM3	Ballard Mews Estate, Edgware Road, Edgware	78	78	Employment-led
	EM4	47-49 High Street, Edgware	68	68	Employment-led
	EM5	57-59 High Street, Edgware	47	47	Employment-led
	H18	Edgware Town Football Club, Burnt Oak Broadway, Edgware	189	189	Housing
	H19	Hill's Yard, Bacon Lane, Edgware	28	28	Housing
	H20	19 Buckingham Road, Edgware	7	7	Housing
	H21	Land at Canons Park Station, Donnefield Avenue, Canons Park	17	17	Housing
		Sub Area Total:434		434	
Kingsbury & Queensbury	R6	Land at junction of Kenton Road and Honeypot Lane, Kingsbury	18	18	Retail-led
				18	
Kenton & Belmont	GO6	Kenton Lane Farm, Kenton Lane, Belmont	35	34	Other
				34	
Harrow & Wealdstone (o/s Intensification Area)	H22	5-11 Manor Road, Harrow	14	10	Housing
	H23	Former Tynholme Nursery, Headstone Drive, Wealdstone	15	15	Housing
	H24	16-24 Lowlands Road, Harrow	9	9	Housing
				34	
Total:			1,762	1,746	

Housing Capacity Methodology

Appendix B

Site Allocations Pre-Submission DPD

Methodology for Assessing the Capacity of Allocated Sites

B.1 On large sites where planning permission for residential development has already been granted, but where material works have not commenced, the site has been allocated in this Development Plan Document with the corresponding number of homes that have been approved. Where details of pre-application proposals are available and considered reasonable, the relevant housing capacity figure has also been used to inform the site allocation. For other sites, the potential housing capacity of the site has been estimated in accordance with the methodology described below. It should be noted that the housing capacity attributed to each site is indicative, not prescriptive. The number of dwellings that may be achieved on site may be determined by many considerations such as design and layout, the size and type of the homes to be provided, relevant development management policy requirements, site constraints, scheme viability, the site area available for development and any change in the public transport accessibility level (PTAL) of the site.

B.2 London Plan (2011) Policy 3.4 seeks to optimise housing output having regard to a sustainable residential quality density matrix (London Plan Table 3.2). The matrix sets out appropriate density ranges, expressed as units per hectare, based on the average number of habitable rooms per unit in different settings and according to the public transport accessibility level of the site. The settings are categorised as central, urban and suburban, and a definition for each setting is provided. Public transport accessibility is grouped as 0 to 1, 2 to 3 and 4 to 6, where 0 represents poor public transport accessibility and 6 represents a high level of public transport accessibility.

B.3 For the purposes of allocating sites with no planning history, where no details of unit size/mix is available, and to ensure a consistent approach that does not over estimate capacity by assuming the development of only smaller homes nor under-estimate capacity by assuming the development of only larger homes, the Council has assessed the potential capacity of housing development on sites based on 50% at the range 2.7-3.0 habitable rooms per unit and 50% at the range 3.8-4.6 habitable rooms per unit. For each habitable room range, setting and public transport accessibility level, the matrix provides an appropriate density expressed as a range of units per hectare. Again, to ensure that the estimation of site capacity is not skewed towards the lower or upper end of each range, the number of homes attributed to each site is taken as the sum of the median number of homes within each density range relevant at 50% smaller homes + 50% larger homes.

B.4 The following worked examples illustrate how the methodology has been applied.

Box 1

Example 1: 57-59 High Street, Edgware, HA8 7DD (Site EM5)

Site Area: 0.18 hectares

PTAL: 5

Setting: Central

LP density matrix ranges: 50% at 140-290 units per hectare; 50% at 215-405 units per hectare

- $0.18 \times 140 = 25.2$
- $0.18 \times 290 = 52.2$
- Median of 25.2 and 52.2 is $38.7 \times 0.5 = 19.35$
- $0.18 \times 215 = 38.7$
- $0.18 \times 405 = 72.9$
- Median of 38.7 and 72.9 is $27.9 \times 0.5 = 27.9$

Sum of $19.35 + 27.9 = 47.25$. Therefore estimated capacity of site is **47 homes**

Box 2

Example 2: 19 Buckingham Road, Edgware, HA8 6LY (Site H20)

Site Area: 0.128 hectares

PTAL: 3

Setting: Suburban

LP density matrix ranges: 50% at 35-65 units per hectare; 50% at 50-95 units per hectare

- $0.128 \times 35 = 4.48$
- $0.128 \times 65 = 8.32$
- Median of 4.48 and 8.32 is $6.4 \times 0.5 = 3.2$
- $0.128 \times 50 = 6.4$
- $0.128 \times 95 = 12.16$
- Median of 6.4 and 12.16 is $9.28 \times 0.5 = 4.64$

Sum of $3.2 + 4.64 = 7.84$. Therefore estimated capacity of site is **7 homes**

Harrow Unitary Development Plan (2004): Deleted Proposal Sites **Appendix C**

Site Allocations Pre-Submission DPD

Site Allocations Pre-Submission DPD

C.1 The table below lists the Harrow Unitary Development Plan (2004) proposal sites that were deleted upon the adoption of the Harrow Core Strategy on 16th February 2012 and those that will be deleted upon the adoption of this Site Allocations DPD. The remaining Unitary Development Plan proposal sites will be deleted (and consequently removed from the Harrow adopted policies map) upon the adoption of the Harrow & Wealdstone Area Action Plan.

HARROW UNITARY DEVELOPMENT PLAN: PROPOSAL SITES

Site	Address	Date of deletion
PS8	Nos. 16-24 Lowlands Road, Harrow on the Hill	Upon Adoption of the Site Allocations DPD
PS11	Belmont Health Centre and adjacent land, Kenton Lane, Belmont local centre	Upon Adoption of the Site Allocations DPD
PS12	Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue, Edgware	Upon Adoption of the Site Allocations DPD
PS13	Former Harrow Hospital, Roxeth Hill, Harrow on the Hill	16 th February 2012
PS14	Former Kings Head Hotel, High Street, Harrow on the Hill	16 th February 2012
PS15	Harrow Weald Park, Brookshill, Harrow on the Hill	Upon Adoption of the Site Allocations DPD
PS16	Harrow Arts Centre, Uxbridge Road, Hatch End	Upon Adoption of the Site Allocations DPD
PS17	TA Centre, Honeypot Lane, Kingsbury	16 th February 2012
PS18	Nos. 149 & 151 Pinner View, North Harrow	Upon Adoption of the Site Allocations DPD
PS19	Eastern Electricity, the Brember Day Centre and land in Stanley Road, South Harrow	16 th February 2012
PS20	Roxeth Allotments, Roxeth Recreation Ground, South Harrow	16 th February 2012
PS21	Nos. 201-209 Northolt Road, South Harrow	Upon Adoption of the Site Allocations DPD
PS22	Roxeth Nursery, Roxeth Green Avenue, South Harrow	16 th February 2012
PS23	Glenthorne, Common Road, Stanmore	Upon Adoption of the Site Allocations DPD
PS24	Land at Stanmore Station, London Road, Stanmore	Upon Adoption of the Site Allocations DPD

Site	Address	Date of deletion
PS25	BAE Systems, Warren Lane, Stanmore	16 th February 2012
PS26	Anmer Lodge, Culverdale Close, Stanmore	Upon Adoption of the Site Allocations DPD
PS27	Former Government Offices, Honey-pot Lane, Stanmore	16 th February 2012
PS28	Nos. 24-28 Station Road, Wealdstone	16 th February 2012
PS34	Former BR Site, Cecil Road, Wealdstone	16 th February 2012
PS35	Wealdstone Library/Youth Centre and Canning Road car park, Wealdstone	16 th February 2012
PS39	Land rear of 121-255 Pinner Road, West Harrow	Upon Adoption of the Site Allocations DPD
PS40	Vaughan Centre, Vaughan Road/Wilson Gardens, West Harrow	Upon Adoption of the Site Allocations DPD

Implementation and Monitoring

Appendix D

Site Allocations Pre-Submission DPD

MONITORING FOR THE SITE ALLOCATIONS DPD

Monitoring of Site Allocations

Indicator Number	Indicator	Target	Trigger	Contingencies
SA 1	Number of Allocated Sites with Planning Permission	100% by 2026	Less than 20% by 2018, less than 60% by 2022	Review to find out reasons, consider changes to allocations if necessary
SA 2	Number of Allocated Sites Developed	100% by 2026	Less than 10% by 2018, less than 50% by 2022	Review to find out reasons, consider changes to allocations if necessary
SA 3	Sites Delivered in Accordance with Allocation	100% by 2026	More than One	Review to find out reasons, consider changes to allocations if necessary
SA 4	Spatial Distribution of Allocated Sites With Permission	Even distribution relevant to allocations	Sub area showing 50% or more allocations complete relative to other sub areas	Review to find out reasons, consider changes to allocations if necessary

Monitoring of Designations

Designations	Description	Monitoring
BD1-BD39	Sites of Importance for Nature Conservation (various)	N/A: Monitor through application of relevant Development Management Policies
OS01-OS70	Changes to local open space designations (various sites)	N/A: Monitor through application of relevant Development Management Policies
Employment and Industrial Use Areas	Harrovian Business Village (new)	N/A: Monitor through application of relevant Development Management Policies
Honeypot Lane (rationalised)	Change to boundary	N/A: Monitor through application of relevant Development Management Policies
Brember Road (rationalised)	Change to boundary	N/A: Monitor through application of relevant Development Management Policies
Northolt Road north and south (rationalised)	Change to boundary	N/A: Monitor through application of relevant Development Management Policies
RF01-RF05	Changes to designated retail frontages (various)	N/A: Monitor through application of relevant Development Management Policies
NP00-27	Neighbourhood Parades (various)	

Making Representations **Appendix E**

Site Allocations Pre-Submission DPD

1. Introduction

E.1 The development plan document (DPD) is published in order for representations to be made prior to submission. The representations will be considered alongside the published DPD when submitted, which will be examined by a Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended) ⁽²³⁾⁽²⁴⁾ states that the purpose of the examination is to consider whether the DPD complies with the legal requirements and is 'sound'.

2. Legal Compliance

E.2 The Inspector will first check that the DPD meets the legal requirements under s20(5)(a) of the 2004 Act before moving on to test for soundness.

E.3 You should consider the following before making a representation on legal compliance:

- The DPD in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the Local Development Documents it proposes to produce over a 3 year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If the DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.
- The process of community involvement for the DPD in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.
- The DPD should comply with the Town and County Planning (Local Planning) (England Regulations) 2012
- On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify the DPD bodies (as set out in the regulations) and any persons who have requested to be notified.
- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.

23 View the 2004 Act at: http://www.opsi.gov.uk/acts/acts2004/ukpga_20040005_en_1

24 View the amending 2008 Act at: http://www.opsi.gov.uk/acts/acts2008/pdf/ukpga_20080029_en.pdf

Site Allocations Pre-Submission DPD

- The DPD should have regard to national policy and conform generally to the Regional Spatial Strategy (RSS). The RSS sets out the region's policies in relation to the development and use of land and forms part of the development plan for LPAs. In London it is called the Spatial Development Strategy.
- The DPD must have regard to any Sustainable Community Strategy (SCS) for its area (i.e. county and district). The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area. The SCS is subject to consultation but not to an independent examination.

3. Soundness

E.4 Soundness is explained fully in the National Planning Policy Framework at paragraph 182. The Inspector has to be satisfied that the DPD has been positively prepared and is justified, effective and consistent with national policy. To be sound a DPD should be:

Positively Prepared

E.5 The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified

E.6 This means that the DPD should be founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others having a stake in the area
- Research/fact finding: the choices made in the plan are backed up by facts

E.7 The DPD should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The DPD should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

Effective

E.8 This means the DPD should be deliverable, embracing:

- Sound infrastructure delivery planning
- Having no regulatory or national planning barriers to delivery
- Delivery partners who are signed up to it
- Coherence with the strategies of neighbouring authorities

E.9 The DPD should also be flexible and able to be monitored.

E.10 The DPD should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the DPD should make clear that major changes may require a formal review including public consultation.

E.11 Any measures which the LPA has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report. This report must be produced each year by all local authorities and will show whether the DPD needs amendment.

Consistent with national policy

E.12 The DPD should be consistent with national policy. Where there is a departure, LPAs must provide clear and convincing reasoning to justify their approach. Conversely, you may feel the LPA should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are that justify a different policy approach to that in national or regional policy and support your assertion with evidence.

E.13 If you think the content of a DPD is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy or in the Regional Spatial Strategy (or the Spatial Development Strategy in London)? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the DPD on which you are seeking to make representations or in any other DPD in the LPA's Local Plan . There is no need for repetition between documents in the Local Plan.
- If the policy is not covered elsewhere, in what way is the DPD unsound without the policy?
- If the DPD is unsound without the policy, what should the policy say?

4. General advice

E.14 If you wish to make a representation seeking a change to a DPD or part of a DPD you should make clear in what way the DPD or part of the DPD is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the DPD should be changed. It will be helpful if you also say precisely how you think the DPD should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

E.15 Where there are groups who share a common view on how they wish to see a DPD changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

E.16 Further detailed guidance on the preparation, publication and examination of DPDs is provided in The CLG Plan Making Manual ⁽²⁵⁾.