



■ Harrow Council
SITE ALLOCATIONS



JULY 2013

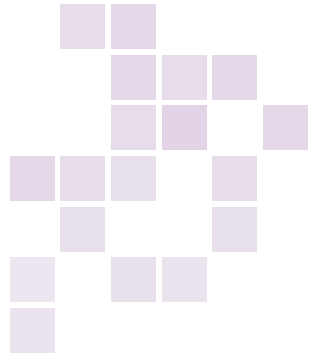




Civic 1 - 3rd Floor East Wing
Civic Centre
Station Road
Harrow,
HA1 2UY

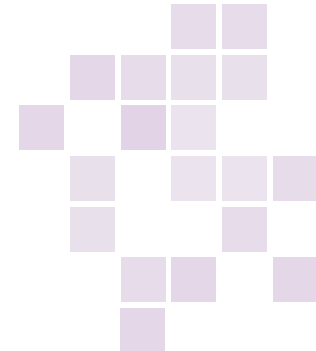
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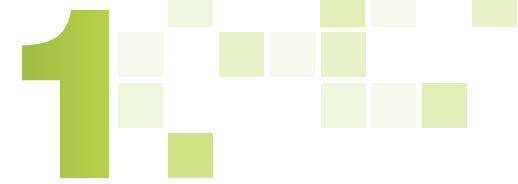


■ Harrow Council

SITEALLOCATIONS



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1

INTRODUCTION

Harrow Core Strategy and the Site Allocations Local Plan

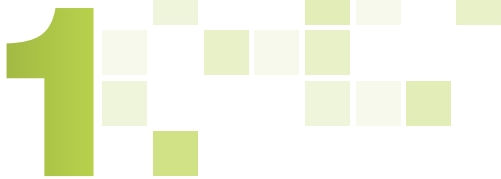
Site Allocations Local Plan and other Local Plan Documents

Status of Local Plan Documents

Preparation of the Site Allocations Local Plan

Structure of the Site Allocations Local Plan

INTRODUCTION



Harrow Core Strategy and the Site Allocations Local Plan

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 except for retail development, for which provision is made to meet retail development needs to 2020 and for which a review will be undertaken in 2014/2015. 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 Local Plan 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. The chapters of this Local Plan are arranged thematically and, within each chapter, site allocations are arranged by Core Strategy sub area.

Picture 1.1 Core Strategy Sub Areas

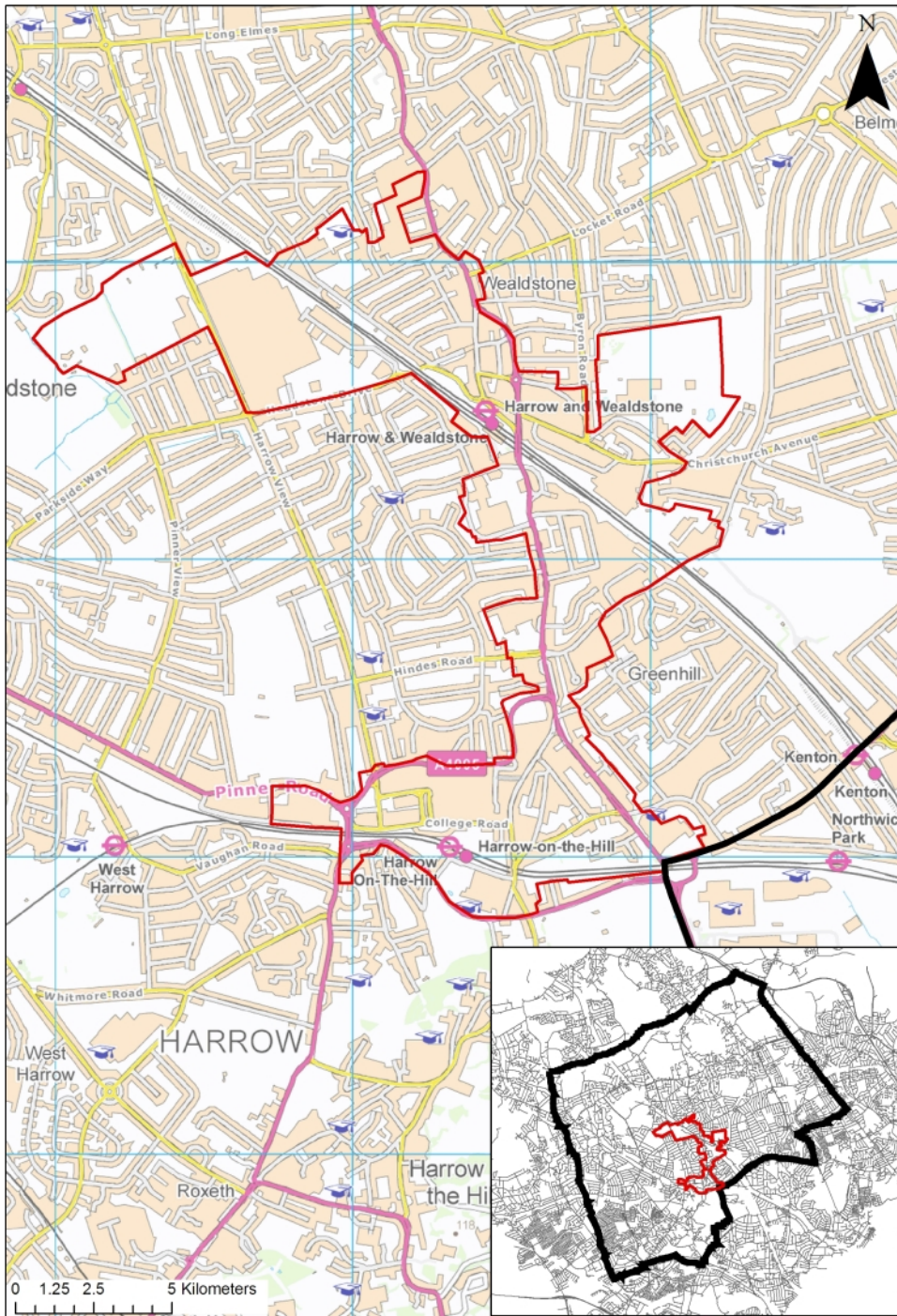


1.3 The Site Allocations Local Plan seeks to allocate sufficient, previously-developed sites to accommodate the development needs of those parts of the Borough outside of the Harrow & Wealdstone Intensification Area. The Local Plan also amends a number of retail, employment, open space and nature conservation 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 Local Plan Document. These are also shown on the adopted Policies Map. Sites for waste management in the West London sub region, which includes Harrow, will be allocated through the joint West London Waste Plan Local Plan.

1.5 The Development Management Policies Local Plan 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



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

Status of Local Plan Documents

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

Preparation of the Site Allocations Local Plan

- 1.8 During May and June 2011 the Council consulted on a 'preferred option' draft of the Site Allocations Local Plan. The Council revised the plan 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 National Planning Policy Framework (2012). The results of the public consultation undertaken to date, and how these have informed this adopted plan, are detailed in the consultation report on the Council's website.

- 1.9 The Local Plan 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 Local Plan 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 Local Plan 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 Local Plan for public consultation and comment.

Structure of the Site Allocations Local Plan

- 1.11 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.
- 1.12 Within each chapter, site allocations are arranged by Core Strategy sub area (see paragraph 1.2).



2

RETAIL

Town Centre and Retail Development

Retail-led Development Sites

Summary of Retail-led Development Site Capacity

Primary Shopping Areas

Changes to Designated Retail Frontages

Neighbourhood Parades

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, but emphasises that long term projections should be treated with caution and should only be used

as a broad guide for site allocations and development management decisions⁽²⁾. 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 together with a further 437m² for A1, A2 & A3 uses (in a separate parade) at Tesco, Station Road, Harrow town centre;
- a new supermarket to provide 560m² (gross) comparison goods floorspace and 3,440m² (gross) convenience goods floorspace together with a further 1,000m² floorspace for A1/A2/A3/A4/A5 uses (in a separate parade) at Harrow View east (former Kodak site), Headstone Drive, Wealdstone; and
- approximately 500m² retail floorspace at Lyon House/Equitable House and 1,617m² retail floorspace to come forward at Bradstowe House, both within Harrow town centre⁽³⁾.

¹ Paragraph 23.

² The Retail Study breaks down the floorspace projections by shorter time intervals. For comparison goods floorspace these are: 11,869m² (2009-2015); 12,848m² (2015-2020); and 14,194m² (2020-2025). For convenience goods floorspace these are: 3,366m² (2009-2015); 1,017m² (2015-2020); and 882m² (2020-2025).

³ The approved scheme at Lyon House/Equitable House allows for 1,548m² A1-A3 and D1 uses. Therefore a notional figure of 500m² has been attributed to retail assuming that the remainder comes forward as D1 use. Although approved prior to the preparation of the Retail Study, Bradstowe House was not included in the pipeline supply of retail floorspace for the purposes of the Study as it was a stalled site.

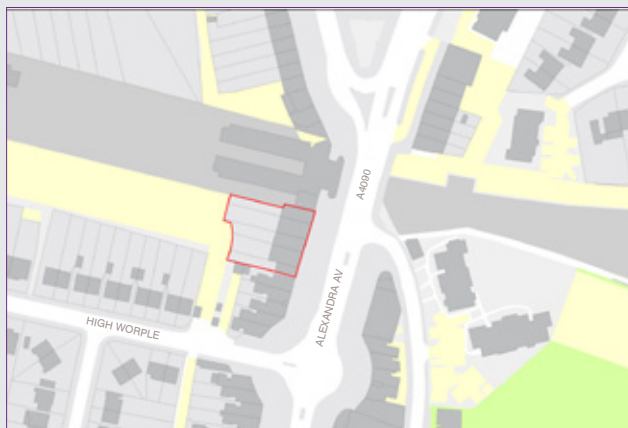
- 2.5 The Area Action Plan will allocate sites for further major comparison goods development in Harrow town centre. This Site Allocations Local Plan allocates a further four sites for retail development in or on the edge of district centres, and identifies one other site with potential retail capacity on an edge of centre site⁴, 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, and by consultation. Only those sites considered to have good or reasonable development prospects have been included, to ensure that allocated sites are deliverable. The Development Management Policies Local Plan sets out criteria for a sequential approach to site selection, ensuring that those sites allocated and any windfall sites within town centres are given preference to those that are allocated or which come forward on edge of centre sites. In accordance with the NPPF, the Development Management Policies Local Plan also sets policy criteria for proposals that cannot be accommodated in or adjacent to town centres.
- 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 Local Plan 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 Local Plan and shown on the adopted Policies Map.
- 2.10 The Development Management Policies Local Plan sets out the policies applicable to town centres, primary and secondary frontages, primary shopping areas (where relevant) and to neighbourhood parades.

⁴ Site G07 in Chapter 6

Retail-led Development Sites

SITE R1:

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: 500m²

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 (PTAL): 5

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:

Nearby Rayners Lane Station grade II listed; within Rayners Lane Conservation Area; also opposite 462-472 (even) Alexandra Avenue locally listed and former Ace Cinema grade II* listed

Historic Park and Garden: No

Scheduled Ancient Monument: No

Archaeological Priority Area: No

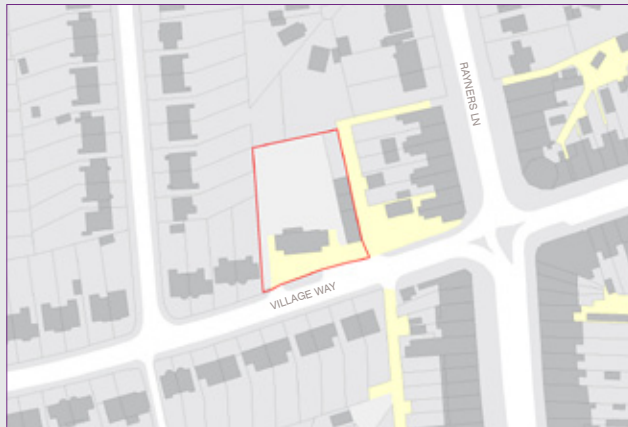
Other: Rayners Lane district centre primary shopping area

Commentary

- 2.11** 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. As the site is adjacent to London Underground infrastructure, early consultation with Transport for London's infrastructure protection team will be required.

SITE R2:

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: 1,000m²

Other Uses Proposed: None

Ward: Rayners Lane

Core Strategy Sub Area:

North Harrow & Rayners Lane

Planning Designations

Flood Zone: Zone 3A

PTAL: 4

Town Centre: Edge of 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: 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

Commentary

- 2.12** 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.
- 2.13** 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.
- 2.14** 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 R3:

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: 1,000m²

Other Uses Proposed: Residential (34 homes) and replacement community uses

Ward: Roxeth

Core Strategy Sub Area: South Harrow

Planning Designations

Flood Zone: Zone 1

PTAL: 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: South Harrow district centre primary shopping area

Commentary

2.15 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.

2.16 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 R4:

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: 2,000m²

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

PTAL: 2

Town Centre:
Stanmore district centre (car park site only)

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: Stanmore district centre primary shopping area (car park site only)

Commentary

2.17 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.

2.18 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.

- 2.19 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

Site Allocation Number	Site Allocation Address	Potential Retail Capacity	Potential Housing Capacity
R1	Units south of Rayners Lane Station, Alexandra Avenue, Rayners Lane	500m ²	15
R2	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	1,000m ²	0
R3	Roxeth Library and Clinic, Northolt Road, South Harrow	1,000m ²	34
R4	Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore	2,000m ²	105
Totals:		4,500m ²	154

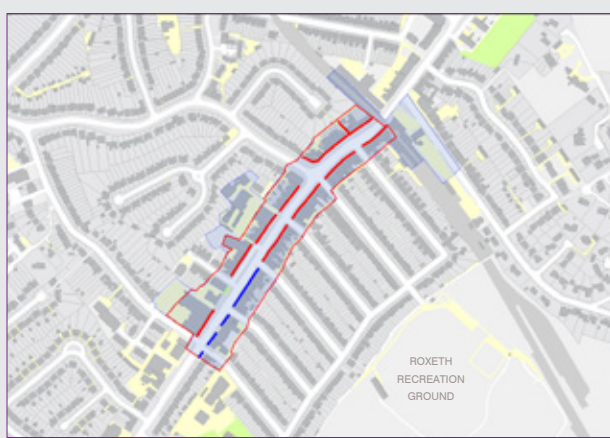
Primary Shopping Areas

- 2.20 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.

- Primary Frontage
- Secondary Frontage
- ▤▤▤▤ Primary Shopping Areas
- Town Centre Boundary

Changes to Designated Retail Frontages

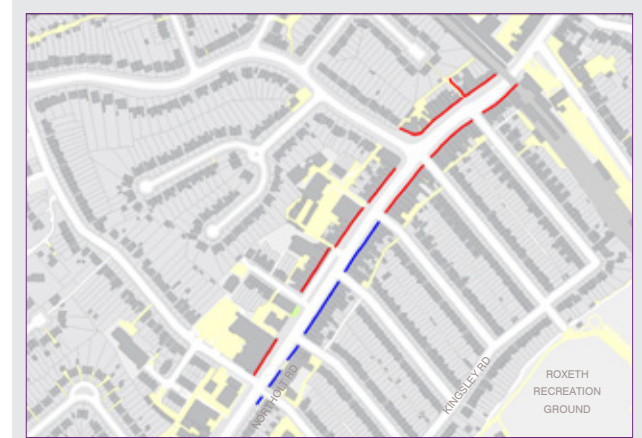
RF 01 South Harrow District Centre



Picture 2.1 South Harrow District Centre



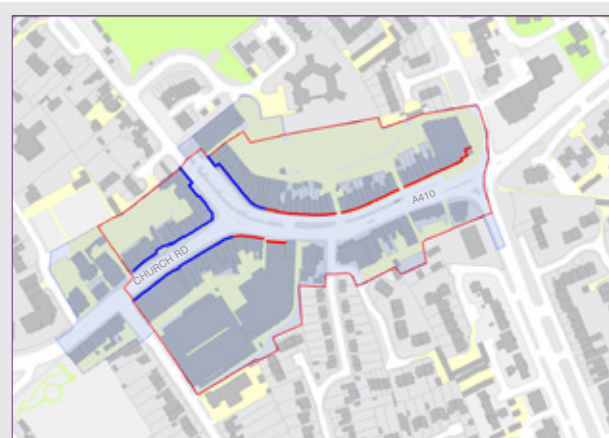
Picture 2.3 Pinner District Centre



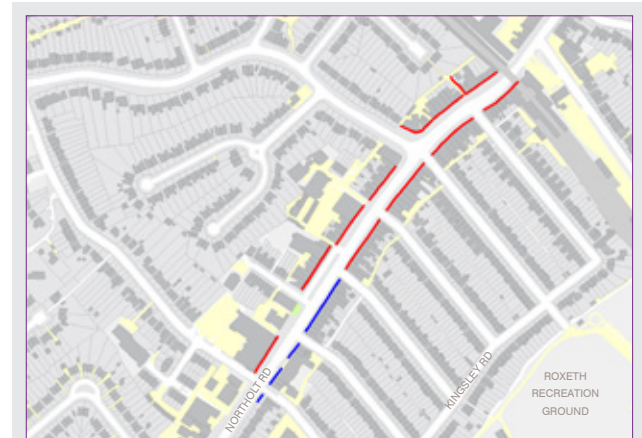
Picture 2.5 South Harrow Existing Frontages



Picture 2.2 Rayners Lane District Centre



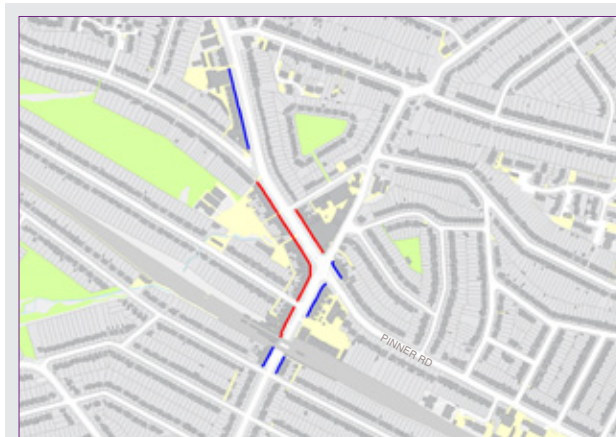
Picture 2.4 Stanmore District Centre



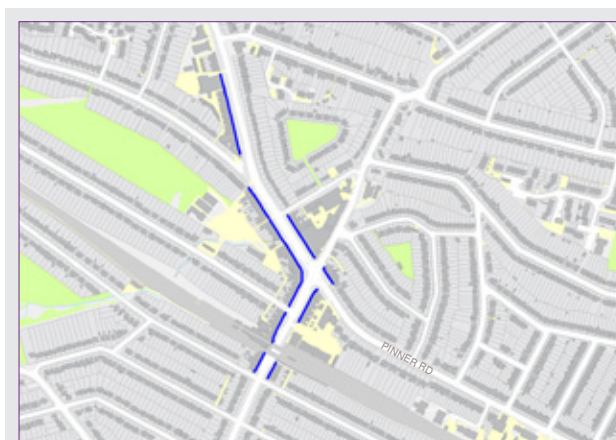
Picture 2.6 South Harrow Revised Frontages

2.21 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



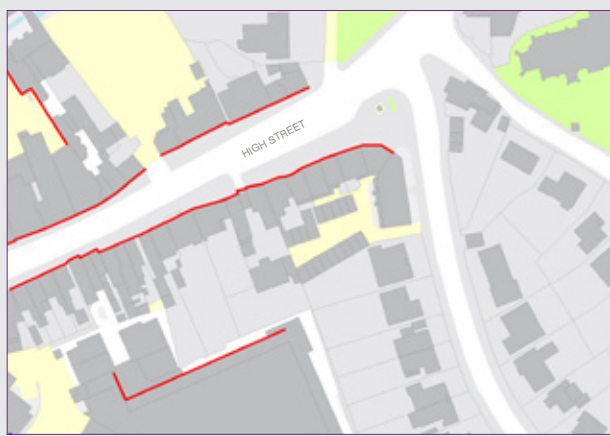
Picture 2.7 North Harrow Existing Frontages



Picture 2.8 North Harrow Revised Frontages

2.22 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

2.23 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 Local Plan gives effect to that change.

RF 04 Pinner District Centre



Picture 2.11 Existing Frontages Pinner



Picture 2.12 Revised Primary Frontages, Pinner

2.24 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 Local Plan 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

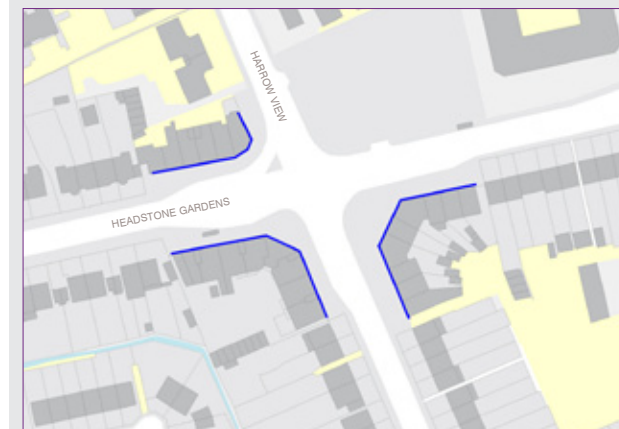


Picture 2.14 Stanmore Revised Secondary Frontages

2.25 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 Local Plan rectifies this by illustrating on the adopted Policies Map the correct secondary frontages at 1- 33 Church Road.

Neighbourhood Parades

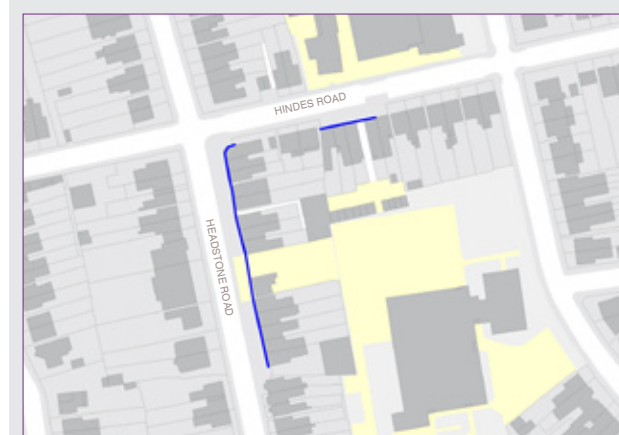
2.26 The Core Strategy recognises the role of neighbourhood parades as providing important locations for small scale and walk-to shopping facilities, services and community uses. They supplement the role of district and local town centres and contribute both to the economy and sustainability of Harrow's 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 NP 02: Hines Road Parade - Hines Road

Hines Road Parade Frontages Comprise:

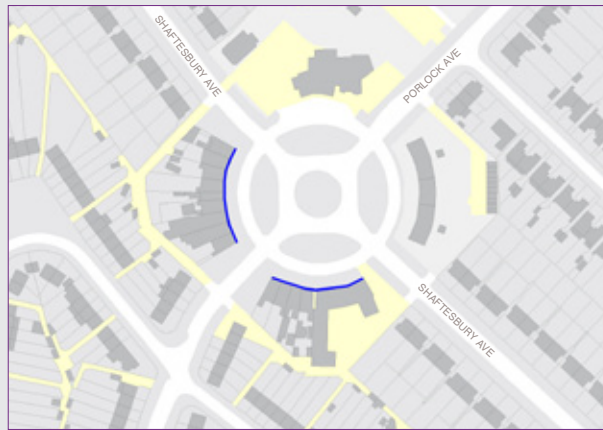
- 104-108 (evens) Hines Road
- 103 - 125 (odds) Headstone Road



**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 05: Shaftesbury Circle Parade

Shaftesbury Circle Parade Frontages Comprise:

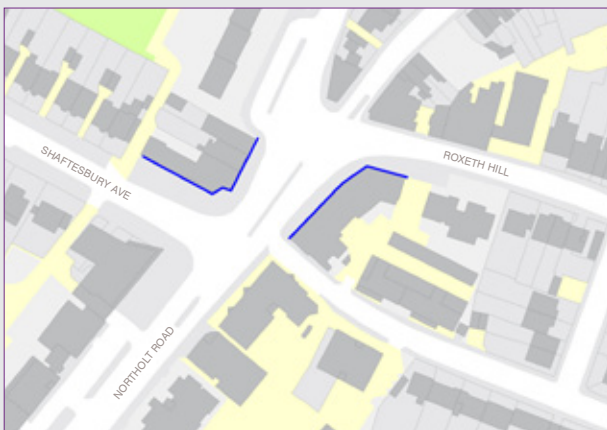
- 1-9 Shaftesbury Circle
- 28 - 40 Shaftesbury Circle



Site NP 07: Eastcote Lane/Field End Road Frontages

Eastcote Lane / Field End Road Frontages comprise:

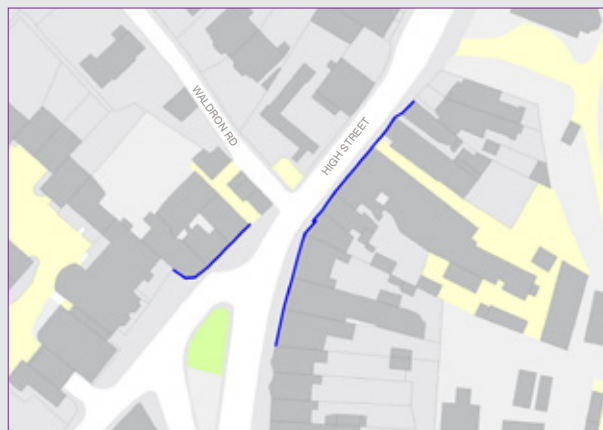
- 397 - 405 (odds) Eastcote Lane
- 793 - 803 (evens) Field End Road



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

Shaftesbury Parade - Roxeth Hill Frontages Comprise:

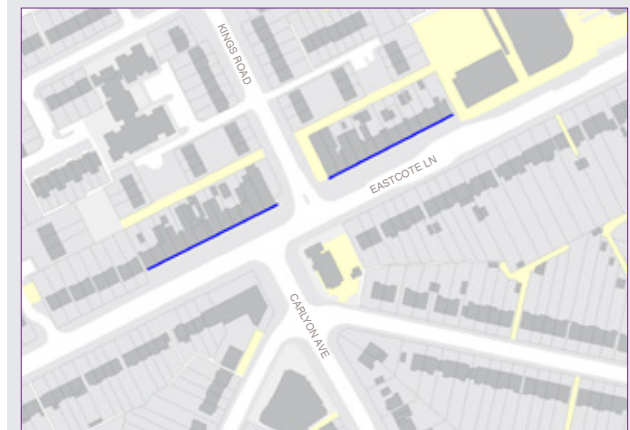
- 1-2 The Broadway
- Roxeth House (Ground floor)
- 9-13 (odds) Northolt Road



Site NP 06: Harrow on the Hill - High Street

Harrow on the Hill - High Street Frontages Comprise:

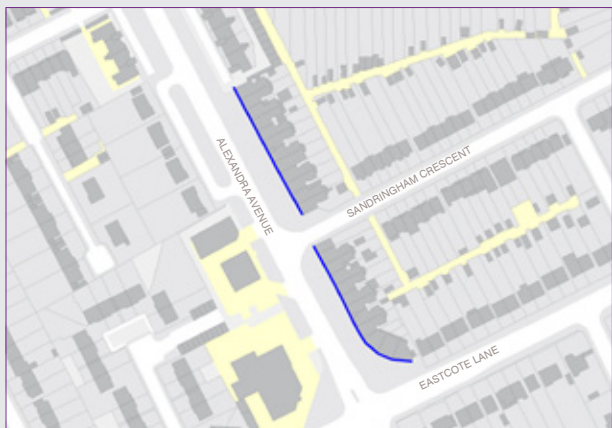
- 21-45 (odds) High Street
- 82 - 86 (evens) High Street



**Site NP 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:

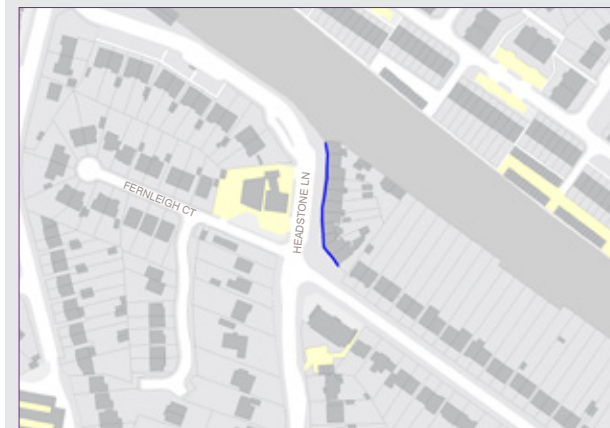
- 174 - 218 (evens) Alexandra Avenue



Site NP 11: Northolt Road - South Frontages

Northolt Road South Frontages Comprise:

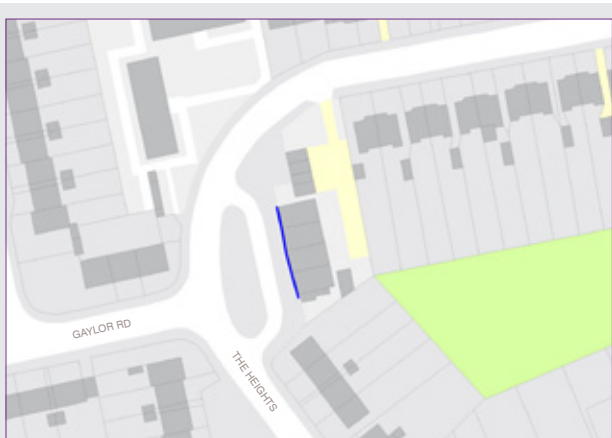
- 1-6 Alexandra Parade
- 1 - 23 Station Parade
- 493 - 503 (odds) Northolt Road
- 381 - 399 (odds) Northolt Road
- 368 - 390 (evens) Northolt Road



Site NP: 13 Headstone Lane - Fernleigh Court

Headstone Lane - Fernleigh Court Frontages Comprise:

- 189 - 209 (odds) Headstone Lane



Site NP 10: The Heights / Dabbs Hill Lane

The Heights Frontages Comprise:

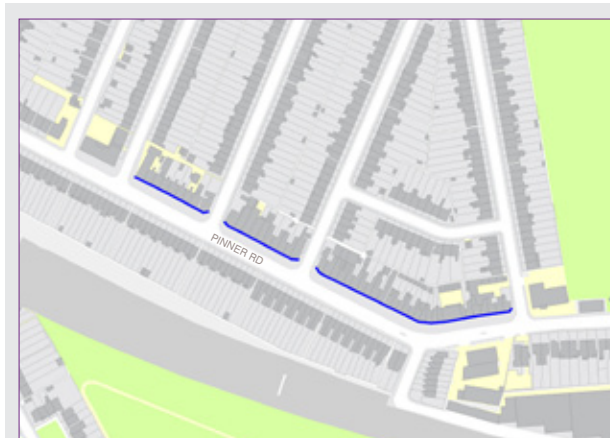
- 209 - 215 The Heights



Site NP 12: Alexandra Avenue - Rayners Lane

Alexandra Avenue - Rayners Lane Frontages Comprise:

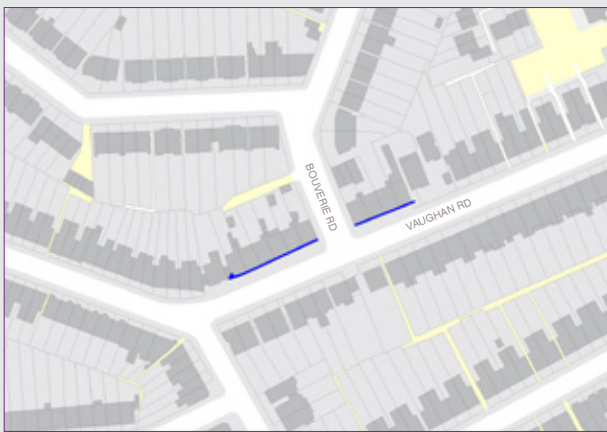
- 383 - 397 (odds) Alexandra Avenue
- 398 Alexandra Avenue



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:

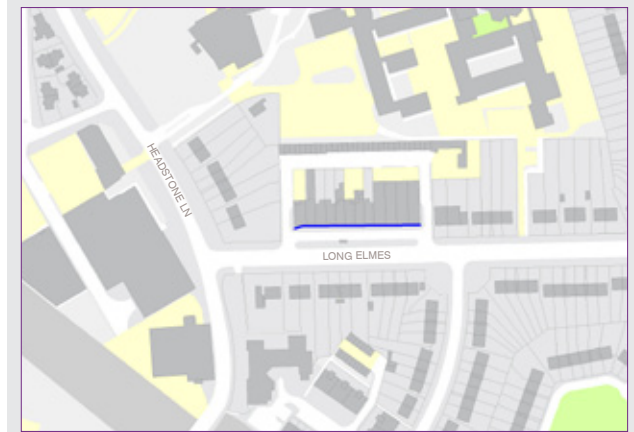
- 130 - 150 (evens) Vaughan road



Site NP 17: Cannon Lane - Hereford Gardens

Cannon Lane - Hereford Gardens Frontages Comprise:

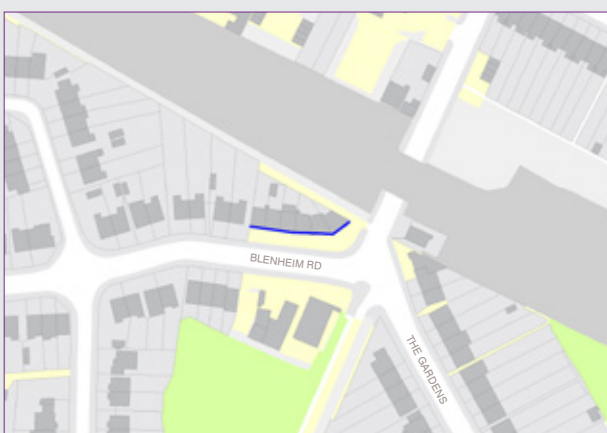
- 72 - 90 (evens) Cannon Lane
- 42 - 58 (evens) Coronation Parade, Cannon Lane
- 2 - 10 (evens) Whittington Way



Site NP 19: Long Elmes

Long Elmes Frontages Comprise:

- 237 - 259 (odds) Long Elmes



Site NP 16: Blenheim Road - West Harrow

Blenheim Road - West Harrow Frontages Comprise:

- 126 - 136 (evens) Blenheim Road



Site NP 18: Pinner Green

Pinner Green Frontages Comprise:

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



Site NP 20: Uxbridge Road - Kenton Lane Junction

Uxbridge Road - Kenton Lane Junction Frontages Comprise:

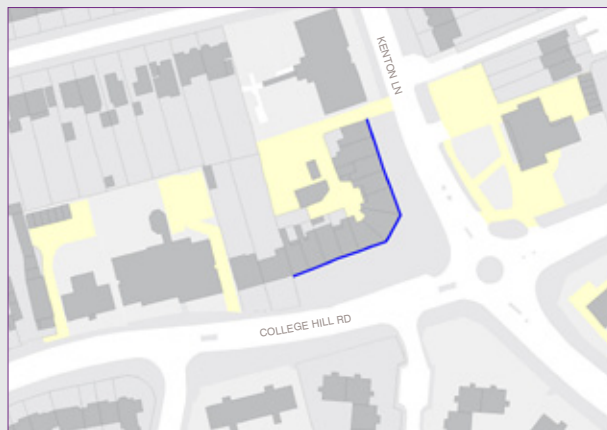
- 103 - 109 (odds) Uxbridge Road
- 72 Uxbridge Road
- 75 - 97 (odds) Uxbridge Road



Site NP 21: Stanmore Hill

Stanmore Hill Frontages Comprise:

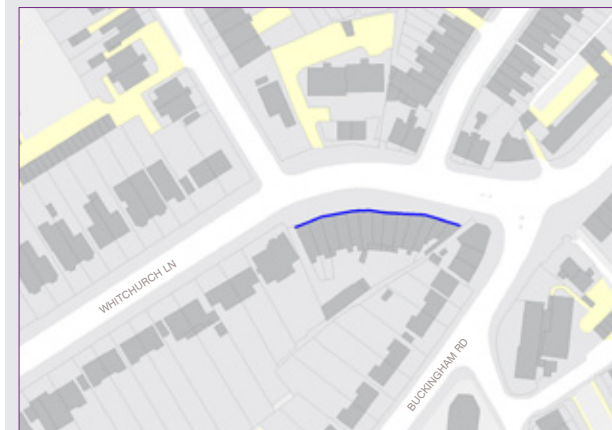
- 83 -99 and 103 -105 and 111 - 113 (odds) Stanmore Hill



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

Kenton Lane / College Hill Road Frontages Comprise:

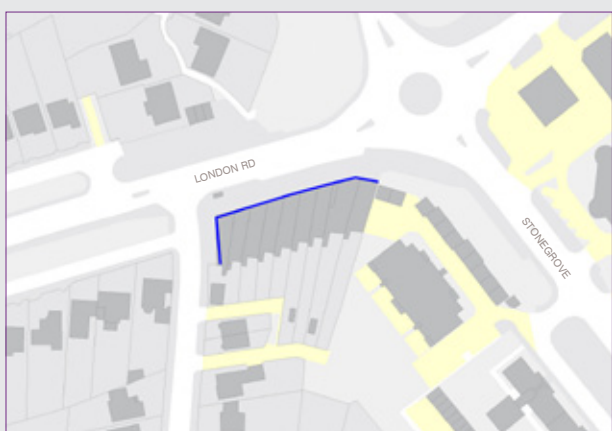
- 603 - 613 (odds) Kenton Lane
- 2 - 12 (evens) College Hill Road



Site NP 25: Whitchurch Parade

Whitchurch Parade Frontages Comprise:

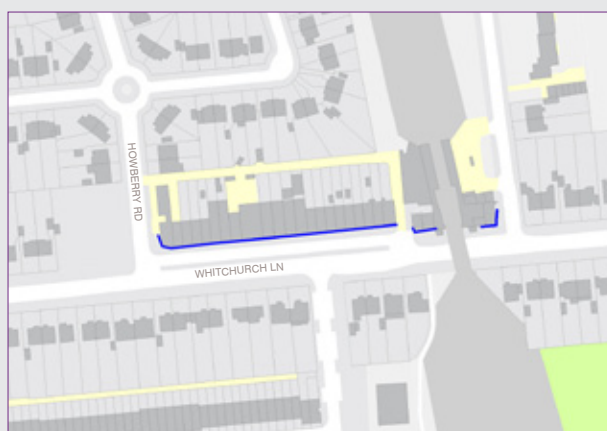
- 1- 13 Whitchurch Parade



Site NP 22: Canons Corner - London Rd Junction

Canons Corner - London Road Junction Frontages Comprise:

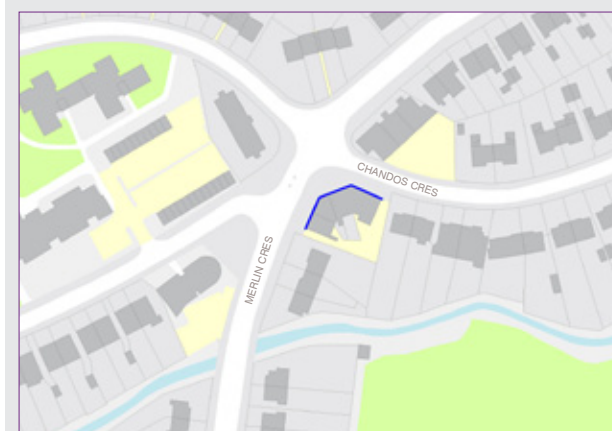
- 1 - 9 Canons Corner



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: Chandos Crescent - Merlin Crescent

Chandos Crescent - Merlin Crescent Frontages Comprise:

- 74, 80, 82 Chandos Crescent



Site NP27: Mollison Way North and South Parade

Mollison Way North and South Parade Frontages Comprise:

- 1 - 22 and 30 - 50 Mollison Way



Site NP29: Kenton Park Parades

Kenton Park Parades Frontages Comprise:

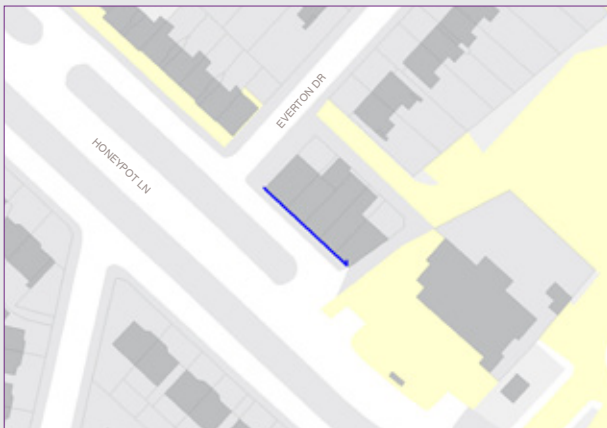
- 1 - 23 Kenton Road
- 24 - 40 Kenton Road
- 310, 312, 380, 382, 398 - 408 (evens) Kenton Road



Site NP 31: Kenton Lane - Priestmead School

Kenton Lane - Priestmead School Parades Frontages Comprise:

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



**Site NP 28: Honeypot Lane
(south of Everton Drive junction)**

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

- 180 - 202 (evens) Honeypot Lane



**Site NP30: Honeypot Lane
(north of Brick Lane junction)**

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

- 867 - 915 (odds) Honeypot Lane



3

EMPLOYMENT

Economic Development and Employment
Employment-led Development Sites
Summary of Employment-led Development
Site Capacity
Employment and Industrial Use Areas

EMPLOYMENT

3

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⁽⁵⁾. 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 Local Plan.

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.

⁵ 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: 10,660m²
(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

PTAL: 4

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:

Royal British Legion Club (adjacent) locally listed

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(6) 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.

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



Site Details

Site Area: 1 Hectare

Existing Use:
Offices and College

Indicative Employment Floorspace: 4,100m²

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

PTAL: 3

Town Centre: Yes

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:
Rayners Lane Conservation Area and Rayners P.H.
Grade II 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. The site is in multiple ownership and, therefore, redevelopment of the site taken as a whole may be brought forward in a phased manner. In the event of phased proposals, each phase will be required to make a pro-rata contribution to the objectives of the allocation to deliver an employment-led mix of uses.
- 3.10** A plot ratio of 0.41⁽⁷⁾ 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.

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

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
Totals:		14,760m ²	300

Employment and Industrial Use Areas

Harrovia Business Village Business Use Area (new)

- 3.13 Harrow’s Employment Land Study (2010) ranked the Harrovia 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.
- 3.14 Unlike comparable sites within the Borough, the Harrovia 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

- 3.15 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 - areas to north removed

Changes to Brember Road Industrial & Business Use Area

3.16 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

Changes to Business Use Area Northolt Road (South Section)

3.17 To reflect an allocated housing site on the south side of Northolt Road, and the present retail use and pub frontages on the South and North side, the Council has removed the Business Use designation from these small areas.



Existing 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)

3.18 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)



New Extent of Northolt Road Business Use Area (North)



4

HOUSING

Housing

Harrow on the Hill and Sudbury Hill Sub Area

Rayners Lane and North Harrow Sub Area

Pinner and Hatch End Sub Area

Edgware and Burnt Oak Sub Area

Harrow and Wealdstone Sub Area

Summary of Housing Development Site Capacity

HOUSING

4

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 543 homes. Other chapters in this Local Plan Document identify sufficient, previously-developed sites to provide a net increase of 686 homes⁸. 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 433 homes has been made in the year 2011/12. Together with a pipeline supply of sites with planning permission sufficient to provide a net increase of 985 homes, identified capacity outside of the Intensification Area totals 3,439 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.

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.

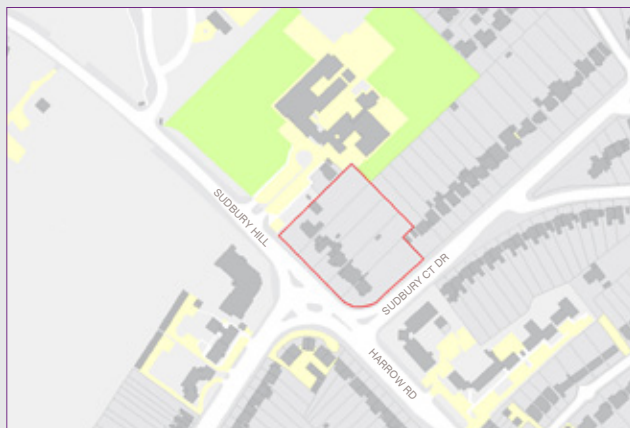
⁸ Comprising: 154 homes as part of retail-led development sites; 300 homes as part of employment-led development sites; 127 homes on strategic, previously-developed sites within the Green Belt; and 105 homes on sites included in the 'other' chapter.

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)
PTAL: 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

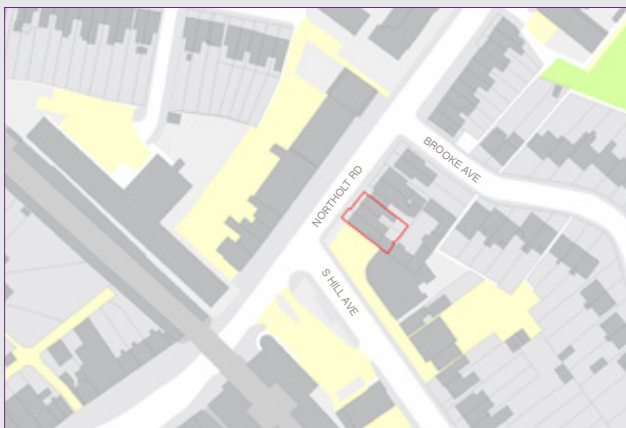
Relevant Planning History

- 4.4 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).

Sites without Planning Permission

SITE H2:

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 and Sudbury Hill

Planning Designations

Flood Zone: Zone 1 (low probability)

PTAL: 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

- 4.5 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 on 13th January 2005 (P/2461/04) for reasons of design, character, amenity and overdevelopment. A further application for redevelopment to provide a drinking establishment and 9 flats was refused 29th July 2005 (P/1353/05).

Commentary

- 4.6 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. In view of the disused and derelict condition of this site, if it is not made available to the market the Council will consider using its compulsory purchase powers to bring about redevelopment.

South Harrow Sub Area

Sites with Planning Permission

SITE H3:

1 & 1A SILVERDALE CLOSE, NORTHOLT, UB5 4BL



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)

PTAL: 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

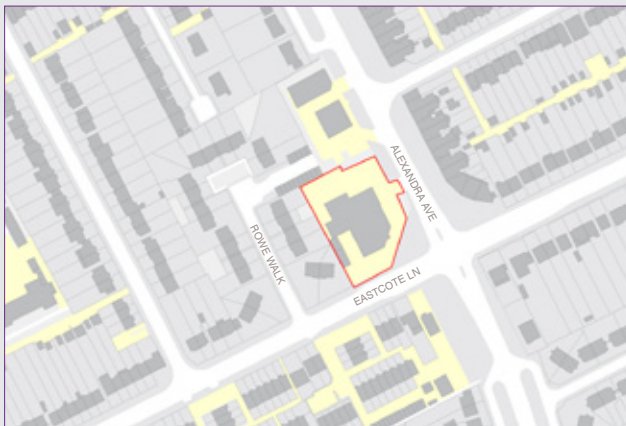
Relevant Planning History

- 4.7 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).

Sites without Planning Permission

SITE H4:

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)

PTAL: 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

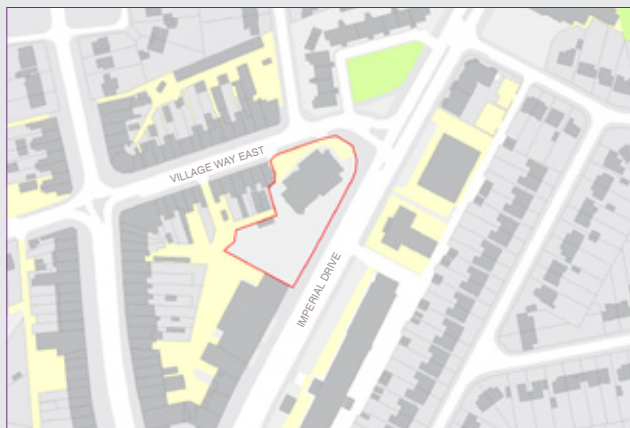
- 4.8 On 18th November 2011 the Council granted a planning application for the construction of a three storey building (with accommodation in the roof space) to provide an 87 bedroom care home, with landscaping and car parking at the rear (P/2559/11).

Rayners Lane and North Harrow Sub Area

Sites with Planning Permission

SITE H5:

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): 28

Number of Homes (net): 27

Other Uses Proposed:

Public House or other appropriate town centre/ community uses (see below – 448m² mixed-use floorspace or 801m² retail floorspace)

Ward: Rayners Lane

Core Strategy Sub Area:

Rayners Lane and North Harrow

Planning Designations

Flood Zone:

Zone 2 & 3A (medium and high probability)

PTAL: 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 Rayners Lane primary shopping area

Relevant Planning History

4.9 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

- 4.10 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.
- 4.11 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.

SITE H6:

LAND AT RAYNERS LANE STATION, HIGH WORPLE, RAYNERS LANE, HA5 5EG



Site Details

Site Area: 0.72 hectares

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)

PTAL: 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

4.12 None.

Commentary

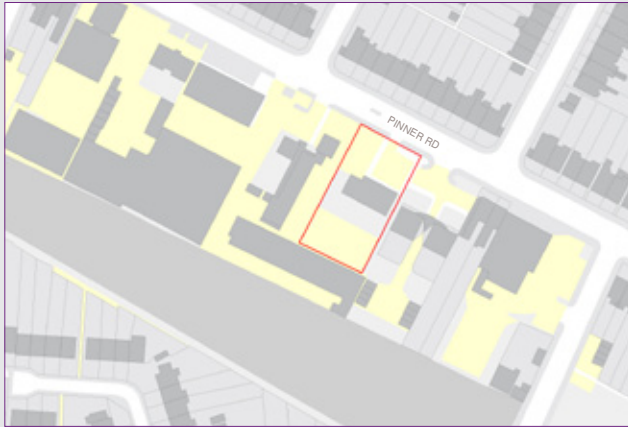
4.13 The site is suitable for partial residential development with retention of an appropriate amount of station car parking to help meet demand generated by commuters and in connection with major events at Wembley stadium. The housing capacity figure shown is indicative, based on half of the site being 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.

4.14 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 7). 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.

- 4.15 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. As the site is adjacent to London Underground infrastructure, early consultation with Transport for London's infrastructure protection team will be required.

**SITE H7:
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)
PTAL: 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

4.16 None.

Commentary

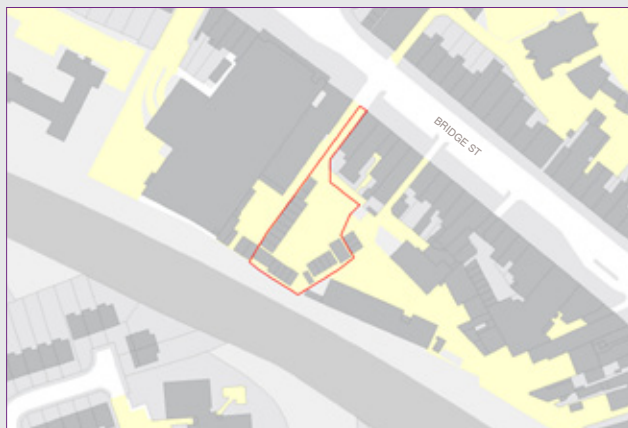
4.17 The site is suitable for residential development.

Pinner and Hatch End Sub Area

Sites with Planning Permission

SITE H8:

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 (net): 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)

PTAL: 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

- 4.18 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

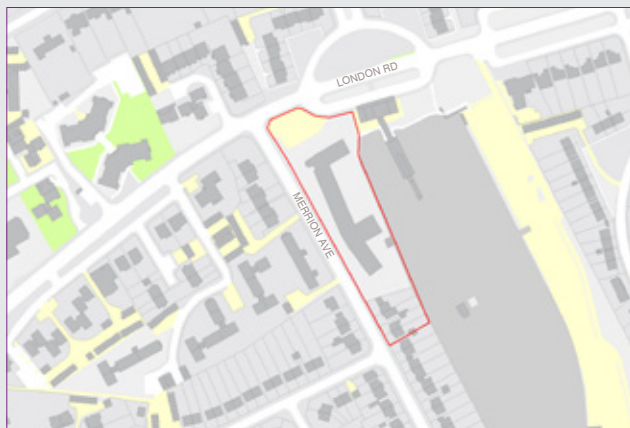
- 4.19 The site is suitable for a mix of uses comprising residential and appropriate town centre uses. Proposals should enable investigation of the potential for below-ground archaeology within the archaeological priority area of Pinner Village. As the site is adjacent to London Underground infrastructure, early consultation with Transport for London's infrastructure protection team will be required.

Stanmore and Harrow Weald Sub Area

Sites with Planning Permission

SITE H9:

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:

Employment uses (including replacement office but excluding other main town centre uses) if necessary to comply with Policy DM32 of the Development Management Policies Local Plan

Ward: Canons

Core Strategy Sub Area:

Stanmore and Harrow Weald

Planning Designations

Flood Zone: Zone 1 (low probability)

PTAL: 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

- 4.20 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

- 4.21 The site is in multiple ownership and is suitable for comprehensive residential development, subject to assessment against Policy DM32 of the Development Management Policies Local Plan demonstrating that there is a surplus of office floorspace in the Borough. The setting of the adjoining Kerry Avenue Conservation Area and locally listed Stanmore Station should be considered in any application for this site. The railway land to the east of the site forms part of a Site of Importance for Nature Conservation. The design and layout of development on the site must be sensitive to the nature conservation site and must ensure that the amenities of neighbouring occupiers in Merrion Avenue are adversely affected. As the site is adjacent to London Underground infrastructure, early consultation with Transport for London's infrastructure protection team will be required.

SITE H10:
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)

PTAL: 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 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

4.22 None.

Commentary

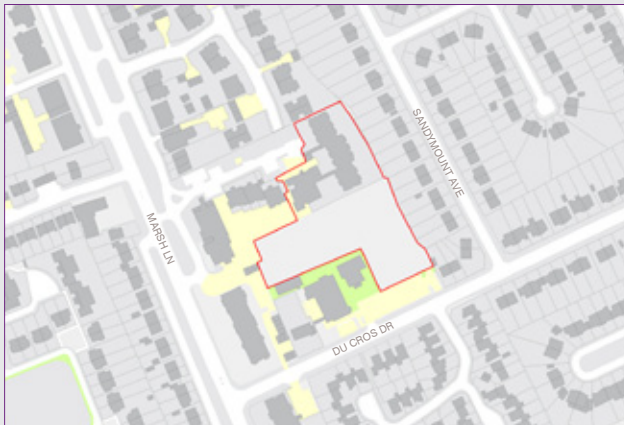
4.23 The site is suitable for partial residential development with retention of an appropriate amount of station car parking to help meet demand generated by commuters and in connection with major events at Wembley stadium. The housing capacity figure shown is indicative, based on half of the site being redeveloped for housing. The actual number of homes to be delivered on the site will be determined by the number of parking spaces to be replaced, the form that the replacement parking takes (such as decked or undercroft car parking), the implications of that form for development viability, and the design and layout of the proposal (including the impact upon the amenities of neighbouring occupiers). 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 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. As the site is adjacent to London Underground infrastructure, early consultation with Transport for London's infrastructure protection team will be required.

- 4.25 The southern boundary of the site is contiguous with the northern boundary of a small, wooded area which forms a part of a Site of Importance for Nature Conservation; the design and layout of development must be sensitive to this nature conservation site. The setting of the adjoining Kerry Avenue Conservation Area and locally listed Stanmore Station should also be considered.

**SITE H11:
PAXFOLD, ELIZABETH
GARDENS, STANMORE,
HA7 4UG**



Site Details

Site Area: 0.813 hectares

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)

PTAL: 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:
Adjacent St. William of York Church Grade II listed

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 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.

4.28 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 H12:

GILLIAN HOUSE, ELMS ROAD, HARROW WEALD, HA3 6BU



Site Details

Site Area: 0.253 hectares

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)

PTAL: 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

4.29 None.

Commentary

4.30 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 H13:

WOLSTENHOLME, RECTORY LANE, STANMORE, HA7 4AQ



Site Details

Site Area: 0.251 hectares

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)

PTAL: 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 & Old Stanmore Church both Grade II* 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

4.31 None.

Commentary

4.32 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.

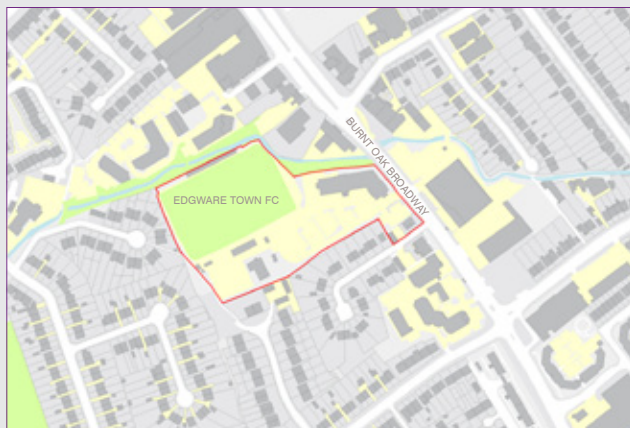
4.33 The design and layout of development on this site must be sensitive to the setting of the adjoining conservation area and the grade II listed Church of St John the Evangelist which faces the site, and should ensure the protection of the adjoining boundary wall.

Edgware and Burnt Oak Sub Area

Sites with Planning Permission

SITE H14:

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)

PTAL: 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

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

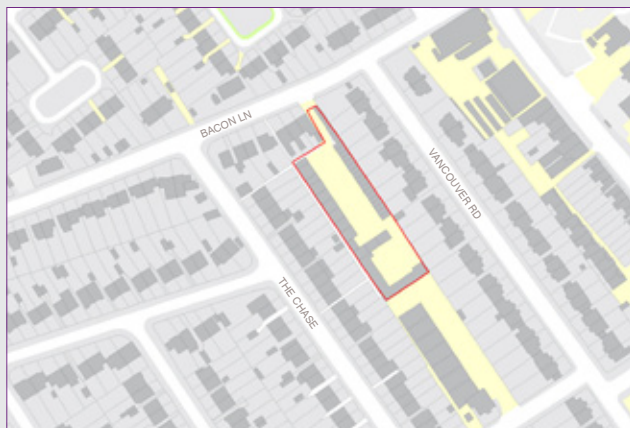
Commentary

- 4.35 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.
- 4.36 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.

- 4.37 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.
- 4.38 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.
- 4.39 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 H15: HILL'S YARD, BACON LANE, EDGWARE, HA8 5AR



Site Details

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)

PTAL: 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 (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

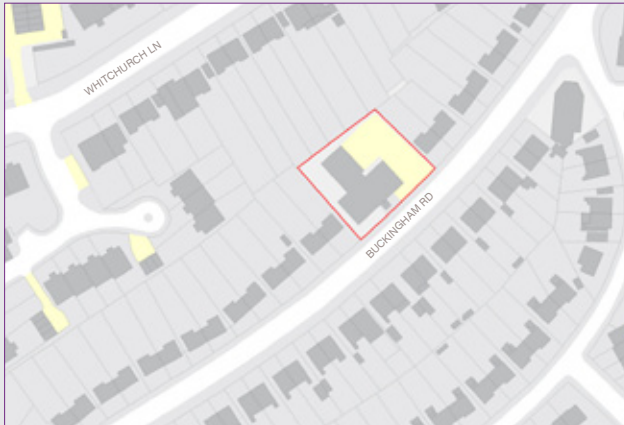
Other: None

Relevant Planning History

4.40 None.

SITE H16:

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)

PTAL: 3-4

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: None

Relevant Planning History

- 4.41 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). A revised application was refused by the Council on 21st September 2012 (P/2478/12).

Commentary

- 4.42 The site is suitable for residential development and community use.

SITE H17:
**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)

PTAL: 3

Town Centre: No

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

4.43 None

Commentary

4.44 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.

4.45 To the north of Donnefield Avenue is Canons Park, designated as Metropolitan Open Land and a Registered Historic Park and Garden. Both Canons Park and the railway embankment form a part of a Site of Importance for Nature Conservation (borough importance Grade II). 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. As the site is adjacent to London Underground infrastructure, early consultation with Transport for London's infrastructure protection team will be required.

Harrow and Wealdstone Sub Area (excluding the Intensification Area)

Sites with Planning Permission

SITE H18:

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)

PTAL: 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 (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

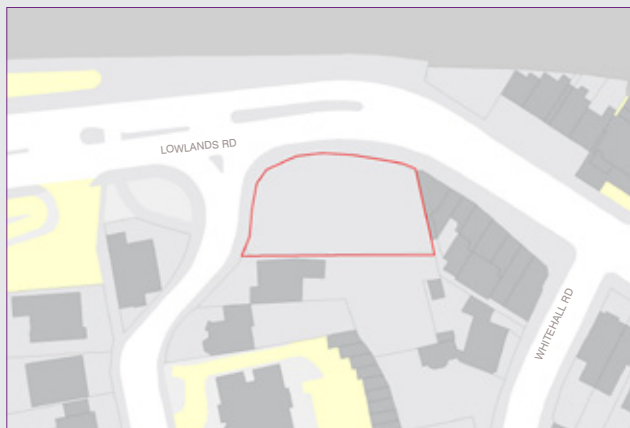
Relevant Planning History

- 4.46 On 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).

Sites without Planning Permission

SITE H19:

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)

PTAL: 5

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

- 4.47 On 26th October 2006 the Council granted planning permission (P/1468/06) 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

- 4.48 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. In view of the vacant condition of this site, if it is not made available to the market the Council will consider using its compulsory purchase powers to bring about redevelopment.

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	205-209 Northolt Road, South Harrow, HA2 0NG	10	7	None
H3	1 & 1A Silverdale Close, Northolt, UB5 4BL	6	6	None
H4	Former Matrix P.H., 219 Alexandra Avenue, South Harrow, HA2 9DL	29	28	None
H5	Former Rayners Hotel, 23 Village Way East, Rayners Lane, HA2 7LX	28	27	Town centre and/or community uses
H6	Land at Rayners Lane Station, High Worple, Rayners Lane, HA5 5EG	50	50	Car parking
H7	Enterprise House, 297 Pinner Road, North Harrow, HA1 4HS	6	6	None
H8	Rear of 57-65 Bridge Street, Pinner, HA5 3HZ	26	26	None
H9	Jubilee House, Merrion Avenue, Stanmore, HA7 4RS	35	35	None
H10	Land at Stanmore Station, London Road, Stanmore, HA7 4PD	44	44	Car parking
H11	Paxfold, Elizabeth Gardens, Stanmore, HA7 4UG	Sheltered housing		Reconfigured open space (if appropriate)
H12	Gillian House, Elms Road, Harrow Weald, HA3 6BU	Sheltered housing		None
H13	Wolstenholme, Rectory Lane, Stanmore, HA7 4AQ	Sheltered housing		None
H14	Edgware Town Football Club, Burnt Oak Broadway, Edgware, HA8 5AQ	189	189	None
H15	Hill's Yard, Bacon Lane, Edgware, HA8 5AR	28	28	None
H16	19 Buckingham Road, Edgware, HA8 6LY	7	7	Community use
H17	Land at Canons Park Station, Donnefield Avenue, Canons Park, HA8 6RA	17	17	Car parking
H18	Former Tyneholme Nursery, Headstone Drive, Wealdstone, HA1 4UQ	15	15	None
H19	16 - 24 Lowlands Road, Harrow	9	9	None
Totals:		553	543	-



5

STRATEGIC
PREVIOUSLY-
DEVELOPED
SITES IN THE
GREEN BELT

STRATEGIC PREVIOUSLY-DEVELOPED SITES IN THE GREEN BELT

5

SITE GB1:

ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, BROCKLEY HILL, STANMORE, HA7 4LP



Site Details

Site Area: 41 hectares

Existing Use: Hospital and open land

Number of Homes (gross): 127

Number of Homes (net): 127

Other Uses Proposed: Hospital Development

Ward: Canons

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:

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); hospital lodge buildings and roadside wall/gates locally 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

5.1 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). The outline planning permission P/1220/07 was renewed on 4th June 2010 (P/0083/10). On 19th December 2012 the Council received a further planning application for a new hospital and up to 347 dwellings (including 36 units of staff accommodation) together with 19.2 hectares of public and private open space, 1,398 car parking spaces and revisions to the access and service road (P/3191/12).

Commentary

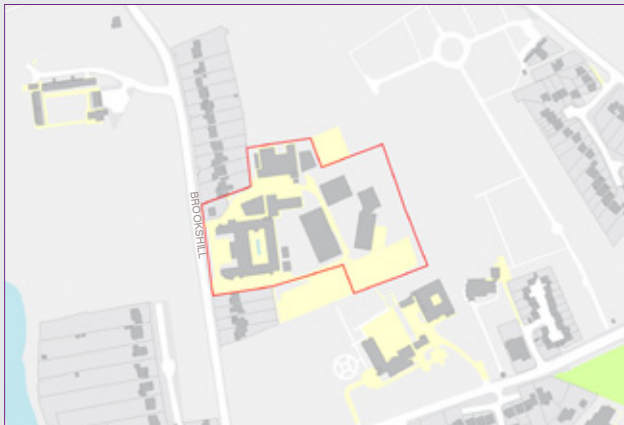
5.2 This site is a strategic, previously-developed site within the Green Belt because of the need to secure the modernisation of nationally significant health care facilities.

5.3 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. In the event of any substantive revisions or additions to the approved proposals, re-assessment of the impacts of the development upon the special characteristics of this site and its surroundings (including but not limited to biodiversity assets) may be required.

5.4 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 GB2:

HARROW COLLEGE, BROOKSHILL, HARROW WEALD, HA3 6RR



Site Details

Site Area: 2.3 hectares
(0.75 hectares approx. built footprint)

Existing Use: College (Education)

Proposed Allocation: Development for education,
training and related uses

Other Uses Proposed: Cemetery extension

Ward: Harrow Weald

Core Strategy Sub Area:
Harrow Weald and Stanmore

Planning Designations

Flood Zone: Zone 1 (low probability)

PTAL: 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

5.5 None

Commentary

5.6 Harrow College is spread over two sites with the principal campus located in Lowlands Road, Harrow town centre. Nevertheless the College envisages a continued role, over the plan period, for the Brookshill campus in the provision of academic and vocational courses, training programmes and other college related activities. 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 provide more up-to-date facilities to meet the College's evolving accommodation needs as well as securing rationalisation of built form and enhance the site's contribution to Green Belt openness. Parts of the site (outlined in blue) are substantially open in character and should remain so; redevelopment will be confined to the redline boundary shown above and reproduced on the adopted Policies Map.

5.7 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).

Summary of Strategic 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	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore, HA7 4LP	127	127	Hospital
GB2	Harrow College, Brookshill, Harrow Weald, HA3 6RR	0	0	Cemetery
Totals:		127	127	-

6

OPEN SPACES

Housing

Harrow on the Hill and Sudbury Hill Sub Area

Rayners Lane and North Harrow Sub Area

Pinner and Hatch End Sub Area

Edgware and Burnt Oak Sub Area

Harrow and Wealdstone Sub Area

Summary of Housing Development Site Capacity



OPEN SPACES

6

Major Open Space Sites and Minor Open Space Designations

- 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 accessibility⁹. 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 Six sites are identified for major, new uses of open space. They are:
- Land at Brigade Close, Harrow on the Hill (community outdoor sport use);
 - Harrow Weald Park, Brookshill, Harrow Weald (a new publicly accessible semi-natural greenspace);
 - Glenthorne, Common Road, Stanmore (use in association with 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.

⁹ 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

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

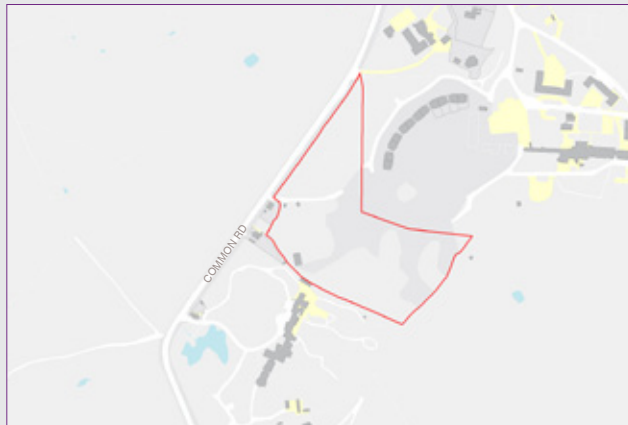
Relevant Planning History

6.7 None

Commentary

6.8 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. A narrow part of the West Drive Conservation Area traverses the site from Brookshill.

**SITE MOS3:
GLENTHORNE, COMMON
ROAD, STANMORE**



Site Details

Site Area: 3.3 hectares

Existing Use: Woodland

Proposed Allocation: Use in association with Bentley Priory 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

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; adjacent Glenthorne Lodge locally listed (listing refers also to cast iron entrance gates)

Historic Park and Garden: Bentley Priory Historic Park and Garden (Grade II)

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. It is adjacent to Bentley Priory open space which is a Site of Special Scientific Interest, a Site of Importance for Nature Conservation and a Grade II Registered Historic Park and Garden (reflecting its history as part of the wider estate of Bentley Priory). Glenthorne is allocated as an extension to Bentley Priory, but is subject to an assessment of the site's biodiversity value and environmental condition, and of the implications of public access. A management plan should be used to implement any access controls or mitigation measures that are recommended in the assessment. In making the site publicly accessible as a natural and semi-natural greenspace, attention must be paid to ensuring the security of the Metropolitan Police compound located in the southern part of the site and of neighbouring residential property.

**SITE MOS4:
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 and Harrow Weald

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:
Green Belt

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

6.11 The site comprises a substantial area of woodland in the Green Belt, but is publicly inaccessible. The Santway is allocated as an additional natural and semi-natural public open space, but is subject to an assessment of the site's biodiversity value and environmental condition, and of the implications of public access. A management plan should be used to implement any access controls or mitigation measures that are recommended in the assessment. 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:
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
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

6.12 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

6.13 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.

6.14 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. As the site is adjacent to London Underground infrastructure, early consultation with Transport for London's infrastructure protection team will be required.

**SITE MOS6:
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
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

- 6.15** 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 Local Plan 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.
- 6.16** 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.

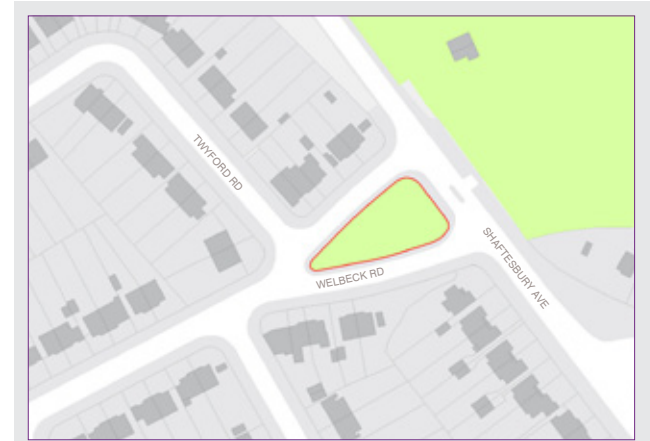
Minor Open Space Designations

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

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



Site OS04: Welbeck Road, West Harrow

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



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

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



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

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



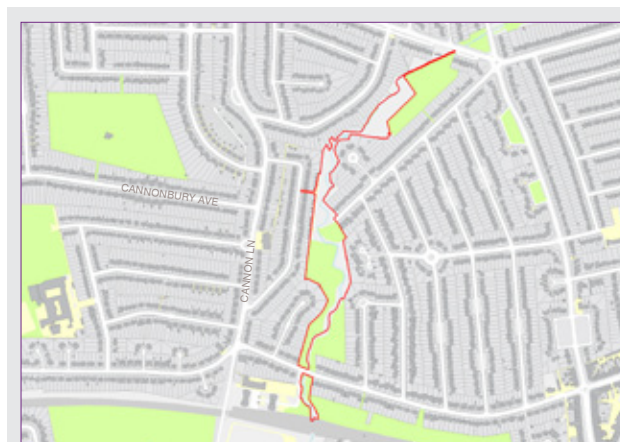
Site OS05: Grange Farm Estate, South Harrow

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



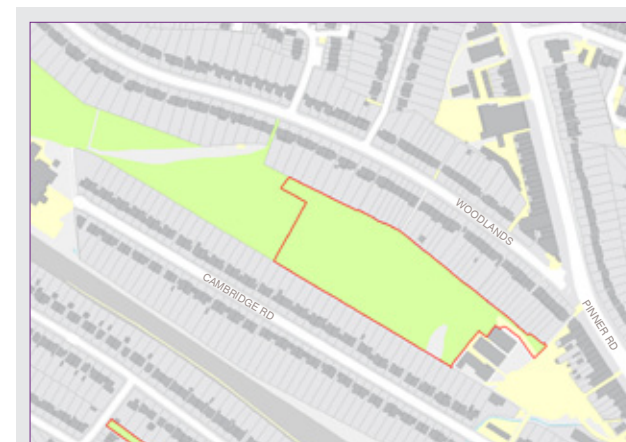
Site OS06: The Gardens, West Harrow

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



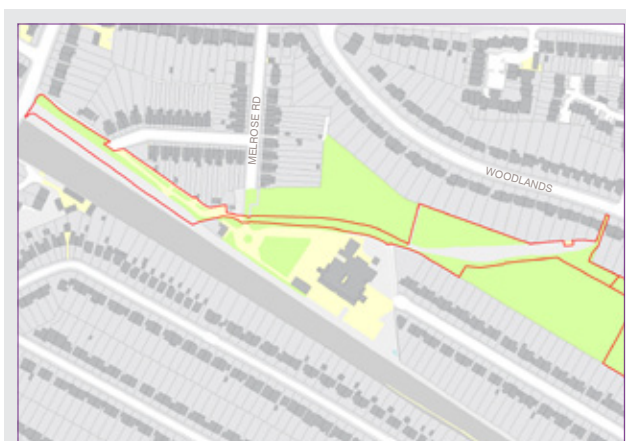
Site OS08: Streamside Open Space, Rayners Lane

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



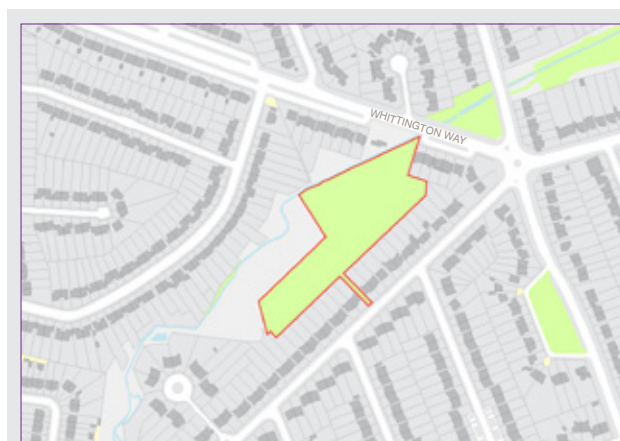
Site OS10: Woodlands Open Space, North Harrow

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



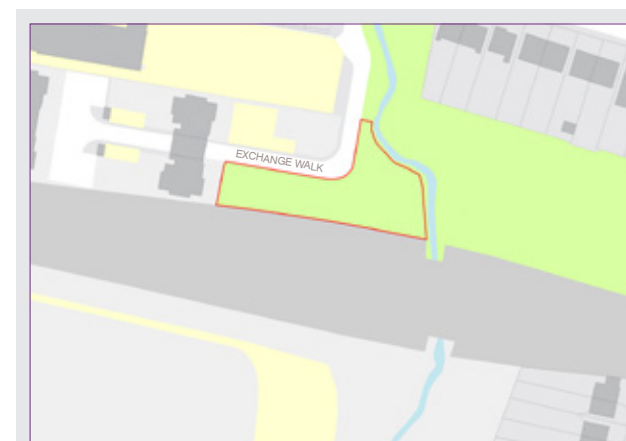
Site OS07: Woodlands Green Corridor, North Harrow

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



Site OS09: Streamside Open Space, Rayners Lane

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



Site OS11: Exchange Walk, Rayners Lane

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



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

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



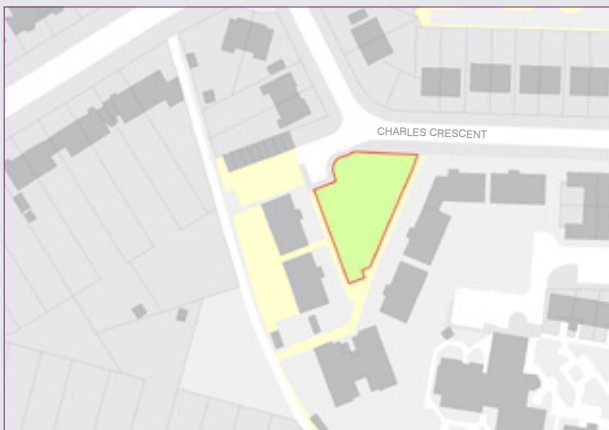
Site OS14: Amenity Space at Jubilee Close, Pinner

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



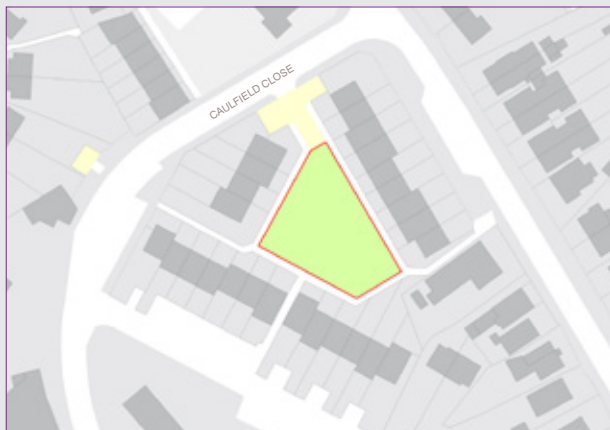
Site OS16: Verges, Waxwell Lane and Uxbridge Road, Pinner

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



Site OS13: Honeybun Estate, Wood Close, Harrow

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



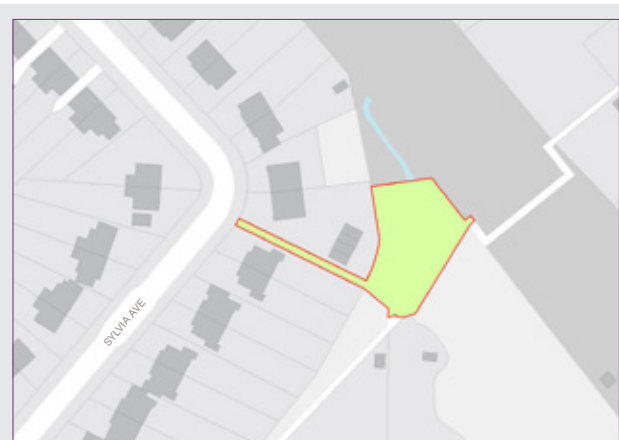
Site OS15: Miller Close, Pinner Green

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



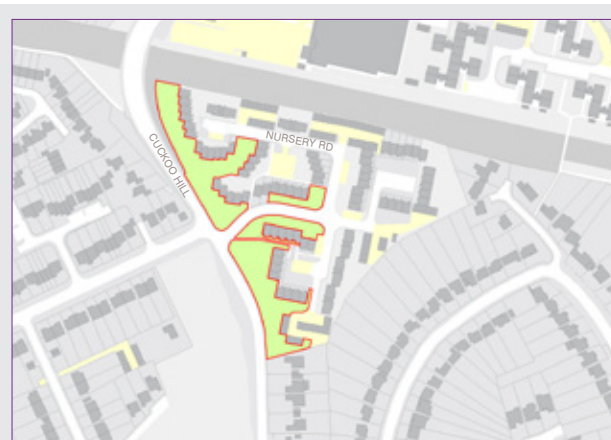
Site OS17: Amenity Space at Dove Park, Hatch End

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



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

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



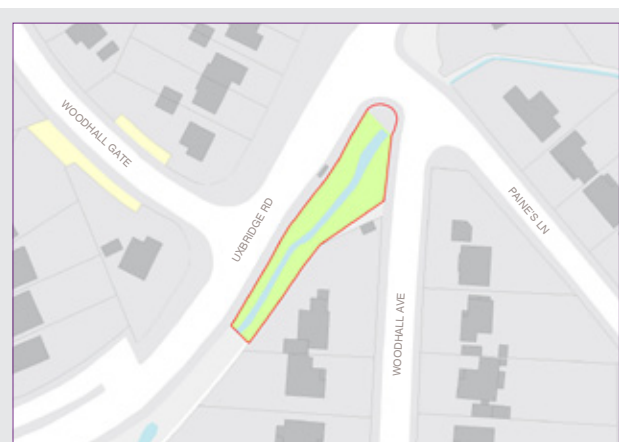
Site OS20: Amenity Space at Nursery Road, Pinner Green

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



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

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



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

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



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

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



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

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



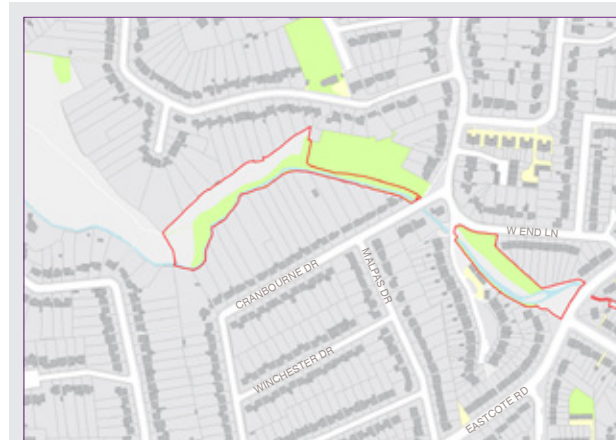
Site OS24: Land fronting Pinner House, Church Lane, Pinner

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



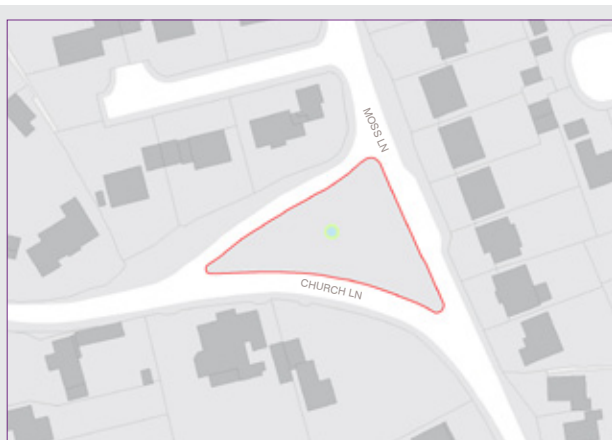
Site OS26: Amenity Space at Pinner Grove and Grove Avenue, Pinner

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



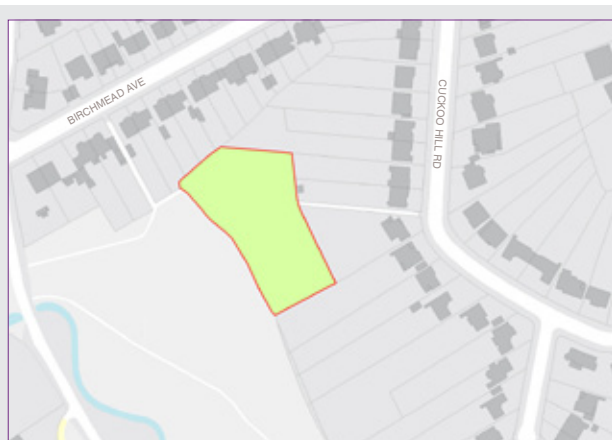
Site OS28: Celandine Way (Cannon Lane, Eastcote Road, Lloyd Court, Cranbourne Drive), Pinner

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



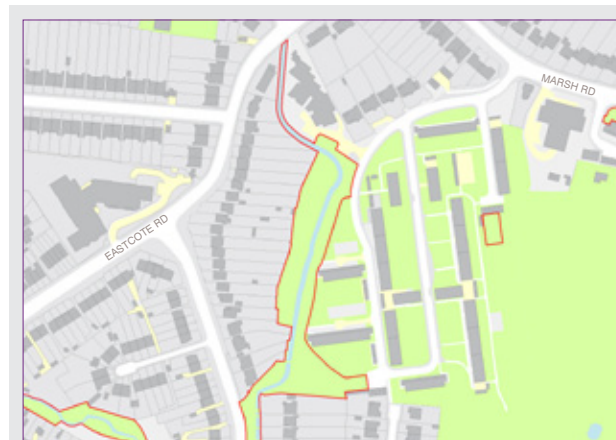
Site OS25: Tookes Green, Nower Hill, Pinner

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



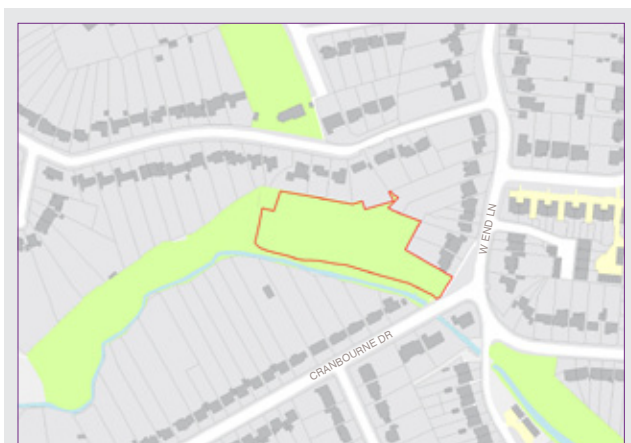
Site OS27: Land Rear of 51-55 Cuckoo Hill Road, Pinner

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



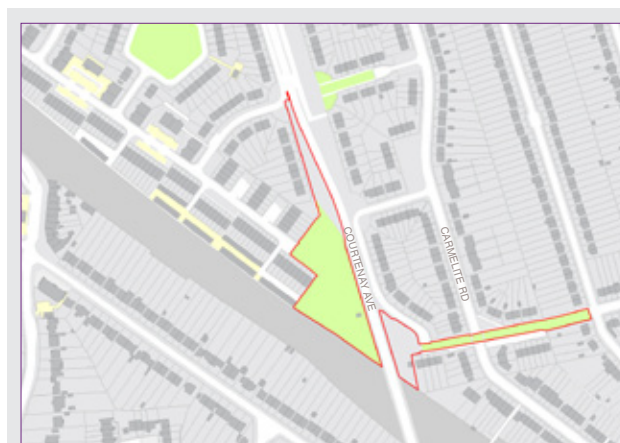
Site OS29: Celandine Way Extension (Cannon Lane, Eastcote Road), Pinner

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



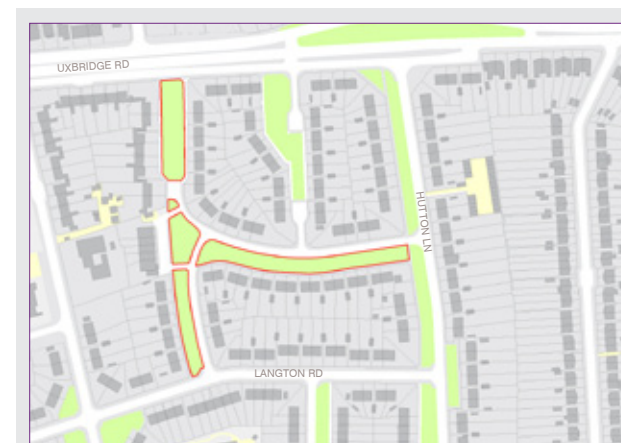
Site OS30: Cuckoo Hill, Pinner

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



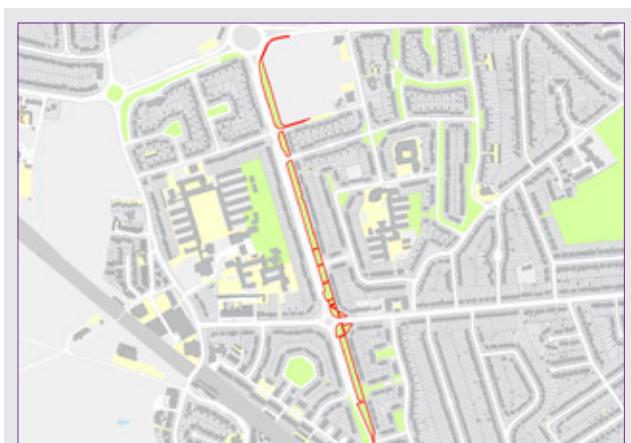
Site OS32: Land at Carmelite Way and Augustine Road, Harrow Weald

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



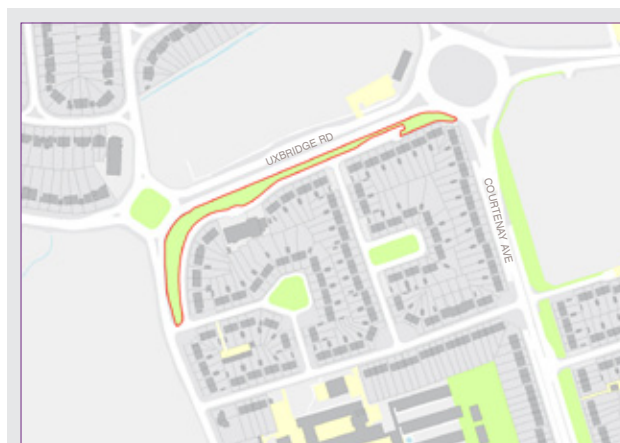
Site OS34: Mepham Gardens and Mepham Crescent, Harrow Weald

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



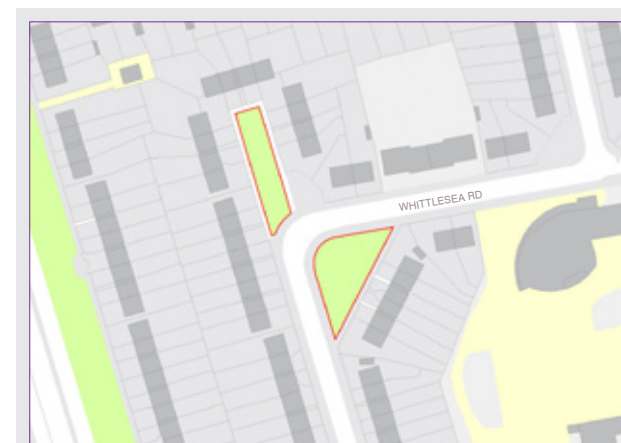
Site OS31: Courtenay Avenue Verges, Harrow Weald

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



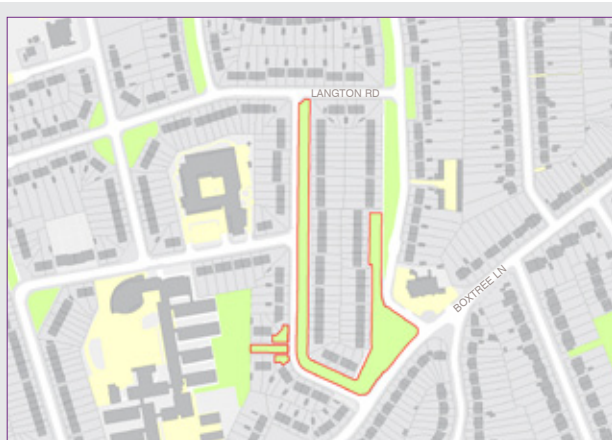
Site OS33: Boniface Walk Verges, Harrow Weald

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



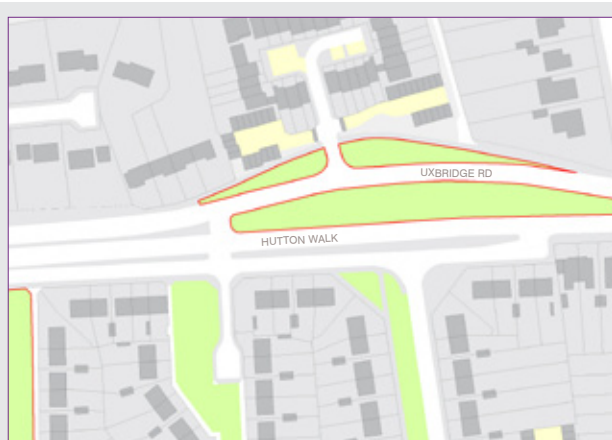
Site OS35: Whittlesea Road, Harrow Weald

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



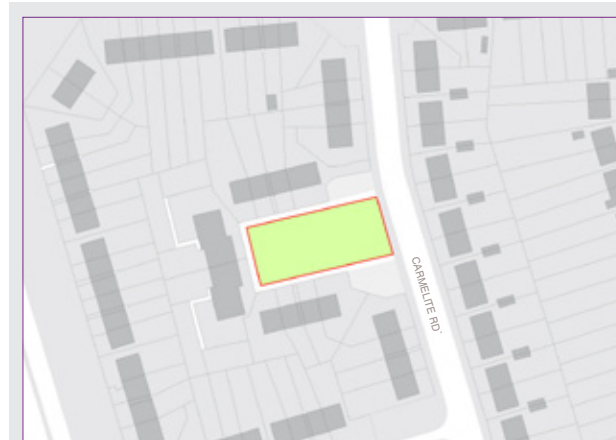
Site OS36: Boxtree Lane and Stafford Road, Harrow Weald

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



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

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



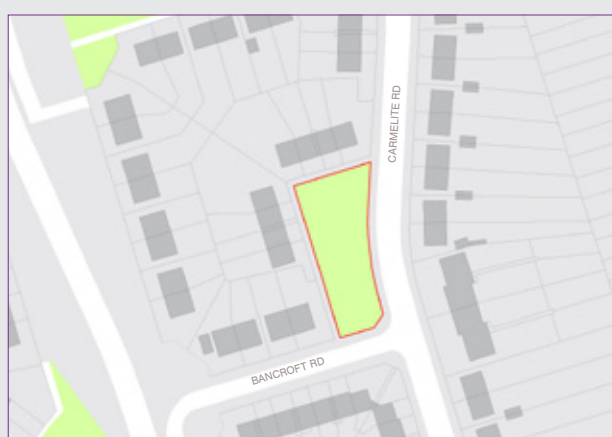
Site OS40: Carmelite Close, Harrow Weald

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



Site OS37: Langton Road, Harrow Weald

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



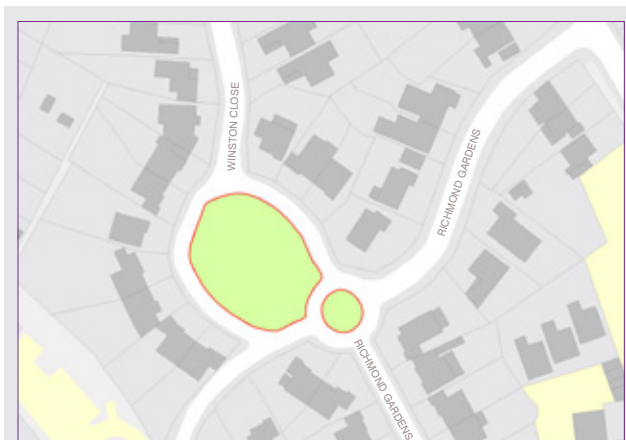
Site OS39: Carmelite Road and Bancroft Road, Harrow Weald

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



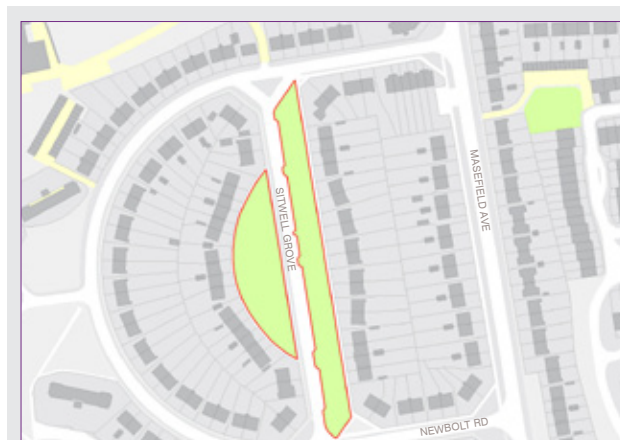
Site OS41: Kelvin Crescent, Harrow Weald

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



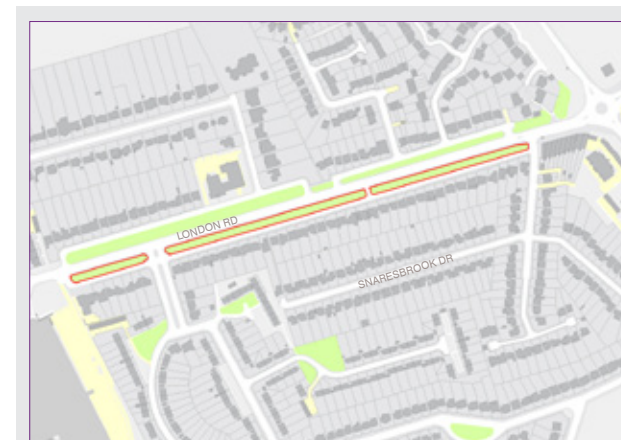
Site OS42: Winston Close and Richmond Gardens

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



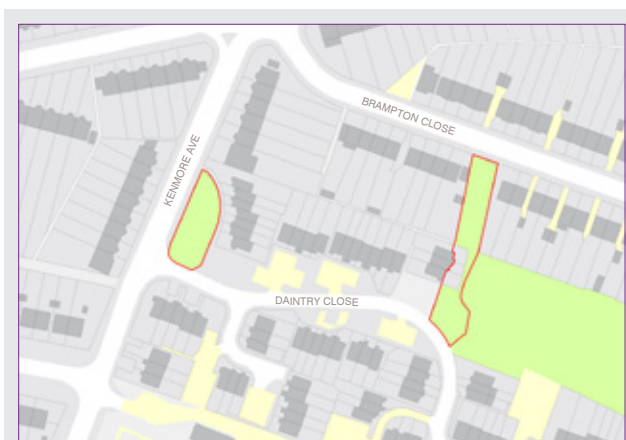
Site OS44: Sitwell Grove, Stanmore

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



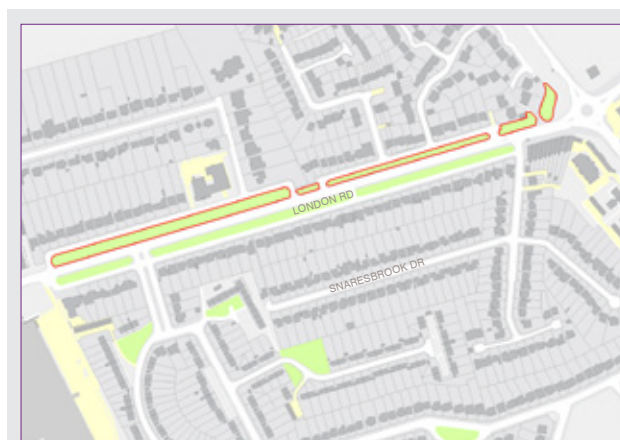
Site OS46: South Verges, London Road, Stanmore

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



Site OS43: Kenmore Avenue and Daintry Close, Wealdstone

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



Site OS45: North Verges, London Road, Stanmore

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



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

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



Site OS48: Rusper Close, London Road, Stanmore

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



Site OS50: Westbere Drive and Morecambe Gardens, Stanmore

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



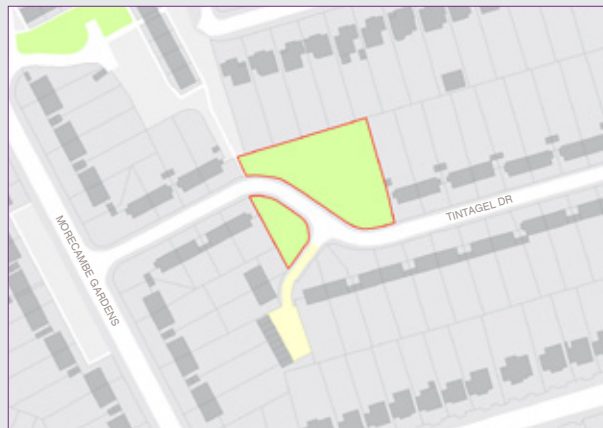
Site OS52: Marsh Lane Verges, Stanmore

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



Site OS49: Dingle Court, London Road, Stanmore

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



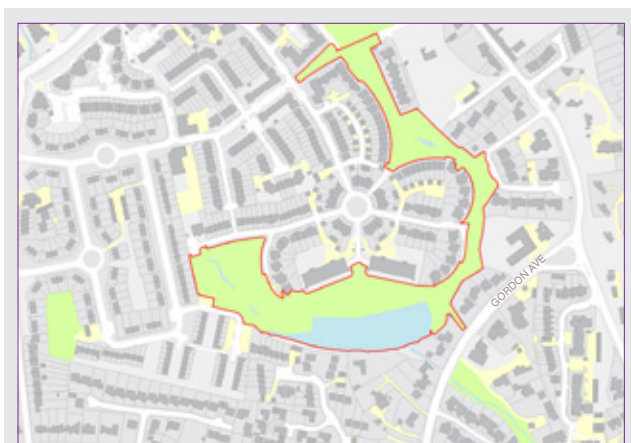
Site OS51: Tintagel Drive, Stanmore

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



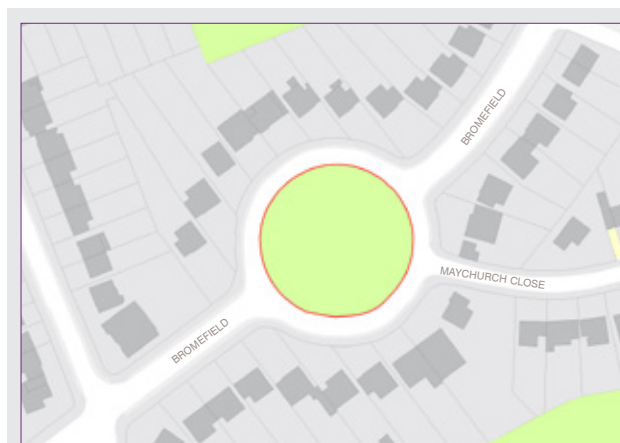
Site OS53: Amenity Space, Dene Gardens, Stanmore

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



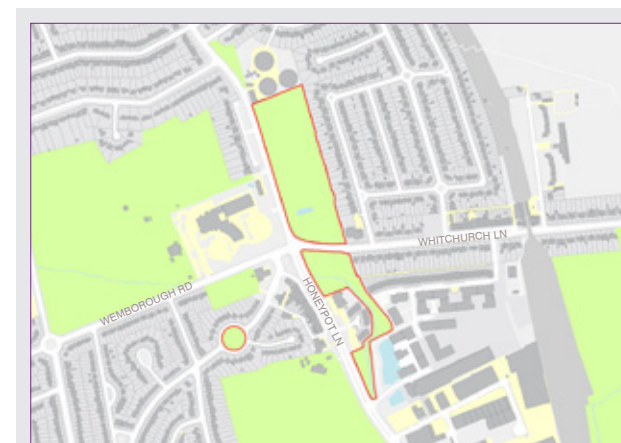
Site OS54: Lady Aylesford Drive, Stanmore

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



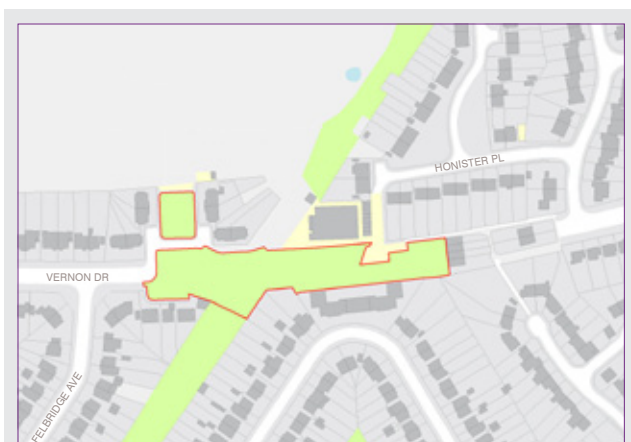
Site OS56: Bromefield Circle, Stanmore

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



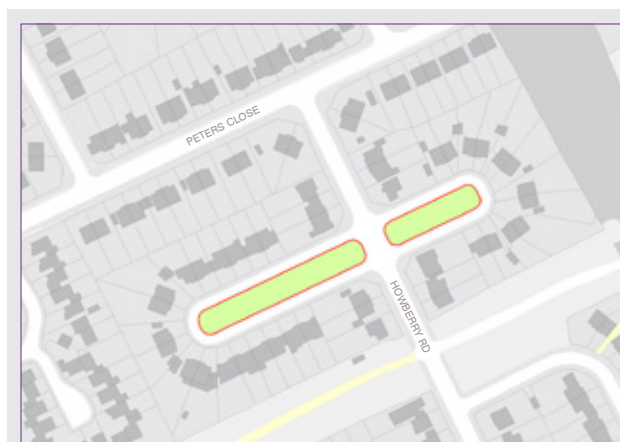
Site OS58: Stanmore Marsh, Honey Pot Lane, Stanmore

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



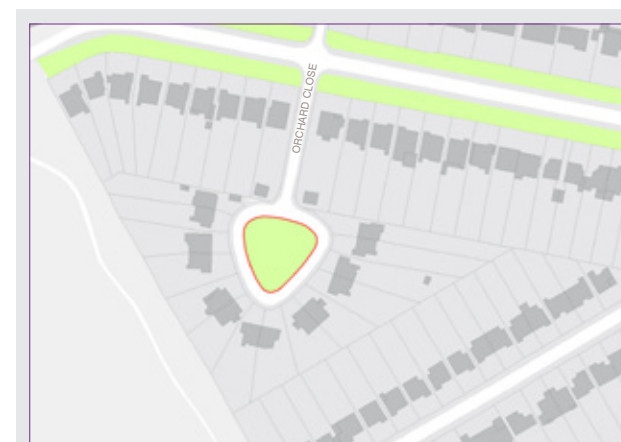
Site OS55: Vernon Drive, Stanmore

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



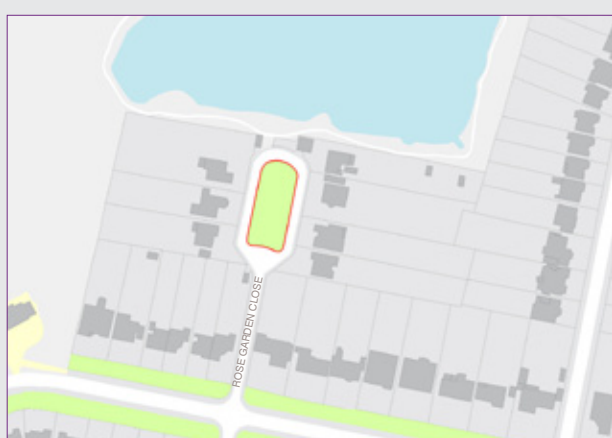
Site OS57: Peter's Close, Stanmore

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



Site OS59: Orchard Close, Edgware

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



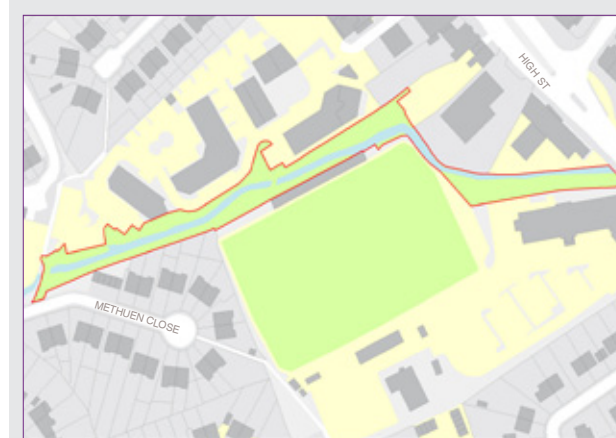
Site OS60: Rose Garden Close, Edware

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



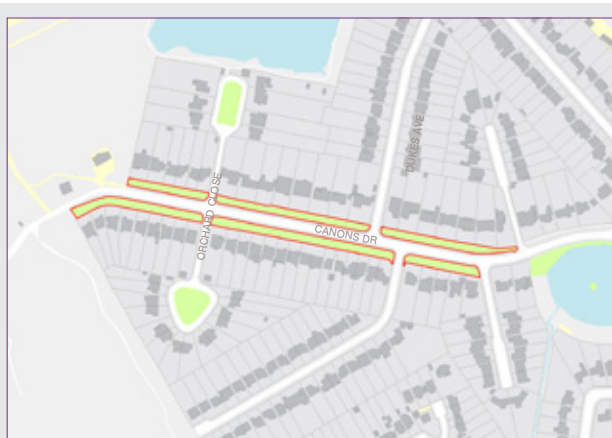
Site OS62: The Basin, Canons Drive, Edware

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



Site OS64: Edware Brook, Methuen Close to Edware Road

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



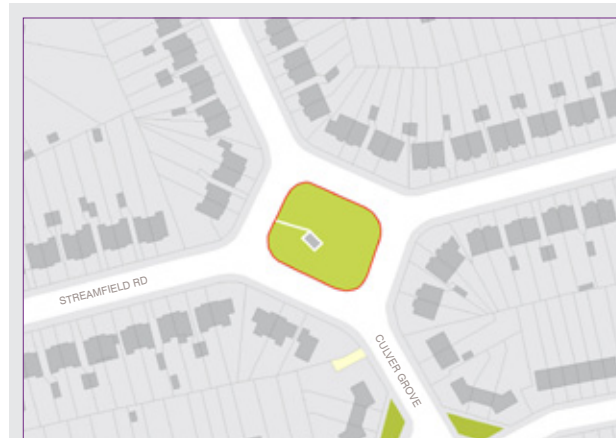
Site OS61: Canons Drive Verge, Edware

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



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

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



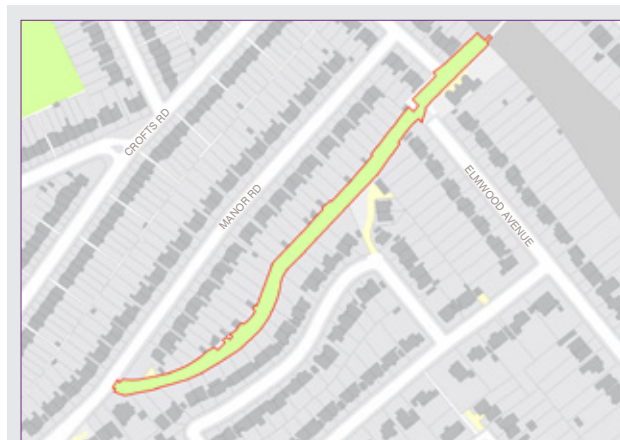
Site OS65: Streatfield Road Roundabout, Queensbury

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



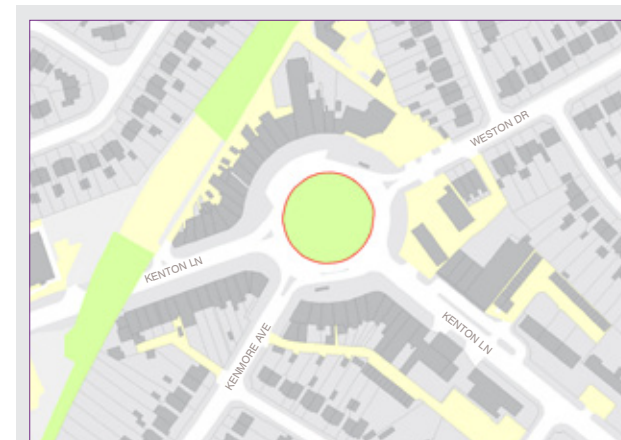
Site OS66: Queensbury Recreation Ground, Honeypot Lane, Kingsbury

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



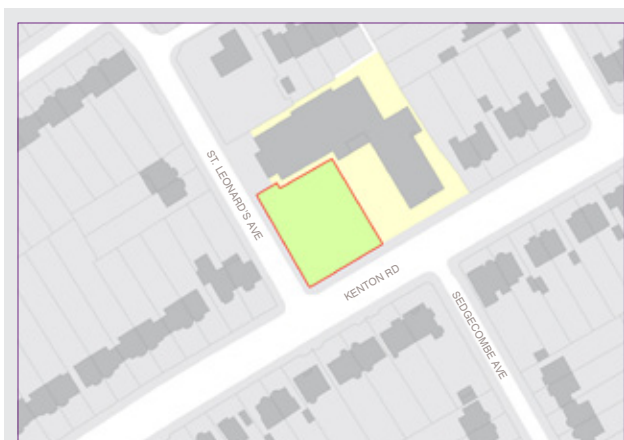
Site OS68: Bonnersfield Lane, Harrow

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



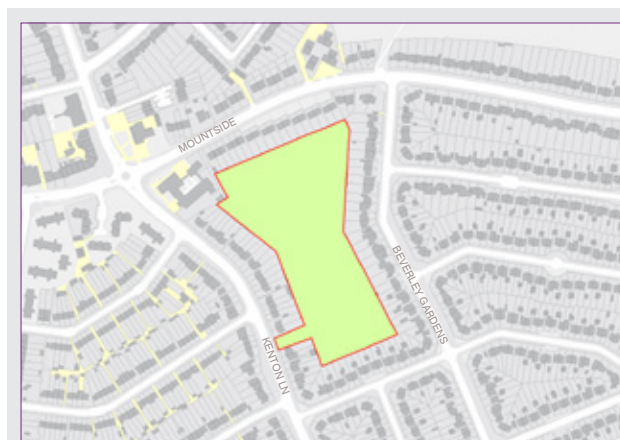
Site OS 70: Belmont Circle, Belmont

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



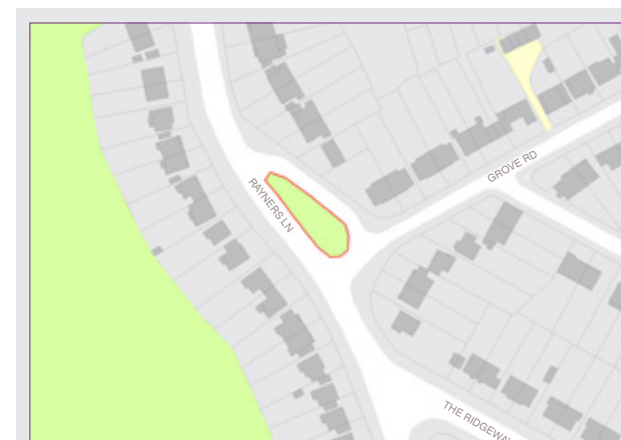
Site OS67: St Mary the Virgin, St. Leonard's Avenue, Kenton

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



Site OS69: Kenton Lane Allotments, Belmont

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



Site OS 71: Junction of Grove Road and Rayners Lane

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



7

BIODIVERSITY

Biodiversity

Harrow on the Hill and Sudbury Hill Sub Area

South Harrow Sub Area

Rayners Lane and North Harrow Sub Area

Pinner and Hatch End Sub Area

Stanmore and Harrow Weald Sub Area

Edgware and Burnt Oak Sub Area

Kenton and Belmont Sub Area

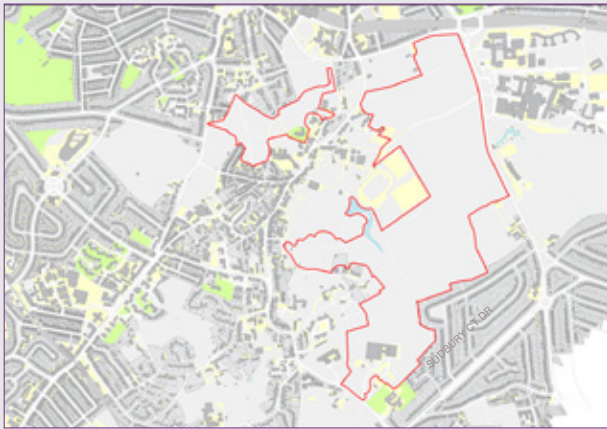
BIODIVERSITY

7

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.
- 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 Local 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

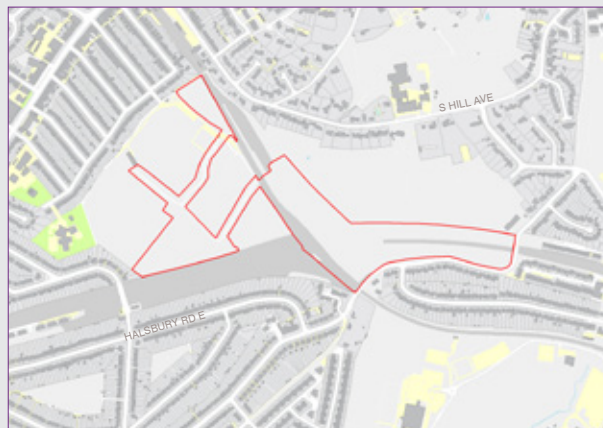


Site BD3: St Dominic's Sixth Form College - New Site of Borough Importance Grade 2

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



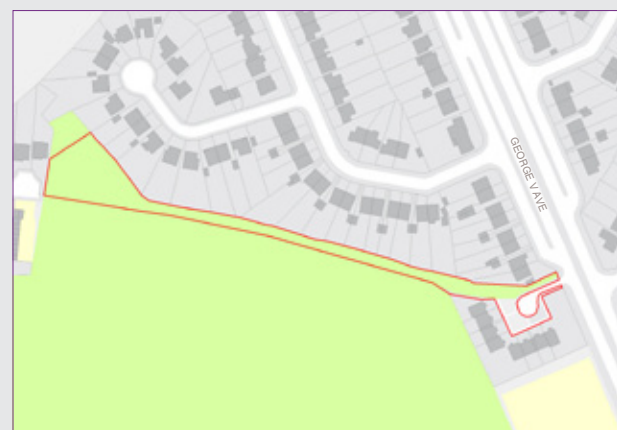
Site BD6: Old Tennis Courts, West Harrow Recreation Ground and Ridgeway Embankment - Revised Site of Local Importance



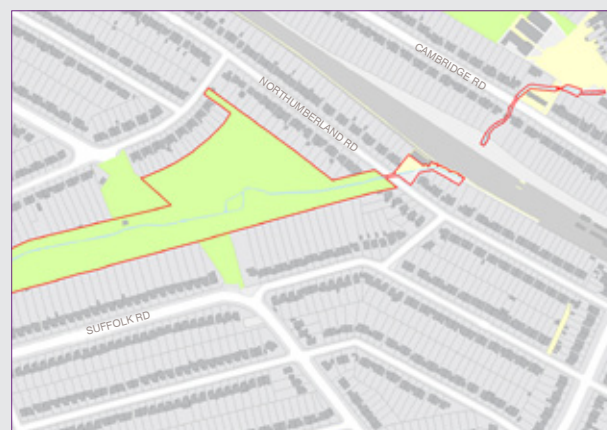
Site BD7: Headstone Manor Recreation Ground - Revised Site of Borough Importance Grade 2



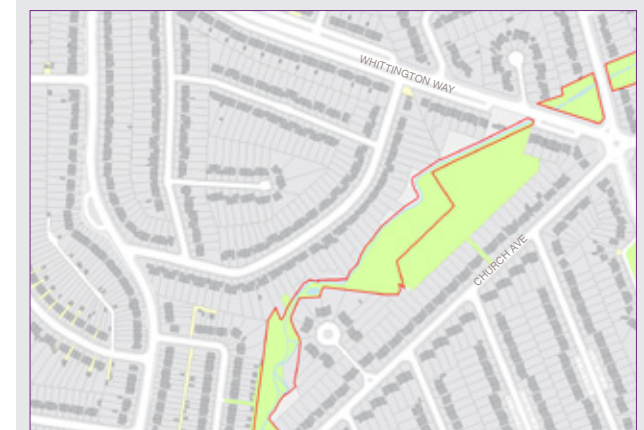
Site BD8: Woodlands Open Space and Melrose Allotments - New Site of Local Importance



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



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

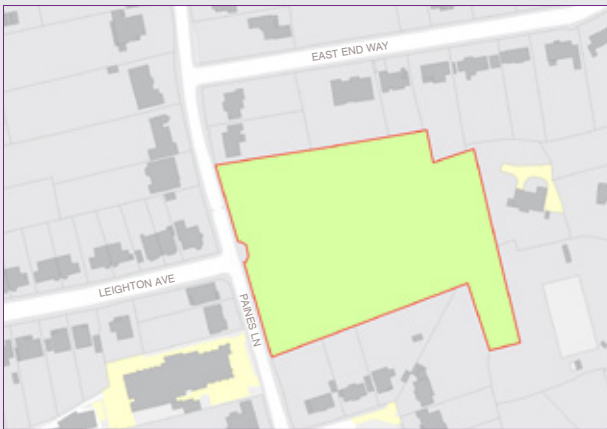


Site BD12: Yeading Brook (Roxbourne Park) - Revised Site of Borough Importance Grade



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

Pinner and Hatch End Sub Area



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



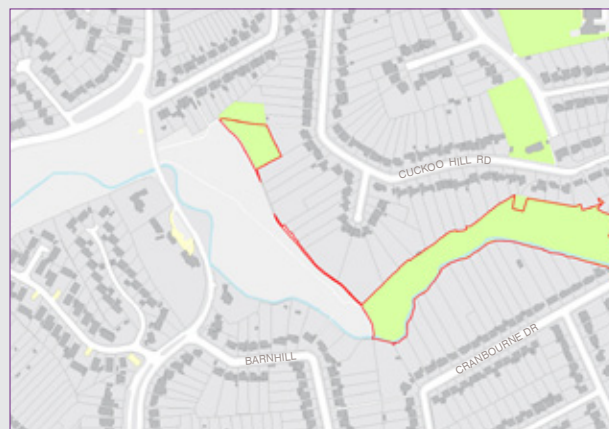
Site BD15: Pinner Hill Golf Course - Revised Site of Borough Importance Grade 2



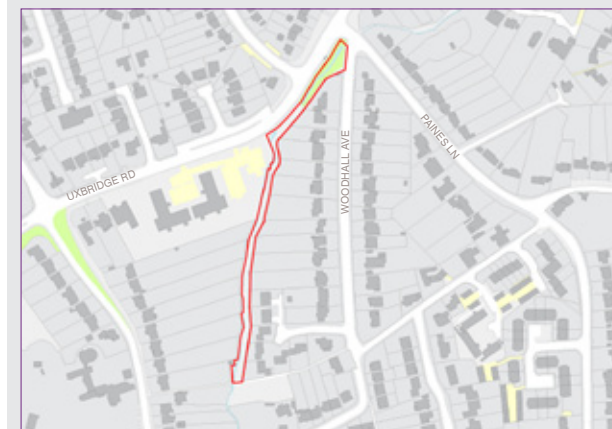
Site BD16: River Pinn (Eastcote Road/West End Lane section) - Revised Site of Local Importance



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



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

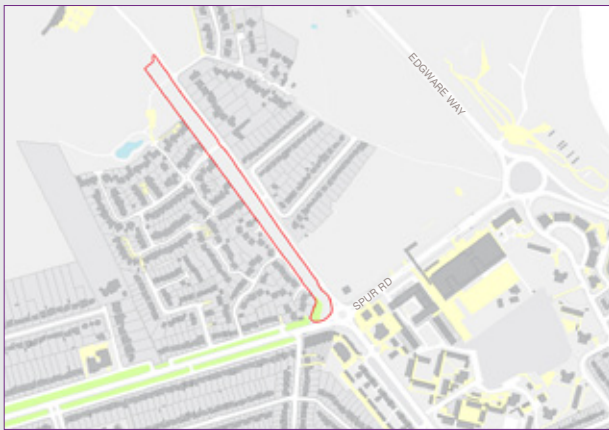


Site BD23: Oxhey Lane Farm - Revised Site of Borough Importance Grade 2



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

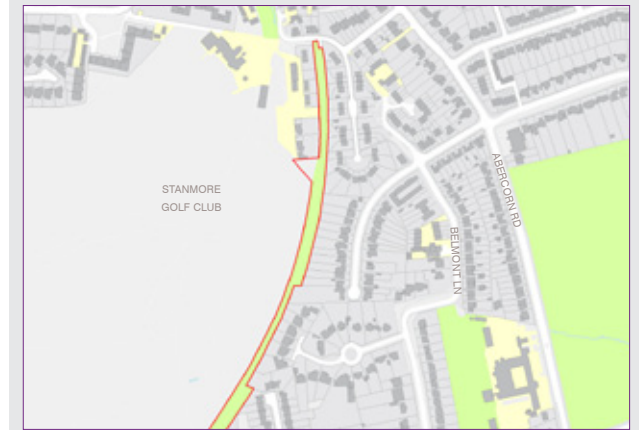
Stanmore and Harrow Weald Sub Area



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



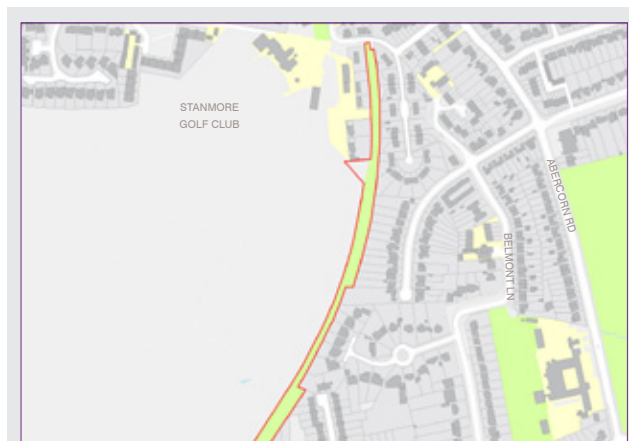
Site BD26: St John the Evangelist Stanmore - New Site of Local Importance



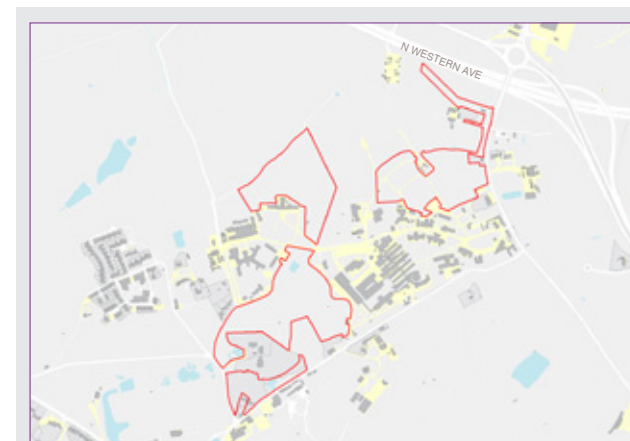
Site BD27: The Rattler (part) - Revised Site of Local Importance



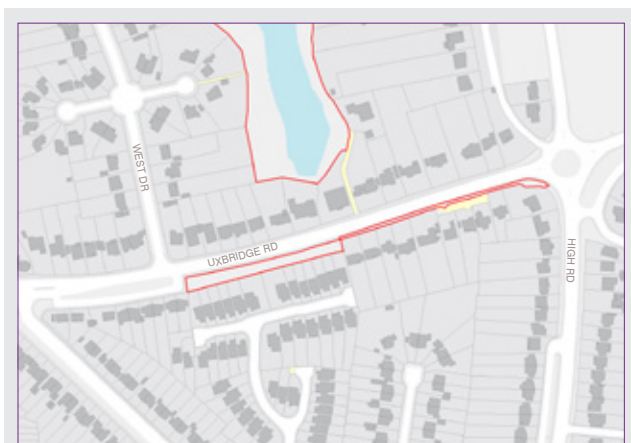
Site BD28: Watling Chase Plantation Site - New Site of Local Importance



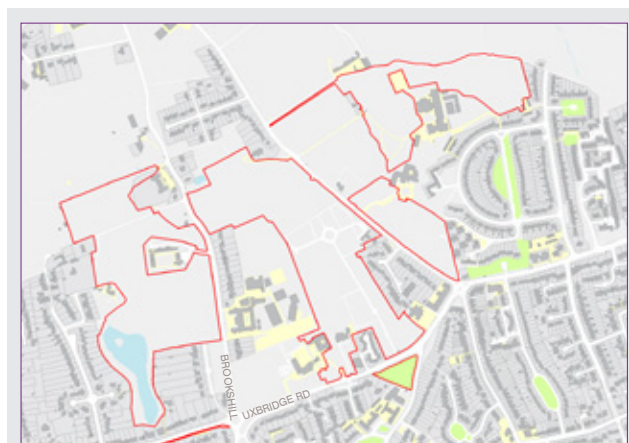
Site BD29: The Rattler (part) - Revised Site of Local Importance



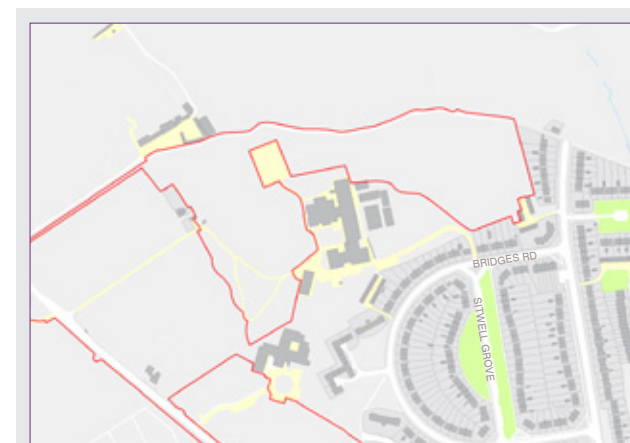
Site BD30: Royal National Orthopaedic Hospital - Revised Site of Borough Importance Grade 1



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



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



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



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

Edgware and Burnt Oak Sub Area



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



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



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

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**

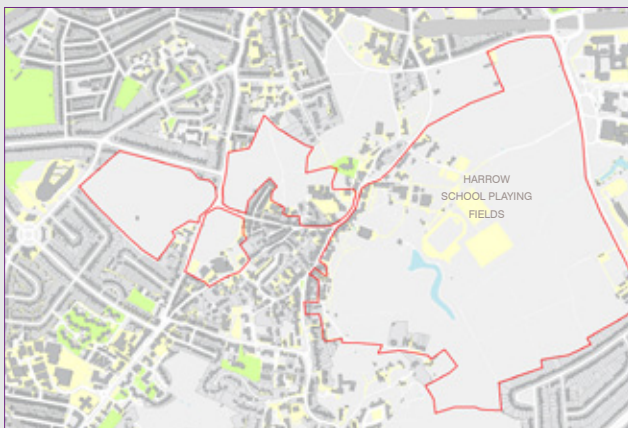


8

OTHER

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)

PTAL: 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 Land¹⁰ 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.

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.

¹⁰ For example, through rationalisation of existing building complexes.

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)

PTAL: 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

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

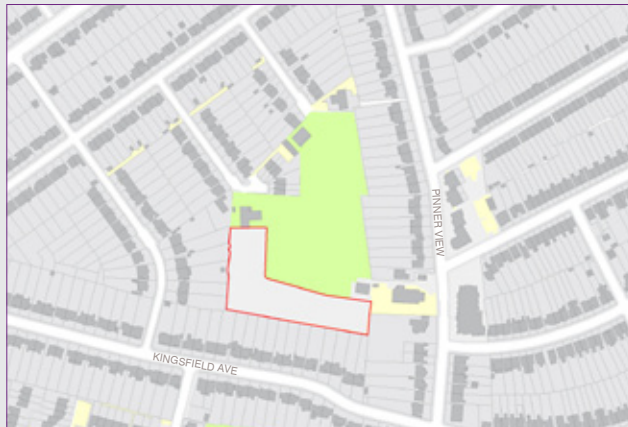
8.5 None.

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, PINNEN VIEW, NORTH HARROW



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

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 (P/2336/11) 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)

PTAL: 2

Town Centre: No

Employment Land: No

Area of Special Character: No

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 7

Listed Building/Conservation Area: Elliot Hall grade II listed; adjacent nos. 151-153, 161-163, Arts & Crafts Block and Henry Jones Gymnasium locally 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 7).

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



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)

PTAL: 1a

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:
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

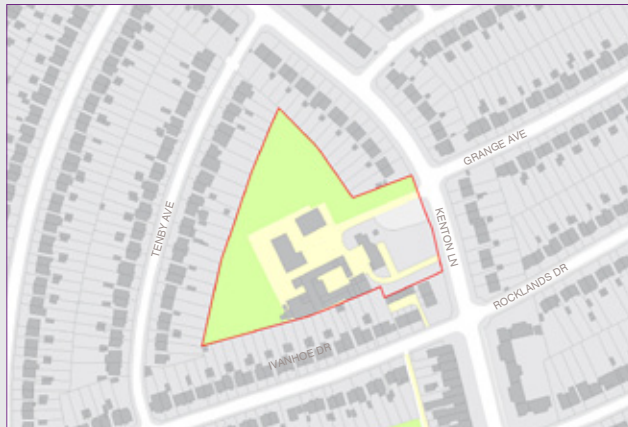
- 8.13** Planning permission for the use of the site as a gypsy caravan site (with 15 pitches) was first granted in 1974.

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: 1.43ha

Existing Use: J.H. Brazier (Kenton) Dairy

Number of Homes: 32 (30 net)

Other Uses Proposed: Open Space (0.69ha)

Ward: Kenton West

Core Strategy Sub Area: Kenton and Belmont

Planning Designations

Flood Zone: Zone 1 (low probability)

PTAL: 2

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

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

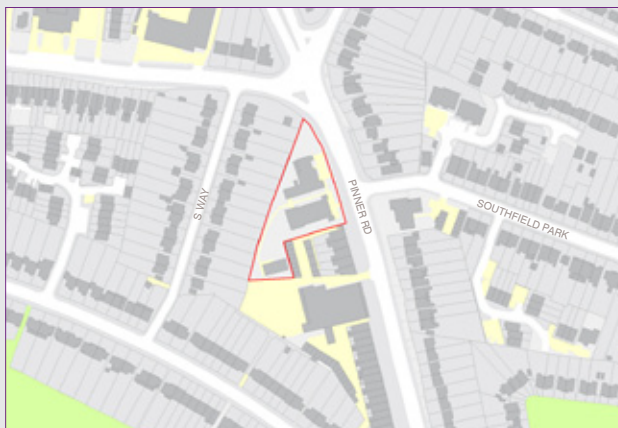
- 8.15 On 14th January 2000 the Council granted a certificate of lawful existing use of the site as a milk bottling and distribution depot with ancillary related uses including office, retail, storage and residential (EAST/960/99). On 6th December 2012 the Council received a planning application for alterations to the listed farmhouse to form two dwellings, alterations to and the conversion of the listed outbuildings for form three dwellings, the development of 27 houses and the formation of new public open space (P/3075/12).

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. The site is bounded by the rear gardens of existing residential property in Ivanhoe Drive, Tenby Avenue and Kenton Lane. The design and layout of new development must also be sensitive to this relationship, ensuring that the privacy and amenity of the neighbouring occupiers is not significantly affected.
- 8.18** The designated open space is also of potential value to the community as public open space. The development of the site should secure public access to the open space on the site, with or without reconfiguration, and should help to address identified local qualitative and accessibility deficiencies inof an appropriate typology of open space provision. In making the open space publicly accessible, attention must be paid to the security of neighbouring residential property.

SITE G07: NORTH HARROW METHODIST CHURCH, PINNER ROAD, NORTH HARROW



Site Details

Site Area: 0.34 hectares

Existing Use: North Harrow Methodist Church

Proposed Allocation:
Place of worship and community facilities

Other Uses Proposed: Residential (48 homes) and up to 2,000m² retail floorspace

Ward: Headstone North

Core Strategy Sub Area:
North Harrow and Rayners Lane

Planning Designations

Flood Zone: Zone 1 (low probability)

PTAL: 3

Town Centre:
Edge of 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

Commentary

8.19 The site is currently occupied by the North Harrow Methodist Church and comprises a church, church halls, ancillary facilities and scouts' premises. The church, hall and other facilities are actively used both by the church members and by other local groups and are a vital part of the social infrastructure of the North Harrow community. Paragraph 8.10 of Harrow's Core Strategy (2012) recognises the strong presence of community facilities in North Harrow and the contribution that these make to the wider role of the North Harrow district centre. Policy CS1 Z of the Core Strategy resists the loss of community facilities unless adequate arrangements are in place for their replacement or the enhancement of other existing facilities.

8.20 Comprehensive or partial redevelopment of this site must be led by the need to secure the re-provision or retention of the church hall and other facilities. To this end an enabling mixed-use scheme, comprising residential and/or retail uses, would be suitable. The number of homes and/or quantum of retail floorspace (up to 2,000m²) that may be delivered on the site should be determined by the retention or replacement of an appropriate quantum of replacement church and community use floorspace.

8.21 In retail policy terms, 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'. It is suitable for redevelopment to multiple small retail units, or for a single convenience goods retailer such as a discount food outlet.

8.22 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.

A

Appendix A **HOUSING SCHEDULE**

Introduction

Completions

Pipeline Supply - Large Sites

Pipeline Supply - Small Sites

Allocated Sites

HOUSING SCHEDULE



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 Local 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⁽¹¹⁾.

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⁽¹²⁾ for the period 2009/10 to 2025/26.

Delivery Summary 2009/10 to 2025/26

Core Strategy Sub Area	Completions 2009/10 & 2010/11		Completions 2011/12		Pipeline Supply - Large Sites		Pipeline Supply - Small Sites		Allocated Sites		Totals	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Harrow-on-the-Hill & Sudbury Hill	54	49	24	22	0	0	18	12	114	106	210	189
South Harrow	294	247	210	21	172	52	29	22	169	168	874	510
Rayners Lane & North Harrow	151	121	50	42	165	71	59	37	324	323	749	594
Pinner & Hatch End	52	34	27	23	152	42	54	35	26	26	311	160
Stanmore & Harrow Weald	22	9	78	56	162	150	102	68	311	311	675	594
Edgware & Burnt Oak	231	218	235	230	426	422	34	17	241	241	1,167	1,128
Kingsbury & Queensbury	20	17	16	10	0	0	14	9	0	0	50	36
Kenton & Belmont	22	10	5	4	0	0	14	7	32	30	73	51
Harrow & Wealdstone (excluding Intensification Area)	165	87	36	25	13	10	47	31	24	24	285	177
Sub Totals	1,011	792	681	433	1,090	747	371	238	1,241	1,229	4,394	3,439
Harrow & Wealdstone Intensification Area	114	102	14	12	269	267	61	50	3,262	3,262	3,720	3,693
Grand Total:	1,125	894	695	445	1,359	1,014	432	288	4,503	4,491	8,114	7,132

¹¹ For the avoidance of doubt, the effect of this Site Allocations Local Plan 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

¹² Including those parts of the Harrow & Wealdstone sub area that are outside of the Intensification Area boundary.

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
Sub Total:	1,011	792
Harrow & Wealdstone Intensification Area	114	102
Grand Total:	1,125	894

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

Completions 2011/12

Core Strategy Sub Area	Capacity	
	Gross	Net
Harrow-on-the-Hill & Sudbury Hill	24	22
South Harrow	210	21
Rayners Lane & North Harrow	50	42
Pinner & Hatch End	27	23
Stanmore & Harrow Weald	78	56
Edgware & Burnt Oak	235	230
Kingsbury & Queensbury	16	10
Kenton & Belmont	5	4
Harrow & Wealdstone (excluding Intensification Area)	36	25
Sub Total:	681	433
Harrow & Wealdstone Intensification Area	14	12
Grand Total:	695	445

Pipeline Supply - Large Sites

- A.6** The pipeline supply comprises new homes which have already been granted planning permission. To avoid double-counting this source has been adjusted to exclude sites which have planning permission and have been allocated in this Local Plan. Large sites are those with a capacity to deliver 10 or more homes. Planning permission reference numbers are shown in brackets.
- A.7** The following table shows the pipeline supply of homes from large sites taken from the housing trajectory published in Harrow's Annual Monitoring Report for the period 2011/12. Some large sites are subject to phasing and any homes delivered during the period 2009/10 - 2010/11, and during 2011/12, are included under 'Completions' above.

Outstanding Housing Capacity of Large Sites (2011/12)

Core Strategy Sub Area	Address	Capacity	
		Gross	Net
South Harrow	332 Northolt Road, South Harrow (P/2400/11)	50	50
	Rayners Lane Estate (Phases G2, H1 & H2)	95	-9
	Rayners Lane Estate (Phase F)	27	11
	Sub Area Total:	172	52
Rayners Lane & North Harrow	Strongbridge Close, Rayners Lane (P/3171/06)	127	37
	Former Vaughan Centre, Wilson Gardens, West Harrow (P/1733/09)	13	13
	27-30 Pinner Park Gardens, Harrow (P/2279/10)	13	9
	90-100 Pinner Road, Harrow (P4111/07)	12	12
	Sub Area Total:	165	71
Pinner & Hatch End	Mill Farm Close, Pinner Green (P2415/09)	152	42
	Sub Area Total:	152	42
Stanmore & Harrow Weald	Boxtree Public House, Boxtree Lane, Harrow Weald (P/2969/10)	14	14
	RAF Bentley Priory, The Common, Stanmore (P/1452/08)	112	112
	RAF Bentley Priory, The Common, Stanmore (P/1726/11)	4	4
	RAF Bentley Priory, The Common (P/3202/11)	1	-1
	1-26, 28 & 30 Douglas Close, Stanmore (P/1794/10)	31	21
	Sub Area Total:	162	150
Edgware & Burnt Oak	9-17 High Street, Edgware (P/3418/11)	31	31
	415 Burnt Oak Broadway, Edgware (P/2238/08)	14	14
	Former Government Offices, Honeypot Lane, Stanmore (P/2317/06)	213	213
	287-293 Whitchurch Lane, Edgware (P/3309/06)	14	10
	Former Government Offices, Honeypot Lane, Stanmore (P/2317/06)	154	154
	Sub Area Total:	426	422
Harrow & Wealdstone (excluding Intensification Area)	194-196 High Road, Wealdstone (P/52/12)	13	10
	Sub Area Total:	13	10
Sub Total:		1,090	747
Harrow & Wealdstone Intensification Area		269	267
Grand Total:		1,359	1,014

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 2002/03 to 2011/12 is 19 per annum. 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 288 homes in 2011/12) 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 288 homes currently consented but not yet underway on small sites outside of the Harrow & Wealdstone Intensification Area.

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

Core Strategy Sub Area	Address	Capacity	
		Gross	Net
Harrow-on-the-Hill & Sudbury Hill	Small sites with planning permission not yet under construction	4	3
	Small sites under construction	4	2
	Small conversions/changes of use not yet being implemented	4	2
	Small conversions/changes of use being implemented	6	5
	Sub Area Total:	18	12
South Harrow	Small sites with planning permission not yet under construction	10	8
	Small sites under construction	1	1
	Small conversions/changes of use not yet being implemented	14	11
	Small conversions/changes of use being implemented	4	2
	Sub Area Total:	29	22
Rayners Lane & North Harrow	Small sites with planning permission not yet under construction	5	-1
	Small sites under construction	12	12
	Small conversions/changes of use not yet being implemented	30	19
	Small conversions/changes of use being implemented	12	7
	Sub Area Total:	59	37
Pinner & Hatch End	Small sites with planning permission not yet under construction	25	14
	Small sites under construction	14	10
	Small conversions/changes of use not yet being implemented	15	11
	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	59	36
	Small sites under construction	21	17
	Small conversions/changes of use not yet being implemented	14	10
	Small conversions/changes of use being implemented	8	5
	Sub Area Total:	102	68
Edgware & Burnt Oak	Small sites with planning permission not yet under construction	1	1
	Small sites under construction	0	0
	Small conversions/changes of use not yet being implemented	19	15
	Small conversions/changes of use being implemented	14	1
	Sub Area Total:	34	17

Core Strategy Sub Area	Address	Capacity	
		Gross	Net
Kingsbury & Queensbury	Small sites with planning permission not yet under construction	0	0
	Small sites under construction	4	4
	Small conversions/changes of use not yet being implemented	10	5
	Small conversions/changes of use being implemented	0	0
	Sub Area Total:	14	9
Kenton & Belmont	Small sites with planning permission not yet under construction	0	0
	Small sites under construction	2	1
	Small conversions/changes of use not yet being implemented	10	5
	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	18	12
	Small sites under construction	2	2
	Small conversions/changes of use not yet being implemented	23	15
	Small conversions/changes of use being implemented	4	2
	Sub Area Total:	47	31
Sub Total:		371	238
Harrow and Wealdstone Intensification Area	Small sites with planning permission not yet under construction	24	22
	Small sites under construction	3	0
	Small conversions/changes of use not yet being implemented	11	10
	Small conversions/changes of use being implemented	23	18
	Sub Area Total:	61	50
Grand Total:		432	288

Allocated Sites

A.10 The following table summarises all of the sites allocated in this Local Plan Document with an attributed housing capacity.

Housing Capacity of Allocated Sites

Core Strategy Sub Area	Allocation Number	Address	Capacity	
			Gross	Net
Harrow on the Hill and Sudbury Hill	EM1	Northolt Road Business Use Area (North), South Harrow	50	50
	H1	1 – 5 Sudbury Hill, harrow	54	49
	H2	205-209 Northolt Road, South Harrow	10	7
	Sub Area Total:		114	106
South Harrow	R3	Roxeth Library and Clinic, Northolt Road, South Harrow	34	34
	EM1	Northolt Road Business Use Area (South), South Harrow	100	100
	H3	1 and 1a Silverdale Close, Northolt	6	6
	H4	Former Matrix PH, 219 Alexandra Avenue, South Harrow	29	28
	Sub Area Total:		169	168
Rayners Lane and North Harrow	R1	Units South of Rayners Lane Station, Alexandra Avenue, Rayners Lane	15	15
	EM2	Rayners Lane Offices, Imperial Drive, Rayners Lane	150	150
	H5	Former Rayners Hotel, 23 Village Way East, Rayners Lane	28	27
	H6	Land at Rayners Lane Station, High Worple, Rayners Lane	50	50
	H7	Enterprise House, 297 Pinner Road, North Harrow	6	6
	G03	St. George's Playing Fields, Pinner View, North Harrow	27	27
	G07	North Harrow Methodist Church, Pinner Road, North Harrow	48	48
	Sub Area Total:		324	323
Pinner and Hatch End	H8	Rear of 57-65 Bridge Street, Pinner	26	26
	Sub Area Total:		26	26
Stanmore and Harrow Weald	R4	Amner Lodge and Stanmore Car Park, The Broadway, Stanmore	105	105
	H9	Jubilee House, Merrion Avenue, Stanmore	35	35
	H10	Land at Stanmore Station, London Road, Stanmore	44	44
	GB1	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore	127	127
	Sub Area Total:		311	311

Core Strategy Sub Area	Allocation Number	Address	Capacity	
			Gross	Net
Edgware & Burnt Oak	H14	Edgware Town Football Club, Burnt Oak Broadway, Edgware	189	189
	H15	Hill's Yard, Bacon Lane, Edgware	28	28
	H16	19 Buckingham Road, Edgware	7	7
	H17	Land at Canons Park Station, Donnefield Avenue, Canons Park	17	17
	Sub Area Total:		241	241
Kenton and Belmont	G06	Kenton Lane Farm, Kenton Lane, Belmont	32	30
	Sub Area Total:		32	30
Harrow and Wealdstone (o/s Intensification Area)	H18	Former Tyneholme Nursery, Headstone Drive, Wealdstone	15	15
	H19	16-24 Lowlands Road, Harrow	9	9
	Sub Area Total:		24	24
Total			1,241	1,229

B

Appendix B
**HOUSING
CAPACITY
METHODOLOGY**

Methodology for Assessing the Capacity
of Allocated Sites

HOUSING CAPACITY METHODOLOGY

B

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 Local 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: High Density Urban Scheme

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: Mid/Low Density Suburban Scheme

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**

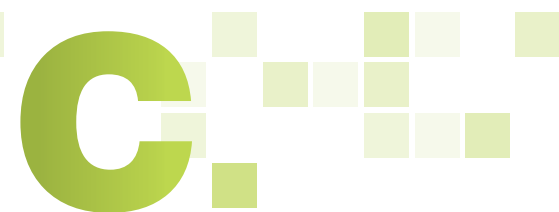
C

Appendix C

HARROW UNITARY DEVELOPMENT PLAN (2004): DELETED PROPOSAL SITES

Harrow Unitary Development Plan:
Proposal Sites

HARROW UNITARY DEVELOPMENT PLAN (2004): DELETED PROPOSAL SITES



- 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 Local Plan. 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 Local Plan
PS11	Belmont Health Centre and adjacent land, Kenton Lane, Belmont local centre	Upon Adoption of the Site Allocations Local Plan
PS12	Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue, Edgware	Upon Adoption of the Site Allocations Local Plan
PS13	Former Harrow Hospital, Roxeth Hill, Harrow on the Hill	16th February 2012
PS14	Former Kings Head Hotel, High Street, Harrow on the Hill	16th February 2012
PS15	Harrow Weald Park, Brookshill, Harrow on the Hill	Upon Adoption of the Site Allocations Local Plan
PS16	Harrow Arts Centre, Uxbridge Road, Hatch End	Upon Adoption of the Site Allocations Local Plan
PS17	TA Centre, Honeyput Lane, Kingsbury	16th February 2012
PS18	Nos. 149 & 151 Pinner View, North Harrow	Upon Adoption of the Site Allocations Local Plan
PS19	Eastern Electricity, the Brember Day Centre and land in Stanley Road, South Harrow	16th February 2012
PS20	Roxeth Allotments, Roxeth Recreation Ground, South Harrow	16th February 2012
PS21	Nos. 201-209 Northolt Road, South Harrow	Upon Adoption of the Site Allocations Local Plan
PS22	Roxeth Nursery, Roxeth Green Avenue, South Harrow	16th February 2012
PS23	Glenthorne, Common Road, Stanmore	Upon Adoption of the Site Allocations Local Plan
PS24	Land at Stanmore Station, London Road, Stanmore	Upon Adoption of the Site Allocations Local Plan
PS25	BAE Systems, Warren Lane, Stanmore	16th February 2012
PS26	Anmer Lodge, Culverdale Close, Stanmore	Upon Adoption of the Site Allocations Local Plan
PS27	Former Government Offices, Honeyput Lane, Stanmore	16th February 2012
PS28	Nos. 24-28 Station Road, Wealdstone	16th February 2012
PS34	Former BR Site, Cecil Road, Wealdstone	16th February 2012
PS35	Wealdstone Library/Youth Centre and Canning Road car park, Wealdstone	16th February 2012
PS39	Land rear of 121-255 Pinner Road, West Harrow	Upon Adoption of the Site Allocations Local Plan
PS40	Vaughan Centre, Vaughan Road/Wilson Gardens, West Harrow	Upon Adoption of the Site Allocations Local Plan

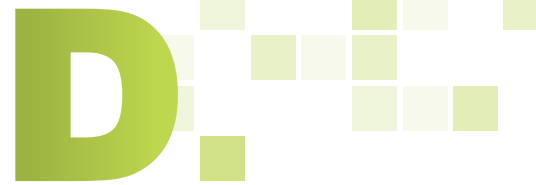
Appendix D

IMPLEMENTATION AND MONITORING

Monitoring for the Site Allocations Local
Plan

D

IMPLEMENTATION AND MONITORING



Monitoring for the Site Allocations Local Plan

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	Harrowian 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)	



Civic 1 - 3rd Floor East Wing
Civic Centre
Station Road
Harrow
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