

Harrow Planning Document **Authority's Monitoring Report**



Monitoring Period 1 April 2011 - 31 March 2012

Preface

Authority's Monitoring Report 2011-12

Preface

Monitoring is a vital component of a successful Local Plan. The Harrow Local Plan comprises a suite of documents prepared by the council under powers set out in the Planning and Compulsory Purchase Act 2004 (as amended). The Local Plan preparation process and monitoring requirements are set out in The Town and Country Planning (Local Planning) (England) Regulations 2012. This monitoring report is published pursuant to Regulation 34.

The purpose of an Authority's Monitoring Report (AMR) is to ensure that the implementation of policies and proposals contained within the Local Plan is achieving desired outcomes, including those identified through sustainability appraisal. Where monitoring reveals that desired outcomes are not being achieved, or unintended consequences are occurring, this may trigger a review of implementation, or a policy review, or necessitate some other intervention. Without objective and transparent monitoring, participants in the planning process cannot know whether or not the Local Plan, or any component of it, is being effective.

Harrow's first AMR was produced in December 2005. This eighth AMR, covering the period from 1st April 2011 to 31st March 2012, seeks to build upon the findings of previous reports, and particularly draws comparison with the last AMR submitted in December 2011. The Executive Summary sets out the principal points and broad conclusions drawn in the report. Previous years' AMRs have informed the preparation of Harrow's Core Strategy, which was adopted 16th February 2012. This year's AMR will assist the council in the preparation of other documents which will give effect to the Core Strategy and which, together, will form the Harrow Local Plan for the period 2009 - 2026.

The report comprises four sections: Chapters 1 and 2 are an introduction to the report and an overview of the borough; this is followed, in Chapter 3, by a review of the progress being made in the preparation of Harrow's Local Plan; the longest section is Chapter 4, which is a review of progress against Core Output Indicators (COI) and Local Indicators within key topic headings; lastly, Chapter 5 outlines the report's key findings and conclusions.

The suite of indicators used in this Authority's Monitoring Report were modified in 2007/08. Some of the indicators that were used in the 2006/07 AMR were made clearer and others were, where necessary, deleted by Communities and Local Government (CLG). The requirement to report on the Core Output Indicators has recently been removed by the Secretary of State. This AMR retains the COIs in order to maintain continuity with previous AMRs and pending the implementation of new monitoring indicators, introduced following the adoption of Harrow's Core Strategy, in the next AMR.

If English is not your first language and you would like a translation of the information in this document, please contact Planning on 020 8901 2650

- Albanian** Nëqoftëse gjuha Angleze nuk është gjuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë.
- Arabic** إذا كانت الانجليزية ليست لغتك الاولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
- Bengali** যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারপত্রের তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন।
- Chinese** 如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。
- Farsi** اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید
- Gujarati** જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રાન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
- Hindi** यदि आपको अंग्रेज़ी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
- Panjabi** ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
- Somali** Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriir lambarka lagu siiyey.
- Tamil** ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
- Urdu** اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براہ کرم دینے گئے نمبر پر رابطہ کریں۔

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Executive Summary

Authority's Monitoring Report 2011-12

Executive Summary

This is Harrow's eighth Authority's Monitoring Report (AMR) covering the period from 1st April 2011 to 31st March 2012. The report continues to monitor the implementation of the saved policies of the Harrow Unitary Development Plan 2004 (HUDP).

During the monitoring period covered by this report the council adopted Harrow's Core Strategy on 16th February 2012. The Core Strategy sets out a vision and spatial strategy for sustainable development and economic growth in the borough for the period to 2026, with corresponding objectives and policies to these ends. It also forms the basis for the preparation of the Harrow & Wealdstone Area Action Plan, the Development Management Policies DPD and the Site Allocations DPD which, upon adoption, will supersede the remaining saved policies of the HUDP. These documents continue to progress in accordance with Harrow's updated Local Development Scheme (LDS) and it is therefore anticipated that they will reach adoption in April 2013.

Subject to certain statutory minimum requirements, local planning authorities are now empowered to determine the content and frequency of monitoring reports. For continuity with previous years this AMR continues to report performance in relation to former core output indicators and established local indicators. The next (ninth) AMR will be substantially revised as the focus of Harrow's monitoring activity transfers from the HUDP to the Core Strategy, and subsequent AMRs will further evolve to enable the AAP and other DPDs that will make up the new Harrow Local Plan to be monitored. Those parts of the AMR concerned with long term trends, such as the health of town centres and the borough's housing trajectory, will remain relevant and will continue to be a feature of AMRs in forthcoming monitoring years.

In this monitoring period, as in previous years, data for renewable energy generation was not available. This is due to difficulties in identifying sites with small scale energy generation and developing reliable systems for monitoring and collecting data. This is an issue for all Local Authorities and it is likely that, for the foreseeable future, this Indicator will continue to be largely unreported.

The performance of Harrow's Development Management (Planning) Statistics (DMPS) is measured by the speed with which decisions are made. Data published by the Department for Communities and Local Government (CLG) allow comparisons between Harrow and the national average. In 2011/12 the percentage of 'Major' planning applications determined within 13 weeks in Harrow was 76% (57% nationally). The percentage of 'Minor' applications determined within 8 weeks was 75% (71% nationally) and the percentage of 'Other' applications determined within 8 weeks was 84% (82% nationally). Harrow's speed of decision has therefore exceeded the national rate for all three measures.

Key Points

- Harrow's overall population is estimated to be 240,500 with projections showing that the population will continue to grow by 1.49% per annum over the next ten years
- The average household size in Harrow was 2.8 persons in 2011, higher than the London average of 2.5 and the second highest level in England, after the London Borough of Newham

- The 2011 Census estimates that there are 84,300 households in Harrow, which is an increase of 6.6% between 2001 and 2011. This figure is at least 1.7% lower than pre-Census household projections were indicating.
- More detailed results from the 2011 Census (taken on 27th March 2011) will become available from December 2012. These will lead to a re-basing of the Mid-Year Population Estimates and subsequent rounds of population projections, which currently largely use the 2001 Census as the baseline.
- The Government's 2010 Indices of Deprivation show that multiple deprivation in Harrow is well below the national average, with a ranking of 184 out of 326 districts in England - an improvement on the borough's 2007 position
- The Government's 2011 Business Register and Employment Survey shows that there was a 2.5% fall in the number of jobs in Harrow between 2010 and 2011. The Annual Population Survey reports that Harrow's employment rate (based on residents aged 16-64) was 74.6% in 2011/12, above both the London and England & Wales rates of 68% and 70.1% respectively. Harrow's adopted Core Strategy seeks to manage the release of surplus business and industrial premises, and promotes the renewal of office space to meet the needs of Harrow's businesses, with an overall objective to create 4,000 jobs in the borough by 2026.
- There was a 4% decrease in recorded crime in Harrow in 2011/12, with falls in many of the major crime categories, such as common assault and wounding or grievous bodily harm, although there was an increase in assault with injury, personal robbery and residential burglary. Harrow remains one of the safest London boroughs with the second lowest level of crime, compared to fourth in 2010/11 as measured by crime per 1,000 population.
- The council continues to invest in improvements to its parks to uphold its green credentials. In July 2011, Pinner Memorial Park became the fourth of the borough's parks to achieve the Green Flag standard.
- The Harrow Green Grid was approved by Cabinet in July 2011 and a number of green spaces have already benefited from this project including: Belmont Trail; Celandine Route; Canons Park; Montrose Walk; Bernays Gardens; Newton Farm Ecology Park; Headstone Manor woodland; and Stanmore Marsh
- There has been a marked improvement in the habitat quality at Bentley Priory Open Space
- Harrow continued to make good progress in decreasing the amount of municipal waste that goes to landfill. In 2011/12, 48.2% of waste was either recycled or composted.
- The total number of road accidents decreased in 2011, as did the number killed and seriously injured and the total number of road casualties. The council is making good progress towards achieving its casualty reduction targets.

- Despite HUDP policies which seek to protect business and industrial premises there has been an overall loss of 71,557 m² net employment floorspace over the last five years along with a loss of employment land
- The average vacancy rate for retail frontages in town centres across the borough continues to fall. The number of town centres that have a vacancy rate of over 10% has increased from two to three.
- In summer 2011 Harrow Council received £860,000 Outer London Funding for North Harrow and Harrow Town Centre. The funding was secured to invest in a range of projects to boost footfall and spend.
- Development of the final two Children's Centres, Earlsmead and Elmgrove was completed
- The proportion of appeals allowed fell by 5% compared to last year and is now at the lowest level since 2004/05 remaining well within the 40% target
- The London Plan (2011) sets a minimum housing target for all London boroughs, and Harrow's is to deliver at least 350 new homes per annum. The adopted Core Strategy sets a borough-wide target to secure 40% of all new homes delivered over the entire plan period (2009-2026) as affordable homes. During the monitoring year 2011/12 a total of 445 net new homes were completed in Harrow, of which 190 (42.7%) were affordable. A good, deliverable Five-Year Housing Supply has also been identified and demonstrated.
- A gross total of 695 units were built within the 2011/12 monitoring period, 525 flats and 170 houses. 53% of all flats were built with two bedrooms whilst 45.8% of houses were built with three bedrooms.

Introduction 1

Authority's Monitoring Report 2011-12

1 Introduction

- 1.0.1** Monitoring reports continue to form a key component of the planning system. The Localism Act 2011⁽¹⁾ amends the requirement for local planning authorities to produce monitoring reports annually, enabling them to be produced more frequently where the authority considers this appropriate, and requires them to be made available to the public. The Town and Country Planning (Local Planning) (England) Regulations 2012⁽²⁾ prescribe the content to be included in monitoring reports and requires local planning authorities to make any up-to-date information collected for monitoring purposes available as soon as possible after the information becomes available.
- 1.0.2** The council is committed to monitoring the implementation of Harrow's planning policies and guidelines. Monitoring reports will continue to be produced annually and, in accordance with the Regulations, any information that is collected for monitoring purposes and which is available in advance of the monitoring report will be published on the council's website. The Authority's Monitoring Report (AMR) is published at the end of December, reporting on the previous financial year. This report is Harrow's eighth AMR and is for the year 1st April 2011 to 31st March 2012. Previous years' AMRs are published on the council's website.
- 1.0.3** In accordance with the Regulations the AMR contains the following information:
- Details of the Local Plan documents that the council has adopted or intends to produce (see chapter 3 of this AMR);
 - The number of net additional dwellings and net additional affordable homes completed during the monitoring period (see chapter 4 of this AMR);
 - Details of the North Harrow Local Development Order (LDO) and the borough's emerging Community Infrastructure Levy (CIL) (see chapter 4 of this AMR); and
 - Details of the action undertaken by the council to co-operate with other local planning authorities and bodies during the monitoring period (see Appendix I).
- 1.0.4** Harrow's Core Strategy was adopted on 16th February 2012 and includes a detailed schedule of indicators to monitor the implementation of the strategy's policies and the realisation of its objectives. As the Core Strategy's adoption comes at the end of the period monitored in this AMR, the information presented in this AMR continues to relate to the Government's former Core Output Indicators (COIs) and to Harrow's Local Indicators (HLIs) pertaining to the saved provisions of the Harrow Unitary Development Plan (2004). The council has commenced the collection of information in relation to the new, Core Strategy monitoring indicators during the period 2012/13 and this will be published in the next (ninth) AMR in December 2013.

Purpose of Monitoring

- 1.0.5** Monitoring has become an essential and established part of the planning process. It helps everyone involved to understand what is happening now as well as what may happen in the future. Local planning authorities can compare trends against

1 Section 113.
2 Regulation 34.

existing policies and targets to determine where there are deficiencies in current policy and what action needs to be taken to improve performance. Monitoring helps to identify local issues and address questions such as:

- Which policies have been implemented successfully or are working well?
- Are policies achieving their objectives and in particular are they delivering sustainable development?
- If any policies are not working well, what actions are needed to remedy these?
- What changes are taking place in the evidence base upon which future policies and proposals will need to be developed?
- What gaps in policy are emerging that need to be addressed in the Local Plan documents?

1.0.6 Effective management of the evidence base, through AMR monitoring, enables the council to understand the outcomes of existing policy.



1.0.7 Where monitoring outcomes differ from policy expectations, the council is able to review how policies are implemented and develop strategies to achieve the desired outcome. The Core Strategy monitoring schedules include triggers for the considerations of actions or the implementation of contingencies in the event of under-delivery against its targets and intended policy outcomes.

Relationship with other Plans and Strategies

1.0.8 The production of Harrow's Core Strategy was informed by a number of other plans and strategies, including the London Plan (2011), Harrow's Sustainable Community Strategy (2009) and the borough's Transport Local Implementation Plan, with the aim of ensuring close synergy between the objectives of the other plans and strategies and the Core Strategy. The Mayor of London produces his own monitoring reports for the London Plan and these are published on the Greater London Authority's (GLA) website. Where the monitoring indicators of other plans and strategies are directly relevant to the implementation of the Core Strategy these have been incorporated into the monitoring schedules of the Core Strategy.

Performance Indicators

1.0.9 Where possible, indicators have been monitored against targets identified in the Harrow Unitary Development Plan. Targets have been identified for 27 of the 57 indicators (both Core Indicators and Harrow Local Indicators) monitored in this report. Throughout the report, where a target has been identified, the following symbols are used to indicate whether that target has been achieved or not:

-  = target achieved
-  = target missed

1.0.10 An analysis of the success of Harrow in meeting these targets is provided in the Key Findings and Conclusions section at the end of the report.

Structure of the Report

1.0.11 The report is divided into the following sections:

- Chapters 1 & 2 - an overview of the headline information about the borough;
- Chapter 3 - a review of the performance of the council's development plan programme against the Local Development Scheme (LDS) timetable;
- Chapter 4 - a review of progress against both national Core Output Indicators (COIs) and Harrow Local Output Indicators (HLIs) within key topic headings;
- Chapter 5 - key findings and conclusions.

1.0.12 Most of the data used in this report has been provided by Harrow's Economic Development, Research & Enterprise team and is not always individually sourced. Where data has been supplied from other sources, individual acknowledgements have been made.

Harrow in Context 2

Authority's Monitoring Report 2011-12

2 Harrow in Context

2.0.1 This brief picture of Harrow's position and role within London and the West London Sub-Region helps to provide the rationale for the emphasis and content of this Authority's Monitoring Report.

Location

2.0.2 Harrow is an attractive outer London borough situated in North-West London, approximately ten miles from Central London. The borough is part of the West London Sub-Region, which comprises six other London boroughs: Brent, Ealing, Hammersmith & Fulham, Hillingdon, Hounslow and Kensington & Chelsea.⁽³⁾ The London Borough of Barnet borders the eastern part of the borough and Hertfordshire lies to the north, with the District Councils of Three Rivers and Hertsmere immediately adjoining.

Map 1 Harrow in a Regional Context



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3 Kensington & Chelsea is no longer part of the West London Sub-Region, from 22nd July 2011

Harrow and the West London Sub-Region

2.0.3 The London Plan (2011) places Harrow in the West-London Sub-Region and the London Plan key diagram shows Harrow at the confluence of the 'Western Wedge' and London-Luton-Bedford strategic growth corridors. The West London Economic Assessment (March 2011) states that the West London economy could potentially grow by between 6% (sector growth predictions) and 12% (GLA triangulation methodology) by 2031. Harrow is well-placed to take advantage of this predicted growth, particularly in the knowledge-based sectors, such as Other Business Services and the Hotels & Restaurants sectors. There is considerable partnership working between a wide range of agencies, bodies and groups in the sub-region, and importantly the six local authorities which comprise the West London Alliance (Brent, Ealing, Harrow, Hillingdon, Hounslow and Hammersmith & Fulham) are working together on a range of sub-regional issues, including planning for future waste management requirements through the production of a joint Waste Plan DPD.

Characteristics

Picture 1 View from Harrow on the Hill towards London



Source: Harrow Council, Economic Development, Research & Enterprise

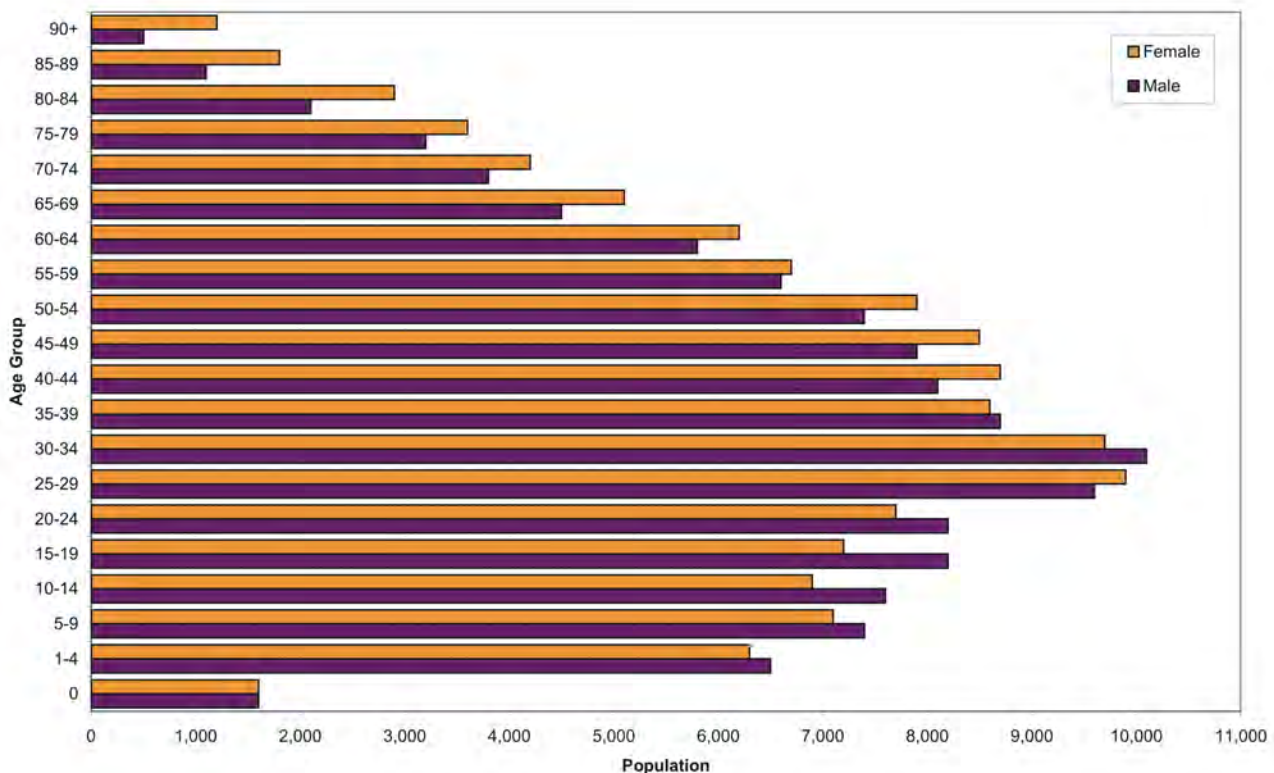
2.0.4 Harrow is one of London's most attractive suburban areas and is primarily a dormitory suburban area. A relatively small amount of land and buildings are devoted to employment and industrial activity compared to other outer London boroughs. Over a quarter of the borough (more than 1,300 ha) consists of open space. Harrow has 21 wards and covers an area of approximately 50 sq. km (just under 20 square miles). Picture 1 shows the view from Harrow School towards Wembley, and further in the distance, London.

Harrow's Population

2.0.5 Population estimates indicate that Harrow's population has been steadily increasing over the past 25 years. The latest (2011) Mid-Year Estimates by the Office for National Statistics (ONS) show Harrow's population to be 240,500. (Figure 1 & Table 1). Since mid-2001 Harrow's population is shown to have increased by 14.5% or 30,500. This is higher than London's growth rate of 12.1% and the Outer London rate of 11.2% over the same period. England's corresponding growth rate was 7.4%.

2.0.6 Harrow is the 12th largest borough in Greater London in terms of size and 20th in terms of population. The average density in Harrow is 47 persons per hectare, below the London average of 52 persons per hectare (ONS, 2011 Census). Over a fifth of Harrow is designated Green Belt, where population densities are considerably lower than the built up areas of the borough.

Figure 1 2011 Mid-Year Population Estimates for Harrow by Five-Year Age Groups



Source: 2011 Mid-Year Estimates, Population Estimates Unit, ONS, Crown Copyright

Table 1 2011 Mid-Year Estimates for Harrow by Five-Year Age Groups

Age	All	Male	Female
0	3,200	1,600	1,600
1-4	12,800	6,500	6,300
5-9	14,600	7,400	7,100
10-14	14,500	7,600	6,900
15-19	15,400	8,200	7,200
20-24	15,900	8,200	7,700
25-29	19,500	9,600	9,900
30-34	19,800	10,100	9,700
35-39	17,300	8,700	8,600
40-44	16,800	8,100	8,700
45-49	16,400	7,900	8,500
50-54	15,300	7,400	7,900
55-59	13,300	6,600	6,700
60-64	12,000	5,800	6,200
65-69	9,600	4,500	5,100
70-74	8,000	3,800	4,200
75-79	6,800	3,200	3,600
80-84	4,900	2,100	2,900
85-89	3,000	1,100	1,800
90+	1,700	500	1,200
Total	240,500	118,900	121,600
<small>Note: All figures are rounded to the nearest hundred, therefore totals may not agree</small>			
<small>Note: Students are recorded as resident at their term-time address, so Harrow School pupils are included</small>			
<small>Source: Population Estimate Unit, ONS, Crown Copyright</small>			

Ethnic Diversity

2.0.7 Harrow has one of the most ethnically diverse populations in the country. Pre-2011 Census estimates show that 51.3% of Harrow's residents were of ethnic minority in 2009, where ethnic minority is defined as all people who are non-White British. Nationally, Harrow now has the fourth highest proportion of residents from minority ethnic groups, compared to a ranking of eighth in 2001.⁽⁴⁾

2.0.8 Harrow's largest minority ethnic group is the Indian group and GLA projections (pre-2011 Census) show that by 2011, 27% of Harrow's population could be of Indian origin. By 2016, 58% of Harrow's residents are likely to be from Black, Asian and other minority ethnic groups (excluding minority White groups) - this proportion could

be over 62% by 2026.⁽⁵⁾ Within Harrow's maintained primary and secondary schools, at least 82% of pupils are from minority ethnic groups, which includes all children and young people who are not White British, and is a rise of 2% on last year (School Census, January 2012).

2.0.9 The 2011 Census results are starting to be released and will provide a much more accurate and detailed picture of Harrow's diverse population, for all age groups. In 2001 Harrow had the highest level of religious diversity of any local authority in England & Wales. 20% of Harrow's residents were of Hindu faith - the highest proportion in England & Wales (2001 Census).

Population Projections

2.0.10 The interim 2011-based ONS Sub-National Population Projections (SNPP) were released on 28th September 2012 and are the first local authority level projections since the preliminary results from the 2011 Census were published in July 2012. The interim 2011-based SNPP only project to 2021, rather than the usual 25 years. For Harrow they show that the borough's population will continue to steadily increase over the next ten years, with an average population growth of 1.49% per year. By mid-2021 Harrow's population could reach 276,200 (35,730 higher than mid-2011). The GLA's interim projections show an average population growth of 1.44% per year to 2021, with Harrow's population reaching 275,100 by 2021 - just 1,100 lower than the SNPP show.

2.0.11 Table 2 shows projected population growth by age group. The interim 2011-based SNPP show that in absolute terms the number of children (0-15 years) in the borough is projected to increase over the ten-year period, and as a percentage of the total population their share will increase by 1.1%. This level of population growth (+21.2%) would undoubtedly mean that education provision in the borough would need to accommodate bulges and subsequent declines in population at nursery, primary and secondary school levels over a considerable period. The proportion of children in the capital overall shows an increase of 0.8% over this same period, with a projected growth of around 309,900 children.

2.0.12 The interim 2011-based SNPP show that over the next ten years (2011 to 2021) the proportion of Harrow's population aged 65 and over could increase by 22.7%, showing a potential increase of 7,700 residents in this age group. The projections show that 14.1% of Harrow's residents are aged 65 and over, rising to 15.1% by 2021. Across London a much lower percentage of the population is of retirement age (11.1% in 2011), and this population group could grow by 0.4% during the period 2011-2021 with a level of growth of 18.7%, below that forecast for Harrow.

2.0.13 The working age population (16-64 years) in Harrow is expected to grow over the next ten years, but at a much slower rate compared to the under 16s and the over 65s. Growth could be around 11%, showing an overall population increase of around 17,800 over this ten year period. A higher proportion of the London population falls into this category (69% in London, compared to 65.9% in Harrow in 2011). Overall

the proportion of Harrow's working age population is set to decline by 2.1% over ten years, but in London there is a less significant decrease over the defined period (1.3%).

2.0.14 The interim 2011-based SNPP use the 2011 Mid-Year Population Estimates as a base, but components of change data (births, deaths and migration) are from 2005 to 2010. There are concerns about the methodology employed in these projections, particularly relating to the fertility and migration rates, which use pre-census population estimates. Better projections can only be produced once the ONS publish a revised back-series of mid-year estimates (from 2002 to 2010) in March 2013. In the interim period the Greater London Authority (GLA) has produced their own modelled projections which approximate the ONS SNPP, but try to eradicate the methodological weaknesses of the ONS SNPP. For Harrow these GLA projections follow the same trends as the ONS SNPP, but with slightly more modest growth over the ten-year period. The ONS has acknowledged that the interim 2011-based SNPP are known to over-project the number of births at a national level. This particularly affects some areas where the 2011 population estimates have higher numbers of women aged 16-44 than in the 2010 estimates (Harrow falls in this category). Therefore caution should be used in the application of these projections for planning purposes at the younger ages.

Table 2 Population Growth by Age Group

Year	0-15	16-64	65+	All
2011	48,200	158,400	33,900	240,500
2012	49,100	160,200	34,800	244,100
2013	50,100	162,200	35,600	247,800
2014	51,200	164,100	36,300	251,600
2015	52,300	166,000	37,000	255,300
2016	53,400	167,800	37,700	259,000
2017	54,600	169,500	38,400	262,500
2018	55,800	171,200	39,100	266,100
2019	56,700	173,000	39,800	269,500
2020	57,600	174,600	40,700	272,900
2021	58,400	176,200	41,600	276,200

Note: All figures are rounded to the nearest hundred, therefore totals may not agree

Source: Interim 2011 Sub-National Population Projections, ONS

2.0.15 Key Population Statistics for Harrow

- Current resident population is estimated to be 240,500
- 20% of the total population is aged under 16. This proportion is the same as for London overall, but higher than England, at 18.8%.
- 66% of residents fall within the new working age group (16-64), below the London level of 69%, but above the level for England, at 64.6%

- 14% of residents are aged 65 and over, below the average level for England, at 16.5%, but significantly higher than London's level of 11.1%
- Harrow's population density has increased from 42 persons per hectare (pph) in 2001 to 48 pph in 2011. The 2011 level is below London's average of 52 pph, but above the Outer London average density of 40 pph⁽⁶⁾
- The average (median) age in Harrow is 36 years, which is roughly the same as London's average of 35.6 years, but three years younger than the average age for England at 39⁽⁷⁾
- There were 3,466 births in Harrow in 2011 and 1,414 deaths, with births exceeding deaths by 2,052. Overall net migration in Harrow was 960 for the three-month period between Census Day (27th March 2011) and 30th June 2011. Approximately half of this migration can be attributed to internal migration and half to international migration.
- Long-term population projections have not been produced following the release of the preliminary results from the 2011 Census. The ONS interim 2011-based Sub-National Population Projections show that Harrow's population is likely to continue to increase over the next ten years, with an overall growth rate of 14.9%. The GLA's interim projections show a similar trend, but with a growth rate of 14.4%. When the re-worked series of mid-year estimates, from 2002 to 2010, have been factored into new rounds of population projections, slightly different trends could emerge.

2.0.16 Key Household Statistics for Harrow

- The average household size was 2.8 in 2011, higher than the London average of 2.5 and the second highest level in England, after Newham⁽⁸⁾
- The number of households in Harrow (with at least one usual resident) increased from 79,112 to 84,300 which is an increase of 6.6% between 2001 and 2011. The corresponding increases in Outer London, London and England were 5.9%, 8.3% and 7.9% respectively.
- There were 87,070 residential properties on the Valuation List for Harrow in March 2012,⁽⁹⁾ a figure which includes empty properties and second homes
- There have been no new household projections produced since the results of the 2011 Census have been emerging. However, the 2011 Census is showing that pre-Census household projections have all been optimistic in their forecasts of the total number of households in Harrow for 2011. With an increase in the average household size since 2001, pre-Census estimates of the number of households in Harrow in the future are likely to be overestimated.
- The GLA's 2011 Round of Household Projections⁽¹⁰⁾ suggests that there would be around 85,800 households in Harrow by 2011, but the 2011 Census reports that there were actually 1,500 fewer households (1.78% lower)
- Table 3 shows the GLA's pre-Census household projections to 2031, but future projections are likely to show lower levels. The Government's 2008-based household projections give higher numbers.

6 2011 Mid-Year Estimates, ONS

7 2011 Census, ONS

8 2011 Census, ONS

9 Valuation Office

10 SHLAA-based (Strategic Housing Land Availability Assessment), Standard & High Fertility

Table 3 Constrained Household Projections 2001 - 2031

Year	Households
2001	79,500
2006	82,500
2011	85,800
2016	88,400
2021	90,100
2026	92,200
2031	94,600

Source: GLA 2011 Round of Demographic Projections (SHLAA Standard & High Fertility)

Crime in Harrow

- 2.0.17** 14,112 offences were recorded in Harrow in 2011/12, which is a 4% decrease from 2010/11, and follows a 3% decrease in recorded offences in 2009/10.
- 2.0.18** In 2011/12 Harrow had the second lowest level of total recorded offences of the 32 London boroughs covered by the Metropolitan Police. There were 59 offences in Harrow per 1,000 population, more than Bexley which had 52 offences per 1,000 population but well below the London borough average of 100 offences per 1,000 population. The level of recorded crime in Harrow is significantly below that of the neighbouring boroughs.
- 2.0.19** The overall reduction in crime in Harrow in 2011/12 was not due to a uniform swing in the various crime categories, but rather a reduction in most crime types, with substantial increases elsewhere.
- 2.0.20** For violence against the person, which contains violent offences ranging from harassment to murder, Harrow recorded 2,817 offences in 2011/12, a 5% reduction on the figure for 2010/11, which in turn was a 5% reduction on the figure for 2009/10.
- 2.0.21** In terms of the individual assault categories (from the least serious to the most serious):
- Common assault fell from 750 offences in 2010/11 to 652 in 2011/12, a decrease of 14% (this follows a 3% decrease in 2010/11)
 - Assault with injury increased from 873 offences in 2010/11 to 935 offences in 2011/12, an increase of 14% (this follows a fall of 12% in 2010/11)
 - Wounding or grievous bodily harm remained stable, with 183 offences in 2011/12. In 2010/11 there were 186, which was a 10% increase on the previous year.
- 2.0.22** Other changes in major, high profile crime categories were mixed:
- Serious youth violence increased by 8% in 2011/12 to 124 offences. Much of these was in the area in and around the Wealdstone Corridor and has prompted a comprehensive response from Harrow Police, Harrow Council and their partners to tackle this problem.

- Personal robbery increased by 69% to 672 offences in 2011/12 (this follows a 16% decrease in 2010/11)
- Residential burglary increased by 15% to 2,061 offences in 2011/12 (this follows an increase of 6% in 2010/11)
- Theft of vehicle decreased by 11% to 322 offences in 2011/12 (this follows an increase of 13% in 2010/11)
- Theft from vehicle decreased by 1.5% to 1,613 offences in 2011/12 (this follows a 6% decrease in 2010/11)

2.0.23 While crime fell overall in the borough in 2011/12, there were substantial variations between Harrow's wards. Most wards experienced a moderate decrease, several wards experienced a substantial decrease and two wards, Belmont and Queensbury, showed a moderate increase. Trends in crime in Harrow's three main crime/anti-social behaviour (ASB) hotspots are briefly described:

Greenhill: A total of 1,750 offences were recorded in Greenhill ward in 2011/12, a 10% reduction on 2010/11 and a 22% reduction since 2009/10. Since 2008/09, Greenhill ward has experienced a 31% reduction in recorded crime and has recorded reductions each year. Much of the offending in Greenhill is linked to the night-time economy, high concentration of retail outlets and the transport hubs. It is likely that effective policing and partnership activity has played a key role in reducing crime in and around the Town Centre.

Marlborough/Wealdstone (covering the Wealdstone Corridor): Both Marlborough and Wealdstone show an increase in offences since 2008/09. In 2011/12 Marlborough recorded 835 offences (the second highest number of the 21 wards in Harrow) this was, however, 141 offences fewer than the previous monitoring period. The neighbouring ward of Wealdstone saw an increase of just one on the same monitoring period. This area is the current hotspot for Harrow's serious violence and serious youth offending more generally.

South Harrow: This area covers the eastern part of Roxeth and Roxbourne and the western part of Harrow on the Hill ward. Both Roxbourne and Roxeth experienced just over 700 recorded offences in 2011/12, moderate reductions on 2010/11. Since 2009/10 these two wards showed a 16% and a 6% fall in offences respectively.

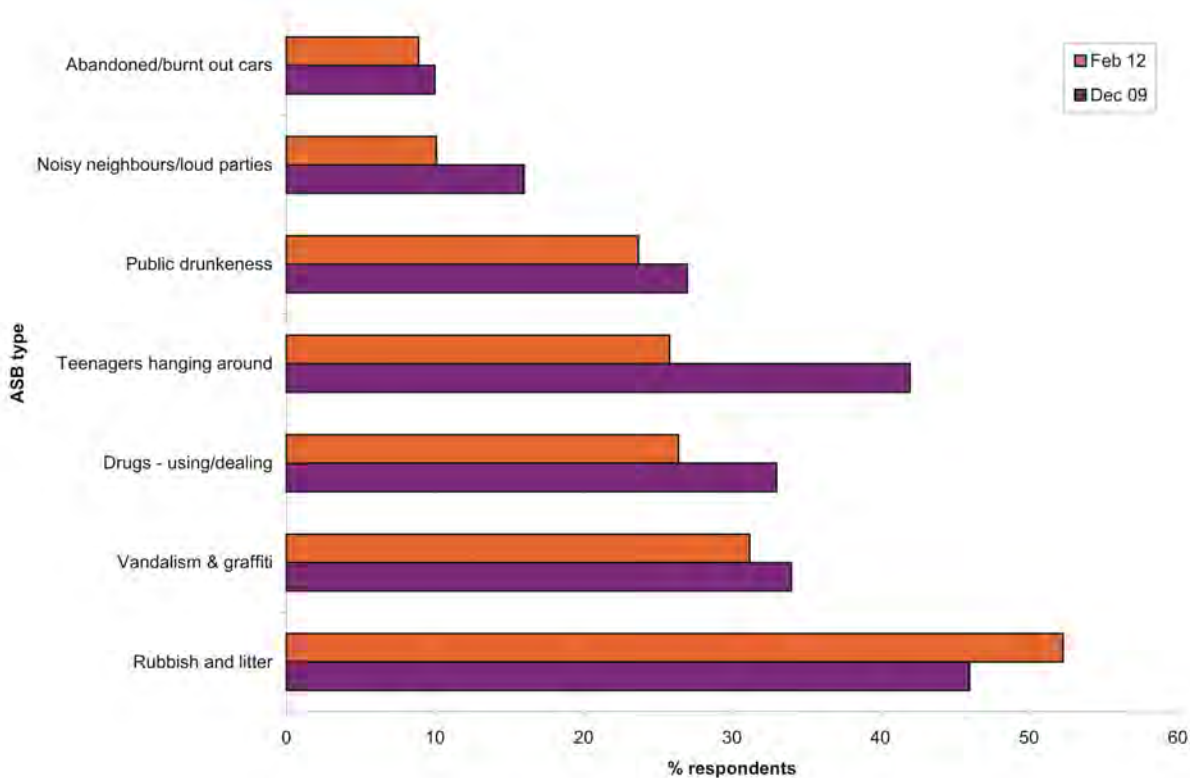
2.0.24 In terms of the public perceptions and attitudes on policing and community safety issues, the Public Attitudes Survey, commissioned by the Metropolitan Police, is a good source of information on attitudes and perceptions and is updated quarterly so provides a representative sample of views throughout the year. The Public Attitude Survey, over the course of 2011/12, interviewed Harrow residents on a number of different themes. It found that 72% of respondents thought that the police do a good job in their area (compared to 65% in London as a whole). Victims in Harrow also experienced relatively high levels of satisfaction with the police, with no difference between White and ethnic minority victims.

2.0.25 Harrow Council has a Residents' Panel of more than 1,200 residents who have signed up to give their views about anything the council or partners asks them. The panel is a representation of the borough's over-18 population by age, ethnicity, gender, geographical spread and employment status. In January 2012, Harrow Council asked panel members a series of questions about:

- the extent to which they think different types of anti-social behaviour are a problem in Harrow; and
- how safe they feel in Harrow.

2.0.26 The results were compared with the same questions from December 2009 (Figure 2). All Anti-social Behaviour (ASB) types showed reductions in the extent to which they were identified as problems by respondents since December 2009, with the exception of rubbish/litter which was identified by slightly more respondents in 2012 as a problem. Conversely there was a very large reduction in the extent to which “teenagers hanging around” was identified as a problem.

Figure 2 Type and Perception of Anti-social Behaviour in Harrow



Source: Harrow Residents Panel

2.0.27 On the whole, when respondents thought that a particular type of ASB was a problem, they were much more likely to think it was a “fairly big problem” rather than a “big problem”. Rubbish/litter and drug use/dealings were partial exceptions to this.

- 2.0.28** There was wide variation in the extent to which the different types of ASB were perceived as problems in different areas. Some wards, such as Pinner and Pinner South, had very low levels of concern about most types of ASB. Wealdstone, Greenhill, Harrow on the Hill, Roxeth and Roxbourne had high levels of concern about most types of ASB.
- 2.0.29** Rubbish/litter was perceived to be the problem more often than other ASB types, followed by vandalism/ graffiti. 36% of respondents who identified rubbish/litter as a problem also felt that it was a “big problem”.
- 2.0.30** 30% of respondents reported feeling unsafe in their local area at night. This is down from 42% in December 2009. Only 8% of respondents said that they felt unsafe in their local area during the day; this has not significantly changed since 2009.
- 2.0.31** Perceptions of safety varied considerably by area with Pinner and Pinner South respondents reporting high perceptions of safety at night. Wealdstone, Queensbury, Roxbourne, Harrow Weald and Kenton East respondents reported relatively low levels of safety at night. There was little variation in perception of safety during the day.
- 2.0.32** Females were significantly more likely than males to feel unsafe in their local area at night. The 35 to 44 age group was the most likely age group to feel unsafe at night.

Movement

- 2.0.33** The borough is well served by both mainline rail and underground services. Four underground lines traverse the borough - the Metropolitan, Jubilee, Bakerloo and Piccadilly lines with stations situated across the borough. Mainline rail services are provided by Chiltern Railways, London Overground, London Midland and Southern Railways, with services to Central London, Milton Keynes, East Croydon, Watford and Aylesbury. Road links are good, with a major road network which links to the M1, M25 and M40 motorways.

Shopping and Employment

- 2.0.34** Harrow Town Centre (Picture 2) is the main office and shopping location in the borough and is one of only twelve Metropolitan Centres within London, as designated in the London Plan (2011). In addition, there is part of one Major Centre, nine District Centres and five Local Centres in the borough.⁽¹¹⁾ The London Plan identifies two strategic industrial locations (SIL) within the borough: the Wealdstone preferred industrial location (PIL) and the Honeypot Lane industrial business park (IBP). Kodak continues to occupy the largest single site within the Wealdstone PIL but is contracting its operations on the site allowing for the consolidation of the designation and for the comprehensive redevelopment of the site over the Core Strategy plan period (2009-2026). There are also a number of locally designated 'Industrial and Business Use' and 'Business Use' areas which safeguard existing estates and premises for employment-generating activities.

¹¹ Following the adoption of the Core Strategy in 2012 Edgware has been classified as a Major Centre (previously a District Centre) and Kenton has been classified as a District Centre (previously a Local Centre) for consistency with their classifications in the London Plan.

Picture 2 Harrow Town Centre

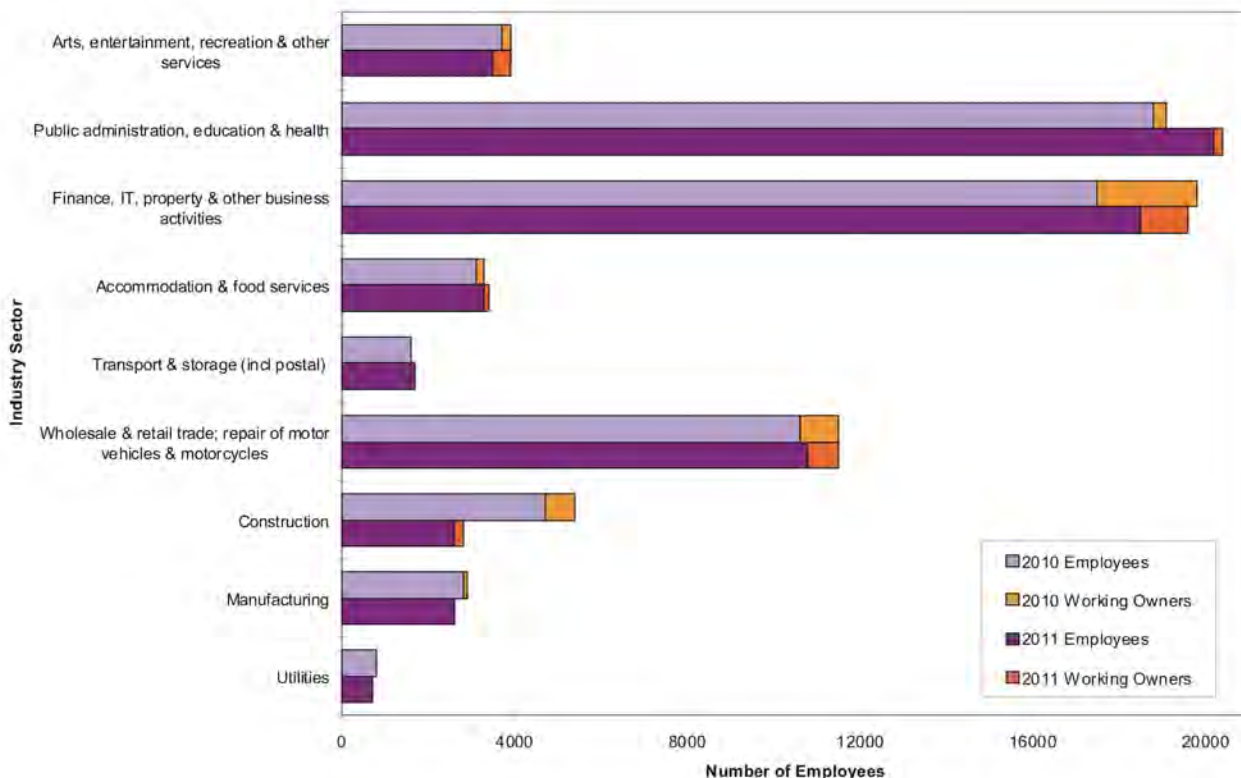
Source: Harrow Council, Economic Development, Research & Enterprise

Economy

- 2.0.35** Jobs density estimates (ONS, 2010) show that in total there are 78,000 jobs in Harrow. However, the most detailed count of jobs in Harrow is provided by the annual Business Register and Employment Survey (BRES), a sample survey conducted by the Office for National Statistics (ONS) which replaces the Annual Business Inquiry (ABI). Comparisons with data from the ABI prior to 2008 are not possible due to changes in the industrial classifications.
- 2.0.36** The BRES estimates that, in 2011, there were 66,600 people working within Harrow. This is a significant drop on last years figure of 68,300, a loss totalling 1,700 jobs. The most significant loss was to the Construction industry with a decrease of 2,600 employees/working owners (Table 4 and Figure 3). The other industry greatly affected was Public administrative, education and health which reduced by 800 positions. The only industry with a significant increase is Human health and social work activities which saw an increase of 1,600 positions, a growth totalling 19%.

- 2.0.37** Analysis is normally carried out on the number of Employees versus Working Owners, however after cognitive testing BRES discovered that directors of limited companies were including themselves within the Working Owner category rather than the Employee category. Data in 2011 was collected using an improved survey in which the classification for this group was made clearer for respondents. This has led to a large disparity between 2010 and 2011 data for Working Owners, suggesting a sharp decline in this category, whilst presenting an increase in Employees (Table 4). For this reason it is beneficial to look at overall numbers.
- 2.0.38** The BRES produces estimates of employee, rather than workforce jobs. Self-employed, HM forces and Government Supported Trainees are therefore excluded.
- 2.0.39** Of the total number of employee jobs (63,900) in Harrow in 2011, the BRES shows that just over two-thirds (63.3%) of employee jobs in Harrow are full-time jobs, with the remainder being part-time jobs (36.7%). Harrow has a higher percentage of part-time employee jobs compared to all the other West London boroughs, London and England & Wales generally. An average of 28.9% of West London's employee jobs are part-time, 26.5% in London and 32.5% nationally.

Figure 3 Harrow Employment by Sector 2010 and 2011



Source: Business Register and Employment, ONS

Table 4 Harrow Employment by Industry Groups 2008 - 2011

Industry Groups	2008		2009		2010		2011	
	Employ-ees	Working Owners	Employ-ees	Working Owners	Employ-ees	Working Owners	Employ-ees	Working Owners
Agriculture, forestry & fishing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Utilities	800	0	700	0	800	0	700	0
Manufacturing	3,300	200	2,700	100	2,800	100	2,600	0
Construction	5,900	600	5,000	700	4,700	700	2,600	200
Wholesale/retail trade; motor vehicle repair	11,700	800	10,900	1,000	10,600	900	10,800	700
Transport & storage (incl. postal)	1,700	100	1,500	100	1,600	0	1,700	0
Accommodation & food services	3,500	200	2,900	100	3,100	200	3,300	100
Finance, IT, property & other business services	19,000	2,100	16,500	1,800	17,500	2,300	18,500	1,100
Public administration, education & health	18,200	400	19,400	300	18,800	300	20,200	200
Arts, entertainment, recreation & other services	3,900	200	3,600	200	3,700	200	3,500	400
All Employment	67,900	4,400	63,200	4,200	63,600	4,700	63,900	2,700
Note: Figures may not sum due to rounding. n/a - data not available								
Source: Business Register and Employment, ONS								

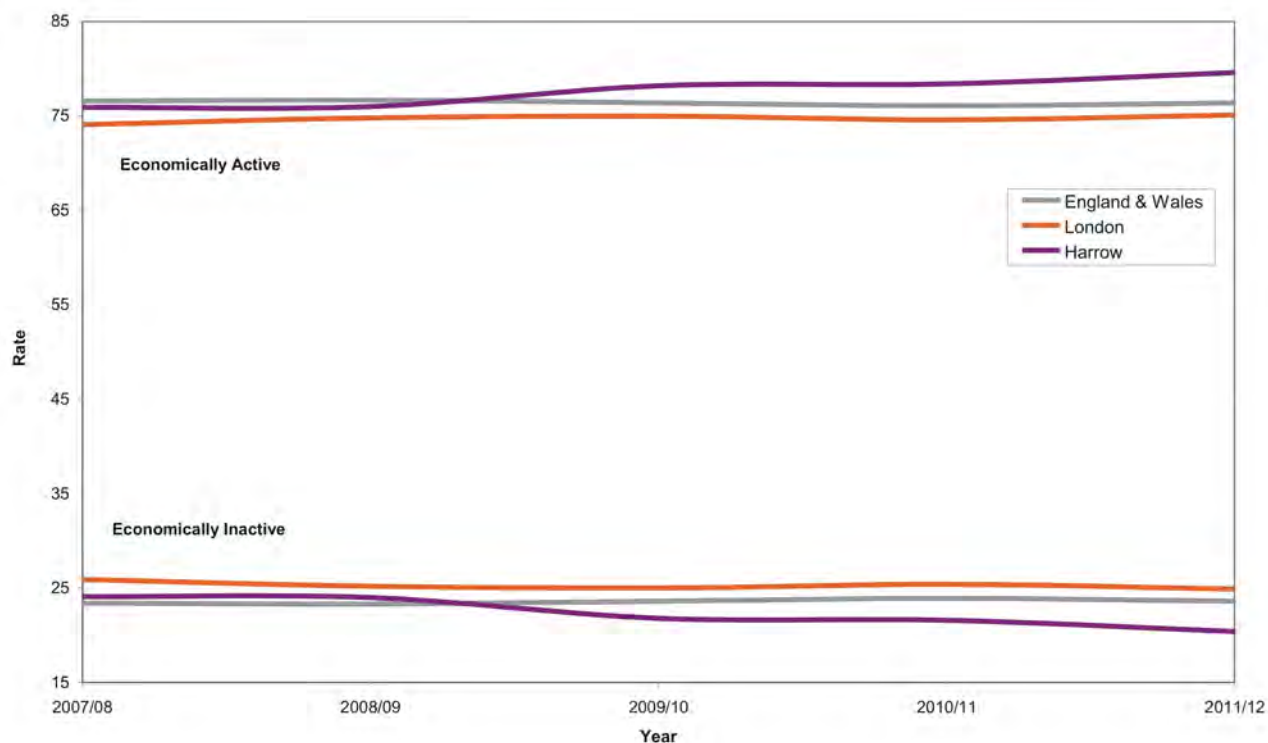
2.0.40 The employment structure in Harrow mirrors that of England, the South East and London, with significant numbers working in Wholesale/retail trade and motor vehicle repair (17%), Finance, IT, property & other business services (29%) and Public administration, education and health (30%). Harrow's Construction sector stood at 7.9% in 2010, which was significantly higher than the London average, however, Construction now only accounts for 4% of employment in the borough.

2.0.41 Table 4 shows employment by sector and compares data from 2008 through to 2011 from the Business Register and Employment Survey (BRES). Since the 2008 dip in employment most sectors have gained relative stability, with only a few sectors returning to pre-dip figures: Finance, IT, property and business activities sector, Transport and storage and Public administration, education and health. Nearly 56% of jobs have been lost from the Construction industry making it the most affected sector within the borough.

2.0.42 The ONS Annual Population Survey showed that in 2011/12 a high proportion of Harrow's residents of working age were economically active (79.6%), above the 2010/11 level of 78.4%. Harrow's economically active population remains at a higher level than London as a whole (75.1%) and England & Wales (76.4%). (Figure 4 and Table 5). The percentage of economically active residents in Harrow has gradually increased from a low of 75.9% in 2007/08 to the high of 79.6% in 2011/12. This is a

variation of 3.7% and is in contrast to the economic activity rates of both London as a whole, and the wider national context where the difference between the highest and lowest levels over the five years is 1% and -0.2% respectively. 129,000 of Harrow's residents (aged 16-64) were economically active in 2011/12, compared to 116,300 in 2010/11.

Figure 4 Percentage of Working Age Population who are Economically Active 2007/08 - 2011/12



Source: Annual Population Survey, ONS

Table 5 Economic Activity of the Working Age Population

	2007/08		2008/09		2009/10		2010/11		2011/12	
	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
England & Wales	76.6	23.4	76.7	23.3	76.4	23.6	76.1	23.9	76.4	23.6
London	74.1	25.9	74.8	25.2	75.0	25.0	74.6	25.4	75.1	24.9
Harrow	75.9	24.1	76.0	24.0	78.2	21.8	78.4	21.6	79.6	20.4

Source: Annual Population Survey, ONS

2.0.43 The Annual Population Survey reports that Harrow's employment rate (based on residents aged 16-64) was 74.6% in 2011/12, above both the London and England & Wales rates of 68% and 70.1% respectively.

2.0.44 In 2011/12, 74.5% of Harrow's workers (aged 16-64) were in full-time employment, compared to 77.8% in London and 74% in England & Wales. During the preceding seven years, the corresponding levels in Harrow have been higher (with the exception

of 2008/09), reaching 79.8% in 2006/07. In Harrow, in 2011/12, 85.3% of males (aged 16-64) worked full-time, down from a peak of 92.9% in 2005/06, whilst 60.8% of females (of the same age) worked full-time, from a peak of 68.9% in 2006/07 and above the low of 58.4% in 2008/09.

2.0.45 Part-time employment⁽¹²⁾ has increased for three consecutive years, increasing by 7.8% since the previous monitoring period. There has been a slight increase (700, 3.7%) in the number of females (16-64 years of age) working part-time and a 17.5% (1,400) increase in males working part-time. Overall 38.8% of women worked part-time in 2011/12, which is higher than the London profile of 34.2%. Only 14.7% of Harrow's male workers worked part-time in 2011/12, above London's level of 12%.⁽¹³⁾

2.0.46 Historically, the majority of Harrow's residents travel outside the borough to work. The 2001 Census reported that 61.5% of Harrow's residents work away from Harrow, slightly higher than in the 1991 Census, at 59.7%.

2.0.47 The council commissioned an Employment Land Review in 2010.⁽¹⁴⁾ In relation to the economy the report indicates that "Harrow has a relatively strong local economy which performs well even by London standards. The economic strengths of the area, which will influence its ability to support new employment space in the future, are:

- Good public transport accessibility;
- Generally high rates of new business formation and entrepreneurship;
- A highly qualified workforce; and
- A high proportion of knowledge-based businesses."

Other Key Facts

- The unemployment rate in Harrow averaged 3.9% in 2011/12, the same level as in 2010/11 and a decrease of 0.4% from the 2009/10 average rate (4.3%). In Greater London, Outer London and Great Britain generally, unemployment rates increased between 2010/11 and 2011/12. The Greater London rate increased by 0.4% to 6.2%, similarly the Outer London rate increased by 0.4% to 5.5% and Great Britain's rate was up by 0.2% to 5.5%. An average of 4,200 Harrow residents were in receipt of unemployment related benefits each month in 2011/12 (ONS/GLA Unemployment Claimant Count).⁽¹⁵⁾
- Average household gross income was £42,900 a year in 2010, 3.7% higher than in 2009 and £2,400 higher than the mean household income for London in 2010.⁽¹⁶⁾ When data on equivalised income (an adjusted income scale, which takes account of the household size and composition) are used, Harrow's average household income is £37,000, which is at the same level as London's.

12 Part-time employment is regarded as a working week of 30 hours or less

13 ONS, Annual Population Survey

14 Nathaniel Lichfield & Partners: http://www.harrow.gov.uk/downloads/download/2795/employment_land_study

15 Claimant count rates are best seen as an unemployment indicator, rather than a comprehensive unemployment measure. The Government's official and preferred measure of unemployment is the International Labour Organisation (ILO) measure, which measures those people out of work, who are actively seeking work and are available to start work. However, this measure is not very reliable for small areas, including borough level data, as confidence intervals tend to be high. Modelled unemployment rates, based on the ILO unemployment measure, suggest that in 2011 there were an average of 8,900 unemployed Harrow residents, giving a rate of 6.8% (+/- 1.3%) (Model-based estimates of unemployment, NOMIS, ONS).

16 CACI Paycheck

- 14% (11,600) of households in Harrow had a gross income of under £15,000 per year in 2010, 2,300 more households than in 2009, an increase of 25%.⁽¹⁷⁾
- In November 2011, 1,860 lone parents were receiving benefits in Harrow. This constitutes 1.2% of residents of working age, which is a decrease from November 2010 when the level was 1.4%, and continues a downward trend established over previous years: 1.9% in 2007, 1.8% in 2008, 1.6% in 2009 and 2.1% over the previous six years. Harrow's rate is lower than the rate for England & Wales at 1.5%, and the London average of 2%. Changes in entitlement from November 2008, October 2009 and November 2010 will affect the comparability of the statistics.⁽¹⁸⁾
- Approximately 7,000 (4.6%) of Harrow's working age residents were in receipt of Employment & Support Allowance (ESA) and incapacity benefits in November 2011 and unable to work due to illness or disability.⁽¹⁹⁾ Both the number and proportion of Harrow's working age population on this benefit has remained fairly steady over the past five years at 4.5%. This is lower than London's average of 5.8% and England & Wales', at 6.5%, over this five year period.⁽²⁰⁾

Table 6 Employment by Occupation 2007/08 - 2011/12

Area	Standard Occupational Classification	2007/08 (%)	2008/09 (%)	2009/10 (%)	2010/11 (%)	2011/12 (%)
England & Wales	Managers, directors, senior officials	10.2	10.1	10.2	10.1	10.2
	Professional occupations	17.7	17.9	18.7	19.1	19.3
	Associate professional & technical occupations	13.7	13.7	13.8	14.0	14.0
	Total (%)	41.6	41.7	42.7	43.2	43.5
London	Managers, directors, senior officials	11.3	10.8	10.5	10.8	11.5
	Professional occupations	22.1	22.2	24.1	24.5	25.0
	Associate professional & technical occupations	18.0	18.2	18.2	18.2	17.8
	Total (%)	51.4	51.2	52.8	53.5	54.3
Harrow	Managers, directors, senior officials	11.6	10.1	10.2	10.7	9.5
	Professional occupations	23.0	23.6	24.8	29.9	28.2
	Associate professional & technical occupations	12.3	11.6	13.7	16.2	16.5
	Total (%)	46.9	45.3	48.7	56.8	54.2

Note: Based on those aged 16+, % is a proportion of all persons in total employment

Source: ONS Annual Population Survey

17 CACI Paycheck, unequivocalised data

18 DWP Benefit Claimants - working age client group. Not all lone parents on benefits will be included in this category, as the benefits statistics are arranged hierarchically and claimants are assigned to a group according to the top-most benefit that they receive, therefore a lone parent on Incapacity Benefit would be classified under this benefit.

19 ESA replaced Incapacity Benefit for new customers from 27th October 2008.

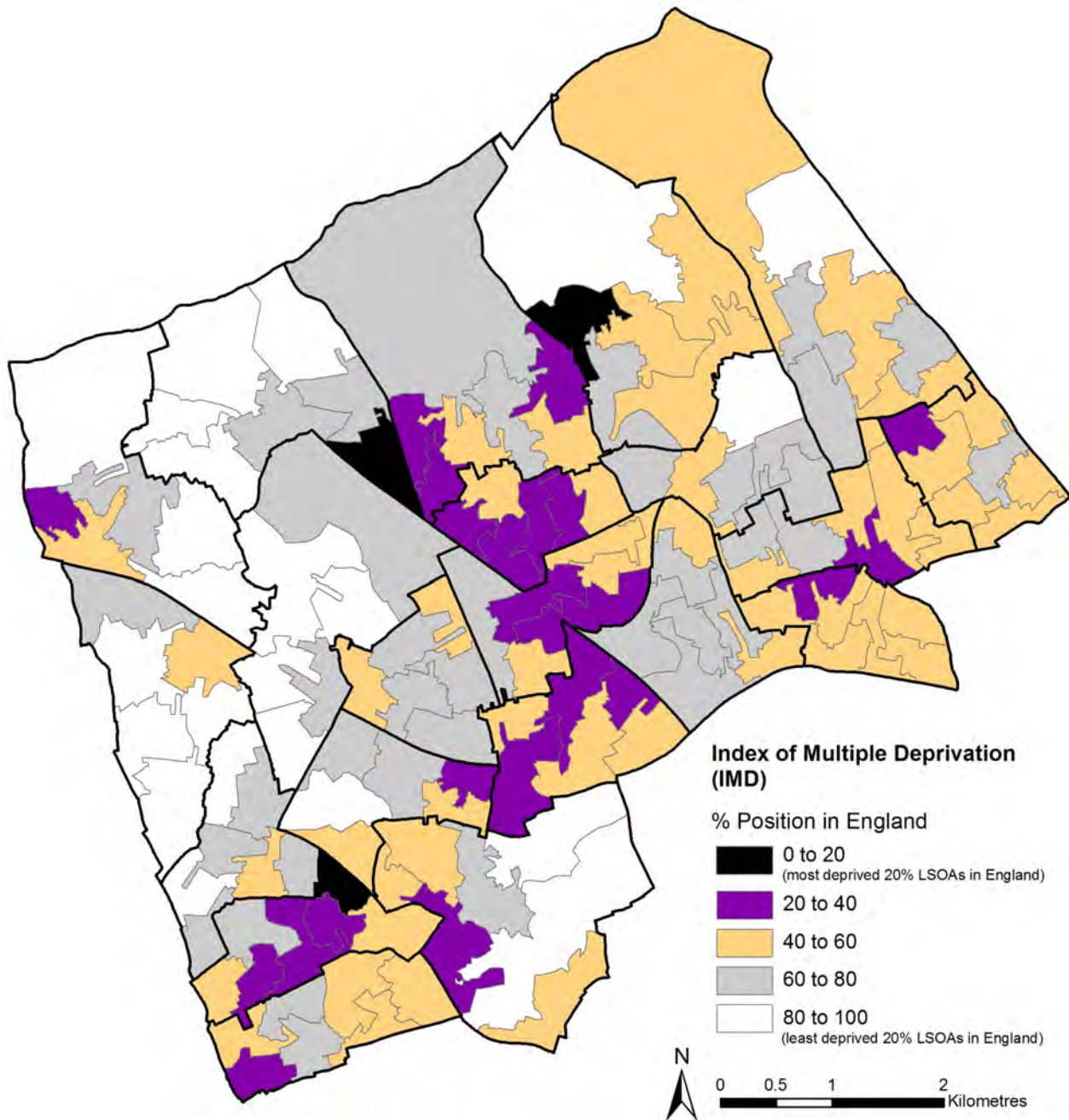
20 DWP Benefit Claimants - working age client group

- In 2011/12, 54.2% of Harrow's residents, who were in employment, were grouped in the top three Standard Occupational Classification (SOC) groups, which includes Managers and senior officials, Professional occupations and Associate professional and technical occupations. This is a lower proportion compared to 2010/11, when the corresponding figure was 56.8%. London's overall level in 2011/12 is similar to Harrow's at 54.3%, but the England & Wales level is considerably lower, at 43.5%. From 2004/05 to 2008/09 the proportion of Harrow's residents who were Managers and senior officials declined. There was then an upturn, peaking in 2010/11, at 56.8%. In England & Wales there has been a slow general upward trend in the level of people in the top three SOC groups over the eight year period, whilst London's level was steady for the first five years, followed by an upward trend over the past three years.
- 9.5% of Harrow's working residents are categorised in the top SOC category - Managers, directors & senior officials, the lowest level over the past eight years. This is below the overall England & Wales level of 10.2%, and the London level of 11.5%. Harrow though has a very high proportion of residents who are in the second tier SOC category of Professional occupations, at 28.2%. This continues to remain above both the comparator areas of England & Wales, and London.
- 18.5% of Harrow's residents (aged 16 and over) who were in employment in 2011/12, were self-employed, compared to 12.3% in 2010/11. This is the highest level of self-employment in Harrow over the past eight years. Since 2004/05 the level of self-employment, as a percentage of total employment, has averaged 16.1% in Harrow. In 2011/12 the levels of self-employment for London and England & Wales were 17.3% and 14.3% respectively. 19.9% of Harrow's males, in employment, were self-employed in 2011/12 (the highest level over the past eight years), compared to 6.8% of females.⁽²¹⁾

Deprivation

- 2.0.48** The Government's 2010 Indices of Deprivation are a basket of indicators, including income, employment, health and disability, education skills and training, housing and services, living environment and crime. It also includes the Multiple Deprivation Indicator which is a weighted combination of all of the other domains and indicators contained within the Indices.
- 2.0.49** Multiple deprivation in Harrow is considerably below the national average, with Harrow ranking 184th out of 326 districts in England. The 2009 local government restructure means in order for the 2010 Indices to be comparable to 2007 Indices the new data must be re-evaluated along the old boundaries. Under that system Harrow is ranked 203rd out of 354 districts, an improvement on the 2007 Indices, when the borough was ranked in 196th place. This situation is mirrored in the London rankings too, with a ranking of 27th (out of 33), compared to 25th in 2007, where 1st is the most deprived. Multiple deprivation is largely concentrated in the south and centre of the borough (Map 2). The indicators which showed the greatest adverse change were: Income Affecting Older People, Crime and Barriers to Housing & Services. The Health and Disability indicator showed the greatest improvement.

Map 2 2010 Index of Multiple Deprivation



Source: Indices of Deprivation 2010, CLG, Crown Copyright

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2.0.50 Map 2 shows the deprivation level in each of the Lower Super Output Areas (LSOAs).

2.0.51 More information on the Government's 2010 Indices of Deprivation can be found at: <http://www.communities.gov.uk/communities/research/indicesdeprivation/deprivation10/> or by downloading the report 'Indices of Deprivation 2010 Harrow Summary' from the council's website.

Harrow's Local Plan 3

Authority's Monitoring Report 2011-12

3 Harrow's Local Plan

3.0.1 The Harrow Local Plan comprises a suite of planning documents, referred to as 'development plan documents' or DPDs, which seek to plan positively for the future development and infrastructure needs of the borough. The plan period is 2009 to 2026. In addition to the DPDs there are a number of 'supplementary planning documents' or SPDs which provide detailed design guidance for certain types of development and certain areas.

The Local Development Scheme

3.0.2 The Local Development Scheme (LDS) identifies the DPDs that the council is intending to prepare and the timetable for their preparation and adoption. The current LDS (version 5) will be finalised in June 2012 and will be published on the council's website. The LDS timetables for the production of the remaining DPDs that will make up Harrow's Local Plan are reproduced at **Appendix C** or can be viewed on the council's website at: <http://www.harrow.gov.uk/ldf>.

Delivering the Local Development Scheme

3.0.3 The following table provides an update on the council's performance for the 2011/12 monitoring period. Specifically, it provides a summary of the planning documents and details their progress to date.

Table 7 Summary of Local Plan Documents and Supplementary Planning Documents

Document/LDS Reference	Priority	Summary	Notes
Statement of Community Involvement	A	Sets out the consultation techniques that may be used and the approaches that will be applied consistently to all the Local Development Documents (LDDs) to be prepared by the council, as well as setting the framework for consultation relating to the determination of planning applications.	Document Adopted in August 2006
Local Development Scheme	A	Sets out the timetables for the production of development plan documents and identifies the supplementary planning documents that the council intends to produce.	LDS to be revised and updated in June 2012
RAF Bentley Priory SPD	A	This SPD is a response to development interest in the site and to ensure that clear guidance details the council's expectations for the site.	Adopted in October 2007
Access For All SPD	A	Guidance on access within and into buildings for all development.	Adopted in April 2006

Document/LDS Reference	Priority	Summary	Notes
Core Strategy DPD	A	The Core Strategy sets out the vision, objectives and spatial strategy for accommodating the borough's growth and development needs over the period 2009 to 2026. It establishes the Harrow & Wealdstone Intensification Area and sets out policies for this area and for eight 'sub areas' throughout the rest of the borough, as well as an over-arching thematic policy dealing with local character, open space, housing, town centres, economic development, transport, flooding, waste management, Gypsy and Traveller accommodation and infrastructure.	Adopted in February 2012
Sustainable Building Design SPD	A	This SPD aims to encourage sustainable measures to be built into all development within the borough.	Adopted in May 2009
Community Infrastructure Levy (CIL)	H	The Harrow CIL will raise funds from certain types of development to contribute funding towards the delivery of social and physical infrastructure made necessary by growth and development in the borough over the plan period.	Preliminary draft charging schedule to be published for consultation during 2012/13.
Accessible Homes SPD	A	Guidance on Lifetime and Wheelchair Homes Standards for residential development and conversions.	Adopted March 2010
Residential Design Guide SPD	A	Guidance on design for residential development, conversions and domestic extensions.	Adopted December 2010
Site Allocations DPD	H	This DPD will allocate sites to deliver development and infrastructure in accordance with Harrow's spatial strategy. It will replace the HUDP proposal sites.	Draft versions of the DPDs and an 'issues and options' draft of the AAP were published for consultation during May/June 2012. A further, 'preferred option' consultation on the AAP was carried out in January/February 2012. The documents will be progressed through to 'pre-submission' consultation stage and examination in public during 2012/13, towards adoption early in 2013/14.
Development Management Policies DPD	H	This DPD will set out local development management policies to work in conjunction with the National Planning Policy Framework (NPPF), the London Plan (2011) and Harrow's Core Strategy (2012) for making decisions on planning applications.	
Policies Map	H	This will accompany the DPDs and illustrate allocations of land for development and policy areas to which a specific policy designations will be applicable.	
Harrow and Wealdstone Area Action Plan (AAP)	H	The AAP will apply to the Harrow & Wealdstone Intensification Area, to deliver the Core Strategy objectives for the area including 2,800 homes and 3,000 jobs over the plan period, by allocating sites for development and by including bespoke area-based development management policies.	

Document/LDS Reference	Priority	Summary	Notes
West London Waste Plan DPD	H	Identifies the land use needs for waste management facilities (recycling, reuse and disposal) required to manage West London's waste arisings within West London. It also includes policies to safeguard sites and existing waste treatment capacity, and against which proposals for new waste management facilities will be assessed.	<p>Consultation undertaken on draft Issues and Options between February to March 2009.</p> <p>Following consideration of responses, consultation undertaken on the draft Plan (Proposed Sites and Policies) between 9th February to 25th March 2011.</p> <p>It is anticipated that the draft Plan will be progressed in the next AMR period.</p>
Harrow on the Hill Conservation Areas SPD	A	<p>The council intends to focus on the production of one draft SPD at a time:</p> <ul style="list-style-type: none"> • Harrow on the Hill Conservation Areas SPD was adopted in May 2008 • Pinner Conservation Areas SPD was adopted in December 2009 • The subsequent production of Stanmore/Edgware Conservation Areas SPD and the Harrow Weald Conservation Areas SPD are now proceeding. It is anticipated that the Stanmore/Edgware SPD will be progressed towards the end of the financial year 2012/13 and that the Harrow Weald SPD will be progressed during 2013/14. 	
Pinner Conservation Areas SPD	A		
Stanmore/Edgware Conservation Areas SPD	H		
Harrow Weald Conservation Areas SPD	H		
Garden Land Development SPD	M	The council intends to produce an SPD to support the implementation of a local presumption against garden land development that has come into effect upon the adoption of Harrow's Core Strategy (see above).	Draft to be prepared for consultation during 2012/13. Adoption early 2013/14.
Priority Key: A - Adopted, H - High Priority, M - Medium Priority, L - Low Priority			

3.0.4 In addition to the documents mentioned above, the evidence base has been expanded. Key evidence base documents include:

- Strategic Housing Land Availability Assessment (GLA, 2009)
- West London Strategic Housing Market Assessment (2010)
- Strategic Flood Risk Assessment Level 1 (2009)
- Strategic Flood Risk Assessment Level 2 (2011)
- Strategic Flood Risk Assessment Level 2 Addendum Report (2012)
- Transport Study (2010)
- Character Assessment of Harrow's Residential Areas (2011)

- Financial Viability Assessment of Developments (2011)
- Employment Land Study (2011)
- Retail Study (2009)
- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation Study (2011)
- Local Economic Assessment (2010)
- Harrow Views Assessment (2012)

3.0.5 Full details of Harrow's Local Plan evidence base can be found on the council's website at: http://www.harrow.gov.uk/info/856/local_development_framework_policy/1923/evidence_base_documents.

Monitoring Unitary Development Plan (UDP) Policy Implementation

4

Authority's Monitoring Report 2011-12

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

Core Output Indicators

4.0.1 This section of the AMR measures the council's performance against the saved policies in the adopted Harrow Unitary Development Plan 2004 (HUDP). The indicators used to measure performance in this AMR are a combination of the Government's former Core Output Indicators (COI) and Harrow's existing Local Indicators (HLI). However, as noted in the introduction, the council has commenced the collection of information relating to the new, Core Strategy monitoring indicators during the period 2012/13 and these will form the basis for future monitoring from the next (ninth) AMR to be published December 2013.

UDP Saved and Deleted Policies

4.0.2 Upon the direction from the Secretary of State, 56 policies were permanently deleted from the Harrow Unitary Development Plan (HUDP) on 28th September 2007. This was because the policies repeated or were inconsistent with national and/or regional policy. A further 23 policies and a number of proposal sites were deleted upon on the adoption of the Core Strategy on 16th February 2012. A schedule of saved and deleted policies is set out at **Appendix D**. A schedule of the London Plan and Core Strategy policies that replace the deleted policies can be downloaded from the council's website at: http://www.harrow.gov.uk/downloads/file/3397/harrow_udp_saved_deleted_and_replacement_policies.

4.0.3 Following the adoption of Harrow's Core Strategy, the council is now working to progress the Harrow & Wealdstone Area Action Plan, the Development Management Policies DPD and the Site Allocations DPD through Examination in Public in 2012/13 with a view to adoption early in 2013/14. Upon adoption of these development plan documents, the remaining provisions of the HUDP will be deleted.

4.1 Environmental Protection and Open Space

4.1.1 Within the following section, the Core Output Indicators (COI) and Harrow Local Indicators (HLI) and supporting monitoring information are discussed under these subsections:

- Environmental Protection and Open Space
- Flooding
- Green Belt
- Open Space
- Green Grid
- Biodiversity
- Designated Sites (international and national, sites of importance for nature conservation, local and areas of deficiency)
- Trees
- Renewable Energy
- Waste (including household waste, commercial waste and waste recycling)
- Minerals
- Air Quality

Policies and objectives within the HUDP (Part 2, Chapter 3 - Environmental Protection and Open Spaces) that are relevant to this section of the AMR are:

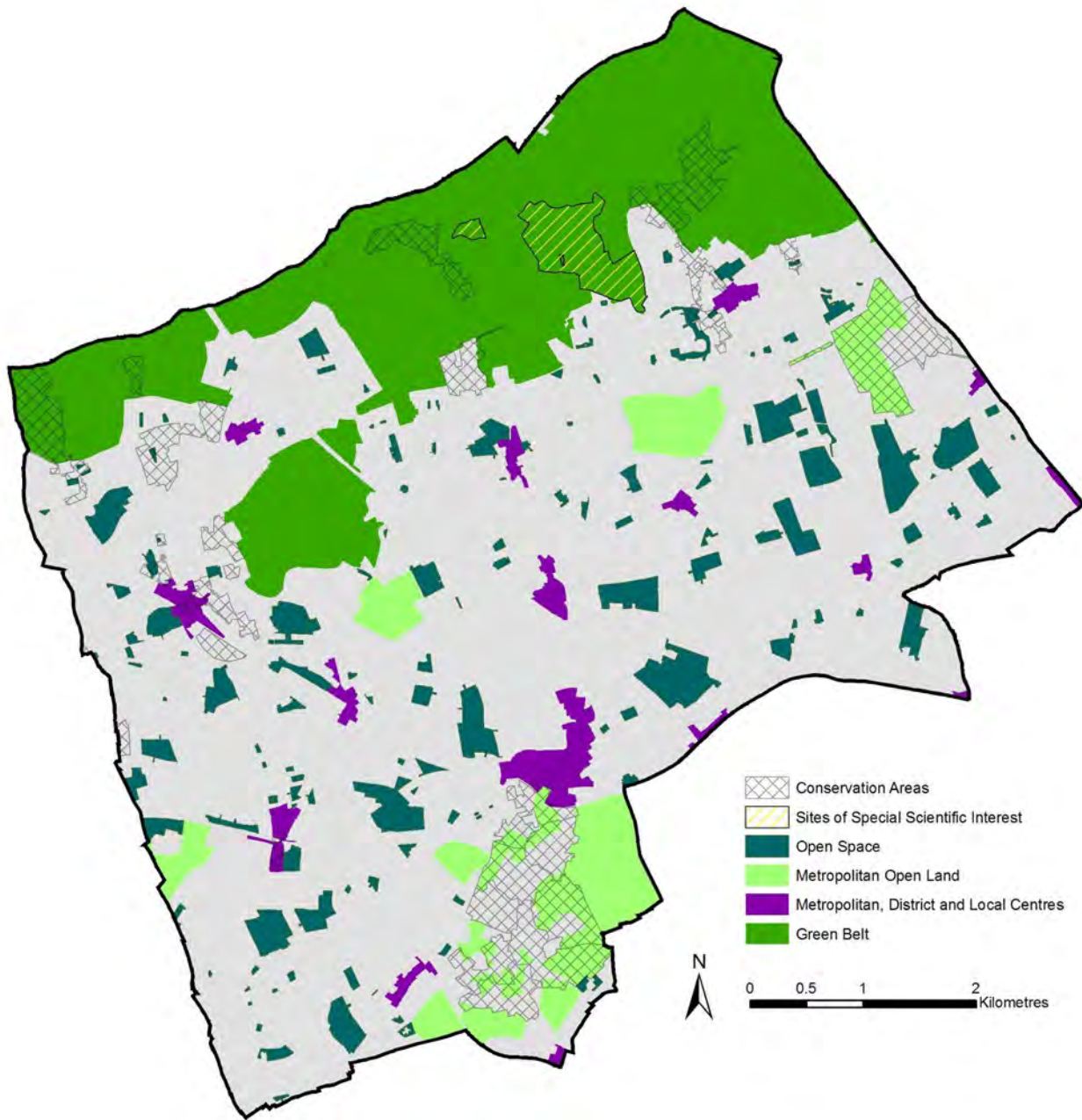
- I. To promote a pattern of development that is energy and resource efficient, reduces reliance on fossil fuels and other non-renewable resources, and maintains or enhances air, land and water quality to a standard that is beneficial to human health and wildlife;
- II. To conserve and enhance biodiversity and natural heritage in the borough and ensure residents have opportunities to enjoy nature, close to where they live where this does not conflict with nature conservation aims;
- III. To protect and enhance areas and features of structural importance to the borough;
- IV. To maintain and improve the distribution, quality, use and accessibility of public and private open spaces in the borough.

4.1.2 In addition to the above HUDP objectives, through the development of the Local Plan, the Core Strategy Sustainability Appraisal includes the following relevant objective:

- To ensure air quality continues to improve through reducing air pollution and address the causes of climate change through reducing emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light)

4.1.3 Map 3 shows the extent of the Green Belt, areas of Open Space and Metropolitan Open Land, Conservation Areas, Sites of Special Scientific Interest and the borough's Metropolitan, District and Local Centres.

Map 3 Environment and Open Space



Source: Harrow UDP

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Flooding

COI	Contextual Indicator	HUDP Policy Ref
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	EP11 & S1 - (Policy SEP2 has been deleted, refer to Appendix D for further information)
<p>Note: This Core Output Indicator is to show the number of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere; and (ii) adversely affect water quality.</p>		

4.1.4 In 2011/12, no development was permitted by the council contrary to the advice of the Environment Agency, as was the case in 2008/09, 2009/10 and 2010/11. In accordance with central Government advice, the council seeks to avoid development in areas of high flood risk.

Green Belt

4.1.5 There is no specific Core Output Indicator (COI) regarding the Green Belt. The following subsection is therefore an information update.

4.1.6 In total, the Green Belt within Harrow covers over 20% of the total area of the borough and is equivalent to 4.52 ha per 1,000 population (Map 3). However, while there is a large area of Green Belt land, and public rights of way across many parts of the Green Belt, much of this land is still not accessible to the public. The most publicly accessible sites within the borough are: Stanmore Country Park, Stanmore Common, Bentley Priory Open Space, Grimsdyke Open Space, Harrow Weald Common, Harrow Weald Wood and Sylvia Avenue Open Space.

4.1.7 The Ministry of Defence (MOD) identified RAF Bentley Priory, which is located within Harrow's Green Belt, as one of six surplus sites within Greater London. In 2008 the council granted planning permission, subject to the completion of a legal agreement, for a change of use of the principal building to a museum/educational facility and the development of 103 dwellings. The legal agreement is now confirmed and work on the site commenced in July 2011 and is expected to be completed in 2014/15.


4.1.8 At Wood Farm, Wood Lane, Stanmore planning permission was granted in November 2009 for demolition of existing buildings, construction of 10 dwellings, refurbishment of the house and dairy and associated entrances, roadways and landscape works and change of use of farm to country park/open space, providing for an extension of the existing Stanmore Country Park. However, this development at Wood Farm had still not commenced by the end of this monitoring period, and if no further action is taken by the developers this permission will expire during the 2012/13 monitoring period.

4.1.9 Following the expiration of the approved outline proposal for the redevelopment of the Royal National Orthopaedic Hospital (RNOH), a second outline proposal was granted permission by the council during 2010/11. However, the RNOH Trust is preparing to submit a new planning application in late 2012 and will be holding an

initial consultation in April 2012 to be followed by a public exhibition in July 2012. These will provide an opportunity for the local community to view and discuss the evolving proposals and any relevant considerations.

- 4.1.10** The new planning application, which will be in the form of a masterplan, aims to replace the existing outline proposal as this no longer secures the best outcome for the RNOH Trust. This application will seek to permit the re-provision of exemplary healthcare facilities together with the transfer of surplus floor space to residential use in order to achieve the maximum potential land receipt.

Open Space

HLI	Contextual Indicator	Policy Ref
2.1	Loss of open space	EP47
Post HUDP Indicator	Number of parks managed to Green Flag Award Standard	SR1 - (Policy SEP6 & SR1 have been deleted, refer to Appendix D for further information)
<p>Note: Although this is no longer a Core Output Indicator, the Government advises that councils which are signed-up to the scheme should continue to monitor against the standard.</p>		
<p>Target: Maintain or increase the number of Green Flag Awards achieved in the borough</p>		

- 4.1.11** The Green Flag is a national award scheme for parks and gardens based on a number of criteria: a welcoming place; healthy, safe and secure; clean and well maintained; sustainability; conservation and heritage; community involvement; marketing; and management. In the 2008/09 monitoring period the council and its partners were successful in achieving Green Flag status for three of the borough's parks: Canons Park, Harrow Recreation Ground and Roxeth Recreation Ground. In July 2011, Pinner Memorial Park (Picture 3) became the fourth of the borough's parks to achieve the Green Flag standard.
- 4.1.12** There is a total of 1,334 ha of open space in Harrow (including both land in private as well as public ownership), which is equivalent to 26% of the borough's land area. There are 27 publicly accessible parks, 32 allotment gardens (providing 1,325 plots) and seven cemeteries. Some of this land is also designated Green Belt or Metropolitan Open Land (see Map 3).
- 4.1.13** Changes to open space have been minimal. There was no net loss of open space in the borough during the three year period 2004/05 to 2006/07 with minimal changes from 2006/07 to 2008/09. There was however the loss of 2.953 ha during the 2009/10 monitoring period with the completion of developments at Kenmore Road (from allotments to housing) and William Ellis Sport Ground (part loss to Krishna Avanti Primary School).

Picture 3 Pinner Memorial Park

Source: Harrow Council, Economic Development, Research & Enterprise


- 4.1.14** During the 2011/12 monitoring period one permission was granted that would result in the loss of open space, this was an outline permission for St. George's Church Field, Pinner View, Harrow. The site area totals 1.4 ha and will consist of 12 houses and 15 flats resulting in the loss of 0.73 ha of open space. The remaining 0.76 ha will be open space along with improved access and parking for users of St. George's Church.
- 4.1.15** Construction has commenced on Cedars Community Arts & Youth Centre. The redevelopment of the Cedars Youth and Community Centre will result in no net change of open space, but an improvement of that space.
- 4.1.16** New open space has been created within the Rayners Lane Estate "Big E" phase with the provision of a children's play area of 0.094 ha. Development has also commenced at Strongbridge Close which will also provide an additional 0.308 ha of open space.
- 4.1.17** A major restoration project at the historic Canons Park was completed in 2007, following which some additional improvements have been undertaken, including the construction of a new children's playground. An active 'Friends' group, supported by the council, continues to organise regular events aimed at increasing visitor numbers and the general enjoyment of the park.
- 4.1.18** The council has fully restored access to the bridge at Headstone Manor allowing access to the moated manor house. The work was carried out in conjunction with English Heritage and will allow the development of projects, such as an open air theatre using the manor house as a backdrop.

- 4.1.19** In 2011 Ashley Godfrey Associates produced a PPG17 Study for Harrow. The report provides the council with an understanding of the quantity, quality and accessibility of local open spaces available for public use, and recommends standards of provision. It applies these standards to indicate how well current provision meets current demand, and also compares results across different areas of the borough to evaluate the distribution of each type of open space. It shows that there are substantial existing and projected future deficiencies in the provision of open space relative to the recommended standards of provision. The report updates a previous PPG17 undertaken in 2005 and is available as part of the Local Plan evidence base on the council's website:
http://www.harrow.gov.uk/downloads/download/2861/ppg17_study_2011.

Harrow Green Grid

- 4.1.20** The Harrow Green Grid was approved by Cabinet in July 2011. It is part of the London-wide Green Grid project and forms part of the spatial vision for Harrow as set out in the Core Strategy. The project started with £200,000 funding from the council, but this sum has been matched by contributions from developers, grants and work in kind provided by volunteers.
- 4.1.21** The Green Grid project aims to combine the energy and enthusiasm of Harrow's residents and voluntary groups with strategic planning and funding from the council and developers to bring about better and more co-ordinated management of the borough's green spaces, and the linkages between them. Green Grid projects last year promoted volunteering across the borough and involved planting over 12,000 bulbs, nearly 9,000 trees, shrubs, wildlife attracting perennials, ferns and some street trees across the borough.
- 4.1.22** Green Grid projects delivered in 2011/12 included:
- Belmont Trail and the Celandine Route - new surfacing and planting, together with new signage and interpretation boards aimed to improve use and access for all, whilst enhancing the biodiversity value of the borough
 - Canons Park - traditional tree clearance, using a shire horse as part of management for the biodiversity of the woods; planting of a new fern garden; new interpretation boards; and a loggery for stag beetles
 - Montrose Walk - the removal of an unsightly boundary fence and scrub and trees, to improve and open up areas for wildlife and people
 - Bernays Gardens - first stages towards providing a new gated entrance and repairs to a Listed wall
 - Newton Farm Ecology Park - new fencing and entrance works
 - Headstone Manor woodland - enhancement of ancient woodland and an area developed as a limited access nature area
 - Stanmore Marsh - planting of native trees, shrubs and bulbs
 - Kenton Recreation Ground - planting of native trees, shrubs and bulbs; and new interpretation boards

Biodiversity

COI	Contextual Indicator	Policy Ref
E2	Change in areas of biodiversity importance	EP28 - (Policy SEP4 has been deleted, refer to Appendix D for further information)
<p>Note: This Core Output Indicator is intended to show losses of or additions to biodiversity habitat including sites of special scientific interest, sites of importance for nature conservation and other local designations.</p>		
<p>Target: No loss of biodiversity habitat within the borough</p>		

4.1.23 During the 2007/08 monitoring period, the council adopted a Biodiversity Action Plan (BAP) for the borough. This identifies in great detail the borough's Sites of Special Scientific Interest (SSSIs), Sites of Nature Conservation Importance (SINCs) (including proposed additional sites) and Local Nature Reserves (LNR) designations; the Action Plan also details nine priority habitats and four priority species for Harrow.

4.1.24 Habitats selected are:

- Bare Ground
- Decaying Timber
- Garden and Allotments
- Grassland
- Heathland
- Parks
- Standing and Running Water
- Wasteland
- Woodlands

4.1.25 Species selected are:

- Bats
- Heath Spotted Orchid
- Reptiles and Amphibians
- Southern Wood Ant

4.1.26 The Plan can be viewed on the council's website:

http://www.harrow.gov.uk/info/200023/conservation/1260/harrow_biodiversity/1.

4.1.27 Harrow's Local Area Agreement (LAA) for the period 2008-10 included National Indicator (NI) 197 (improved local biodiversity - active management of local sites) and set a target for positive conservation management of 20 (or 67%) out of a total of 30 sites. The 2010/11 monitoring report showed that this target was achieved. NI 197 was discontinued and superseded by Single Data List 160-00 which will continue to monitor and encourage the performance of local authorities in maintaining positive nature conservation management of local sites.

4.1.28 The target for the reporting period 2011/12 was to show no net loss of local sites under positive conservation management. However, when using criteria issued by the Department for Environment Farming and Rural Affairs (Defra), this could not be demonstrated for all local sites - the number under positive nature conservation management had fallen from 20 to 15 (or 50% of the 30 local sites within Harrow). Over next year's reporting period the aim is to bring three additional local sites under positive conservation management.

Designated Sites

International and National Sites

4.1.29 There are no Special Areas of Conservation (SACs) (international sites designated and protected by European law) in Harrow. There are no proposals to designate any sites in Harrow under international legislation. However, there are two Sites of Special Scientific Interest (SSSIs), which are nationally recognised sites and are designated under the Wildlife and Countryside Act 1981. National Nature Reserves (NNRs) sites are also included within this legislation, but there are no NNRs in Harrow.

4.1.30 There has been no change in the number or area of nationally designated sites in Harrow between the current and previous monitoring periods. Neither are there any proposals for new nationally designated sites in Harrow.

4.1.31 Biodiversity monitoring information in connection with this indicator is provided by Greenspace Information for Greater London (GIGL). The condition of London's SSSIs is assessed by Natural England (NE) and reported by GIGL. The categories are as follows:

- Favourable
- Unfavourable recovering
- Unfavourable no change
- Unfavourable declining
- Part destroyed
- Destroyed

4.1.32 The two SSSI sites within the borough are:

- a. Bentley Priory Open Space, which covers an area of 56.63 ha and comprises:
 - 9.17 ha unimproved grassland. This was last surveyed by NE on 5th September 2011 and its condition reported to be favourable.
 - 19.55 ha neutral, unimproved grassland. This was last surveyed by NE on 5th September 2011 and its condition reported to be favourable.
 - 17.04 ha broadleaved, semi-natural woodland. This was last surveyed by NE on 5th September 2011 and its condition reported to be favourable.
 - 10.88 ha semi-improved neutral grassland. This was last surveyed by NE on 5th September 2011 and its condition reported to be favourable.

- b. Harrow Weald Common, which covers an area of 3.5 ha:
- This is a former gravel pit designated for its geological value and was last surveyed by NE on 5th September 2011, with its condition reported as being favourable.

4.1.33 A marked improvement in habitat quality is indicated in Bentley Priory Open Space when compared with the previous data reporting period when three out of four SSSI units were reported as being unfavourable recovering.

Sites of Importance for Nature Conservation

4.1.34 Sites of Importance for Nature Conservation (SINCs) are broken down into three categories:

- Sites of Metropolitan Importance: these are sites of London-wide importance. In Harrow there are five such sites totalling an area of 284.71 ha.
- Sites of Borough Importance: these are sites of borough-wide importance and are sub-categorised as grade I and grade II sites. There are six grade I sites contained within Harrow and a further four sites adjacent to or straddling the borough boundary. There are 11 grade II sites and a further one straddling the borough boundary. The total area of all of these sites (grade I & II) is 367.48 ha.
- Sites of Local Importance: these are sites of importance to the locality in which they are situated; for example they may be of value to local residents and schools. There are eight such sites contained within Harrow and a further site straddling the borough boundary. The total area of all of these sites is 21.89 ha.

4.1.35 GIGL reports that there has been no significant change in the number or area of SINCs (of all grades) in Harrow between the current and previous monitoring periods. In the borough's Biodiversity Action Plan (BAP) there is a list of 14 proposed additional SINCs.

Locally Designated Areas

4.1.36 These are Local Nature Reserves (LNRs) on land owned, leased or managed by the council and designated under the National Parks and Access to the Countryside Act. There are three LNRs in Harrow:


- Bentley Priory Open Space - 59.07 ha
- Stanmore Common - 49.01 ha
- Stanmore Country Park - 30.63 ha

4.1.37 There has been no change in the number or area of LNRs in Harrow between the current and the previous monitoring periods.

Areas of Deficiency

4.1.38 Areas of deficiency are mapped by GIGL and defined as built up areas more than one kilometre walking distance from an accessible Metropolitan or Borough Site. There is a broad line of deficiency stretching from east to west across the southern and central section of the borough; this equates to 1,230.18 ha or 24.46% of the borough's total area. There has been no change in the area of deficiency between the current and previous monitoring periods. Areas of deficiency in access to sites of natural/semi natural environments are also mapped in Harrow's PPG 17 Study (see above).

Trees

HLI	Contextual Indicator	Policy Ref
2.5	Net increase in the number of trees covered by Tree Preservation Orders (HUDP)	D10 & EP30
Target: Increase the net number of trees covered by Tree Preservation Orders in the borough		

4.1.39 In 2011/12, four new Tree Preservation Orders (TPOs) were confirmed, which covered in the region of 40 trees. The council continues to make TPOs on a reactive basis, in response to threat of development or bad tree management. The most significant TPO made during this monitoring period was at Sunridge, South Hill Avenue, where trees adjoining Orley Farm School playing fields were threatened by new ownership and development proposals.

4.1.40 The new statutory single application form (known as '1APP') for works to protected trees is now in use (since its inception in October 2008). The 1APP process is advantageous as applicants can apply online via the Planning Portal and are required to rationalise and justify why they wish to carry out tree works; notably, for alleged hazardous trees and subsidence claims. However, the 1APP form has also added to the administrative burden of the TPO application process.

4.1.41 The new 2012 TPO Regulations will come into force in April 2012, effectively cancelling all previous TPO provisions and amendments to create a single, uniform TPO document. This will reduce the administrative burden associated with making and serving new TPOs whilst making the legislation and process easier to understand for tree owners and residents.

4.1.42 British Standard 5837 (Trees in relation to Construction) continues to be used to good effect with frequent requests for Tree Constraint and Protection plans to support planning applications. The revised BS5837 2010 Guidelines is now in use and replaces the previous 2005 publication.


Renewable Energy

COI	Contextual Indicator	Policy Ref
E3	Renewable energy generation	(Policy SEP1 has been deleted, refer to Appendix D for further information)
<p>Note: This Core Output Indicator shows the amount of approved and completed renewable energy generation by installed capacity and type. Installed capacity is the amount of energy generated by the approved or completed developments (in megawatts).</p>		

- 4.1.43** This indicator specifically excludes developments and installations permitted by a General Development Order. This is of significance to Harrow, as the Town and Country Planning Order 2008 (General Permitted Development Amendment) introduced extensive new permitted development rights for the installation of domestic micro-generation equipment which would apply to the borough's existing residential areas.
- 4.1.44** In 2008/09, under the council's Heating Harrow Greener scheme, 28 solar hot water systems were installed into owner occupied households. Through the Low Carbon Buildings Programme, there were two installations of photovoltaic (PV) panels to homes. However, funding for the Heating Harrow Greener scheme was cut in 2009/10 and as a result there have been no new council funded schemes since 2008/09.
- 4.1.45** There were a number of renewable energy (solar PV) systems installed during 2011/12 in response to the Government's Feed-In Tariff (FIT) scheme. It is probable that the reduction in price will have reduced the number of systems being installed, as a reduced FIT tariff means that the rate of return is lower. System installations have mainly been in the private sector. Department of Energy and Climate Change (DECC) statistics show that five solar PV systems had been installed by June 2010.
- 4.1.46** The council's Sustainable Building Design Supplementary Planning Document (SPD) was adopted in May 2009 and encourages low energy and renewable energy schemes in all new developments.

Waste

COI	Contextual Indicator	Policy Ref
W1	Capacity of new waste management facilities by waste planning authority	(Policy SEP3, EP17 & EP18 have been deleted, refer to Appendix D for further information)
<p>Note: This Core Output Indicator shows the capacity and operational throughput of new waste management facilities, as applicable. New facilities are defined as those which have planning permission and are operable in the reporting year.</p>		

COI	Contextual Indicator	Policy Ref
W2	Amount of municipal waste arising, and managed by management type by waste planning authority	EP16 - (Policy SEP3 have been deleted, refer to Appendix D for further information)
<p>Note: This Core Output Indicator shows the amount of waste being generated and how it is being managed by type.</p>		
<p>Target: Decrease the total amount of waste arising in the borough</p>		

4.1.47 There were no new waste management facilities provided in the borough in 2011/12, as was the case in the previous six AMR monitoring periods.

4.1.48 Table 8 shows an increase in the amount of waste sent to landfill of 872 tonnes and an increase in recycled/composted waste of 1,064 tonnes, compared to 2010/11. The amount of waste being incinerated decreased to zero in 2011/12.

Table 8 Amount of Municipal Waste Arising by Management Type (tonnes)

Monitoring Year	Landfill	Incineration with EfW	Incineration without EfW	Recycled/Composted	Other	Total Waste
2007/08	75,154	38	0	38,477	0	113,669
2008/09	66,243	45	0	41,809	0	108,097
2009/10	60,754	1,229	0	42,269	0	104,243
2010/11	56,166	1,159	0	43,557	0	100,882
2011/12	57,038	0	0	44,621	0	101,659

Note: EfW is Energy from Waste, a process where renewable energy is recovered during waste incineration

Source: Harrow Council, Climate Change

4.1.49 Harrow has commissioned the preparation of a West London Waste Plan (WLWP) DPD in collaboration with five other London boroughs in the region (Brent, Ealing, Hillingdon, Hounslow and Richmond Upon Thames). The WLWP will plan for all waste in the plan area up to 2026 and will identify sufficient sites to deal with this waste. The plan was subject to public consultation in February 2011 on proposed waste sites and policies. The next stage of consultation, on the final draft plan, will take place in 2013.

Household Waste

4.1.50 Since 2004/05 the amount of household waste generated has decreased each year. However, in 2011/12 this trend was unexpectedly reversed. It is important to keep the trend under review and make every effort to continue to reduce waste in the future (Table 9).

Table 9 Harrow Household Waste - Annual Summary (tonnes/monitoring year)

Monitoring Year	Household Waste (tonnes)
2002/03	95,662
2003/04	98,115
2004/05	105,331
2005/06	102,082
2006/07	102,057
2007/08	98,682
2008/09	95,610
2009/10	91,710
2010/11	88,326
2011/12	90,461

Source: Harrow Council, Climate Change

Commercial Waste


4.1.51 The amount of commercial and non-household waste being handled by the council is now on a firm downward path (Table 10), reflecting the increased costs associated with Landfill Tax and the Landfill Allowance Trading Scheme (LATS).

Table 10 Harrow Commercial Waste - Annual Summary (tonnes/monitoring year)

Waste Distribution	2007/08 Weight (tonnes)	2008/09 Weight (tonnes)	2009/10 Weight (tonnes)	2010/11 Weight (tonnes)	2011/12 Weight (tonnes)
Commercial Waste Collected	7,800	6,760	6,760	6,760	6,760
Commercial Waste Delivered to the Refuse tip by Traders	1,847	1,244	835	741	673
Non Household Waste Delivered to the Refuse tip (construction/demolition waste)	4,525	3,883	4,326	3,695	2,635

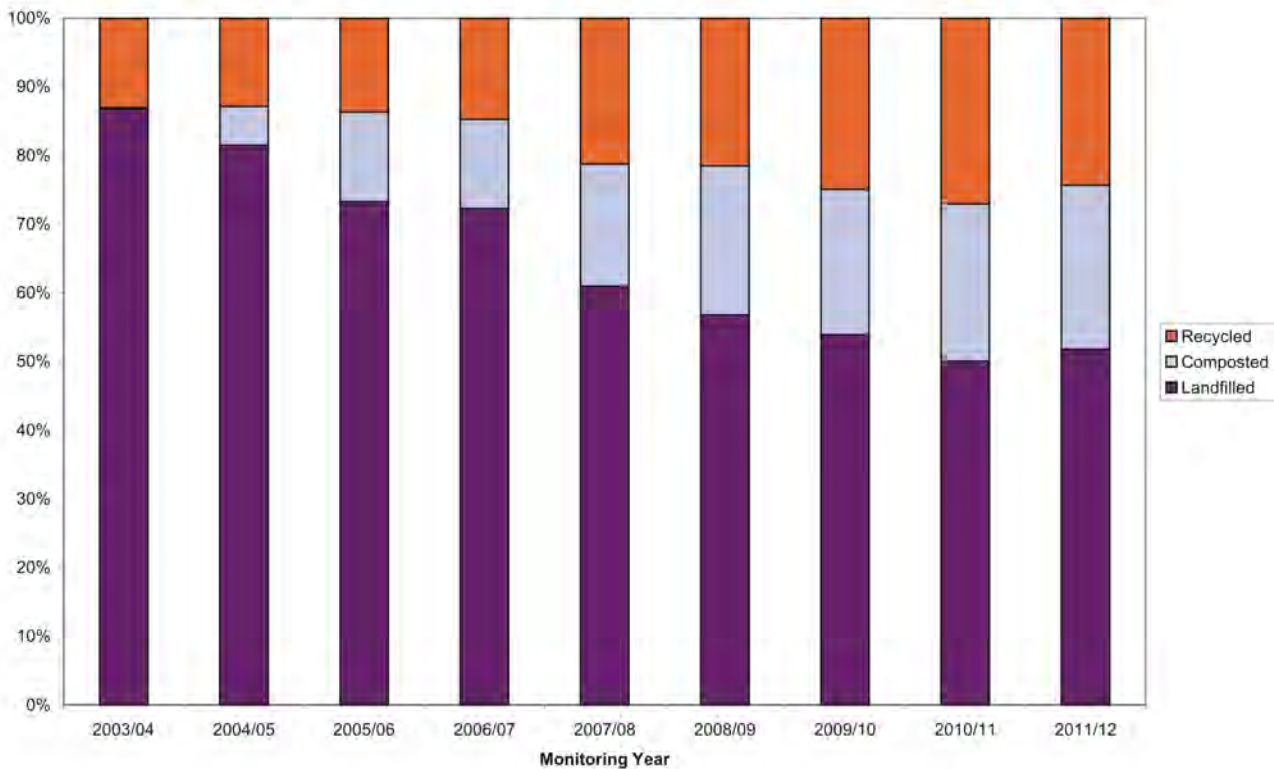
Source: Harrow Council, Climate Change

Waste Recycling


HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Percentage of household waste to be recycled by the end of Monitoring Period	EP16 - (Policy SEP3 & D8 have been deleted, refer to Appendix D for further information)
Target: Increase the percentage of waste being recycled		


4.1.52 During 2007/08, the council introduced Blue Bins which have led to a significant and sustained change in the amount of waste being recycled and composted. In 2010/11 the council achieved a composting and recycling rate of 50%. In 2011/12 this percentage fell back marginally to 48.2%. The remaining waste continues to go to landfill sites outside the borough (Figure 5).

Figure 5 Waste Management in Harrow 2003/04 - 2011/12



Source: Harrow Council, Climate Change

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Percentage of household waste to be recycled by the end of March 2009/10	EP16 - (Policy SEP3 & D8 have been deleted, refer to Appendix D for further information)
Target: Recycle/compost 40% of municipal waste by 2009/10		

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Capacity of new non-landfill facilities for the management of waste	EP16 - (Policy EP17 & SEP3 have been deleted, refer to Appendix D for further information)
Target: Provide new facilities to increase the capacity of dealing with waste		


- 4.1.53** The Joint Waste Management Strategy has been agreed with the West London Waste Authority (WLWA) and sets a target of 40% of municipal waste to be recycled (including composting) by 2009/10. This year 43.9% of waste was recycled or composted, thereby exceeding the target.
- 4.1.54** A number of initiatives, designed to increase recycling in the borough, have been introduced in recent years. Between January and March 2012 the council provided recycling facilities to approximately 6,000 flats and the council plans to provide recycling facilities to all of the borough's flats by July 2012.
- 4.1.55** During this monitoring period a 'Dirty' Materials Recycling Facility has been provided, under WLWA contract, in Wembley, Brent. This accepts waste from Harrow (and other WLWA boroughs) and processes it to avoid landfill.

Minerals

COI	Contextual Indicator	Policy Ref
M1	Production of primary land won aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to Appendix D for further information)
Note: This Core Output Indicator shows the amount of aggregates extracted directly from the ground within the mineral planning authority's area.		
M2	Production of secondary and recycled aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to Appendix D for further information)
Note: This Core Output Indicator shows the amount of secondary and recycled aggregates being produced; recycled aggregate is construction, demolition and excavation waste re-used as aggregate.		

- 4.1.56** There are no mineral workings in Harrow and local indicators have therefore not been identified for monitoring. There are no fixed aggregates or concrete processing or aggregate making plants/equipment in the borough. Neither is there any permanent concrete crushing equipment in Harrow. However, the council's Environmental Protection Service inspects all mobile machinery for concrete crushing on sites. Information on tonnage is very difficult to collate, but efforts will be made to ensure that the building industry is actively promoting the use of recycled materials.
- 4.1.57** In May 2009 the council adopted its Sustainable Building Design SPD which encourages the use of recycled materials, and in particular aggregates, in new developments.

Air Quality

HLI	Contextual Indicator	Policy Ref
7.1	Number of incidents of nitrogen oxide (NO ₂) and particulates (PM ₁₀) exceeding the Government's objective levels by 2005	(Policy EP24 has been deleted, refer to Appendix D for further information)
Note: Adopted from the National Air Quality Strategy		
Target: Meet the Government's objectives as outlined in the National Air Quality Regulation (2000): NO ₂ = No more than 18 occurrences of hourly mean >200 µg/m ³ per year PM ₁₀ = No more than 35 days where daily mean > 50 µg/m ³ per year		

4.1.58 As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2011 and not the report monitoring period 2011/12. The information given here is a summary, a more technical explanation is given in **Appendix F**.

4.1.59 Table 11 shows the results over the last 10 years for the four sites in the borough that are included in the diffusion tube monitoring network.

Table 11 Results of bias adjusted NO₂ diffusion tube results monitoring (µg/m³) 2002 - 2011

Site	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Site 1	36.5	43.9	42.2	46.1	40.3	39.4	40.1	40.4	40.3	35.3
Site 3	28.9	22.4	17.7	30.6	24.4	17.6	22.6	20.0	19.0	12.6
Site 4	26.7	32.4	30.4	24.6	20.1	22.4	23.1	23.8	24.0	21.4
Site 5	26.8	33.9	32.6	31.8	22.3	27.0	26.9	28.8	27.7	22.5
Average	29.7	33.1	30.7	33.2	26.7	26.6	28.2	28.3	27.8	23.0

Source: Harrow Council, Environmental Protection

4.1.60 These results indicate that the majority of sites met the Annual Mean Concentration Objective of 40 µg/m³ for 2005, the limit set by government above which action is necessary.

4.1.61 Site 1, the location closest to the roadside, was below the mean objective level in 2002, since then the annual mean concentration has been above or very close to the objective, with a flattening out from 2006 to 2010. However, the results for 2011 show a significant drop to 35.3 µg/m³.

- 4.1.62** The mean annual concentrations of NO₂ for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2011 were 25 µg/m³ and 43 µg/m³ respectively, lower than levels seen in 2010. However, the 2011 Harrow 2 results indicate a possibility that some of the roadside areas within the borough could have exceeded the annual objective limit during 2011.
- 4.1.63** The number of days where exceedances of the NO₂ hourly mean occurred at Harrow 1 or Harrow 2 were considerably below the relevant objective.
- 4.1.64** With reference to Table 12 and Table 13, both monitoring stations showed an increase in PM10 airborne particulates over 2010 in the number of days where the daily mean criterion was exceeded, and a slight increase in the annual mean figures. However, both of these figures are considerably below the national Objective limits. Weather conditions play an important part and could easily account for the small increase in 2011.

Table 12 Annual mean concentrations for PM10 (µg/m³) and number of days above exceedance limit at Harrow 1 continuous monitoring site (background)

London Air Quality Network (LAQN) Site	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Days mean >= 50 µg/m³ (Objective is number of days not to exceed 35)	8	16	0	1	5	6	2	0	2	9
Annual mean µg/m³ (Objective is 40 µg/m ³)	23.0	24.0	19.7	20.0	21.2	19.8	18.2	17.2	17.1	20.0

Source: Harrow Council, Environmental Protection

Table 13 Annual mean concentrations for PM10 (µg/m³) and number of days above exceedance limit at Harrow 2 continuous monitoring site (roadside)

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008	2009	2010	2011
Days mean >= 50 µg/m³ (Objective is number of days not to exceed 35)	17	17	22	18	9	6	2	10
Annual mean µg/m³ (Objective is 40 µg/m ³)	29.3	28.4	30.3	29.0	28.1	25.0	23.1	25.0

Source: Harrow Council, Environmental Protection

- 4.1.65** Overall, both monitoring sites indicate the concentrations of particulate PM₁₀ would be considerably below the 24-hour mean and annual mean objective limits for the UK. Concentrations appear similar to general urban values.

Environmental Protection and Open Space Summary 2011/12

	Summary
Flooding	<ul style="list-style-type: none"> No development has been permitted by the council contrary to the advice of the Environment Agency
Green Belt and Open Space	<ul style="list-style-type: none"> Work has commenced on a large mixed-use development on the Bentley Priory site. The scheme will provide an additional 15.03 ha of open space. In 2011/12 outline permission was granted at St. George's Church Field, Pinner View, Harrow (1.4 ha) for 12 houses and 15 flats which will result in the loss of 0.73 ha of open space
Harrow Green Grid	<ul style="list-style-type: none"> The Harrow Green Grid was approved by Cabinet in July 2011 Recreational areas which have benefited from the Green Grid project in 2011/12 include: Belmont Trail; Celandine Route; Canons Park; Montrose Walk; Bernays Gardens; Newton Farm Ecology Park; Headstone Manor woodland; and Stanmore Marsh
Biodiversity	<ul style="list-style-type: none"> There has been no change in the areas of biodiversity importance within the borough The Biodiversity Action Plan (BAP) details nine priority habitats and four priority species for Harrow There has been a marked improvement in the habitat quality at Bentley Priory Open Space
Trees	<ul style="list-style-type: none"> Four new Tree Preservation Orders (TPOs) were confirmed, covering in the region of 40 trees. The most significant TPO made during this monitoring period was at Sunridge, South Hill Avenue, where trees adjoining Orley Farm School playing fields were threatened by new ownership and development proposals.
Renewable Energy	<ul style="list-style-type: none"> A number of renewable energy systems were installed during 2011/12 in response to the Government's Feed-In Tariff (FIT) scheme The Sustainable Building Design SPD encourages renewable energy initiatives in new developments in the borough
Waste	<ul style="list-style-type: none"> There have been no new waste management facilities have been provided in the borough In 2011/12 the amount of household waste generated increased unexpectedly reversing the recent downward trend The proportion of municipal waste recycled and composted remains above the 40% target 48.2% of all Harrow's waste is now recycled or composted, the remainder going to landfill sites outside the borough
Minerals	<ul style="list-style-type: none"> There are no mineral workings in Harrow and there is limited information available in relation to aggregates recycling

	Summary
Air Quality	<ul style="list-style-type: none">• The general trend of decreased nitrogen dioxide (NO₂) concentrations (since 2003) has continued. The average measurements over all four monitoring sites is lower than during the last monitoring period.• Harrow is below the national average for measures of airborne particulates

4.2 Design and the Built Environment

Design and the Built Environment

4.2.1 Harrow's built environment has an enormous variety of features, with famous landmarks and areas of national importance rich in history, contrasting with the more modern commercial buildings in Harrow Town Centre. Together with the suburban residential areas they create an attractive and high quality environment. The council is committed to maintaining and enhancing this environment and to ensuring that new development is of high quality and sits well within the existing urban fabric.

The HUDP Design and Built Environment objectives are:

- I. To ensure that development secures the most efficient and effective use of land through good design, thereby enhancing the built environment;
- II. To promote more sustainable types and layouts of development, including mixed-use development;
- III. To seek the protection and enhancement of the historic environment; and
- IV. To promote more sustainable travel patterns through layouts and design, giving greater priority to pedestrians, cyclists and public transport users in appropriate cases.

Design Quality

COI	Contextual Indicator	Policy Ref
H6	Housing Quality - Building for Life Assessments	D4

Note: This Core Output Indicator is to show the level of quality in new housing development measured against a nationally recognised standard.

4.2.2 In previous monitoring periods the council has assessed completed developments of ten or more units against the Building for Life (BfL) criteria. However, in 2010/11 and 2011/12 no assessments were carried out as the council no longer retains a trained BfL Assessor. Table 14 outlines the council's performance in 2008/09 and 2009/10.

Table 14 Building for Life Assessments 2008/09 - 2009/10

Building for Life Score	2008/09		2009/10	
	Sites	Units	Sites	Units
16+	0	0	1	66
14-15	1	45	1	80
10-13	5	292	2	177
<10	11	283	2	76
Total	17	620	6	399

Note: less than 10 is 'poor'; 10 to 13 is 'average'; 14 to 15 is 'good'; 16 to 20 is 'very good'

Source: Harrow Council, Design & Conservation

- 4.2.3** In 2009/10 six housing sites comprising 399 dwellings were given a Building for Life assessment. Of these, one site was deemed to be very good, one was good, two sites were deemed to be average and two were deemed to be poor. In terms of dwellings, 66 units were very good (16.5%), 80 units were good (20.1%), 177 units were average (44.4%) and 76 units were poor (19%).
- 4.2.4** This was an improvement on the 2008/09 scores when no development achieved a very good score, 45.6% of dwellings (11 schemes) were rated as poor and 47.1% were average.
- 4.2.5** It is expected that as developers incorporate the Building for Life criteria into their development schemes the number of schemes rated very good and good would increase in future monitoring years. However, in the short-term monitoring of this indicator to see if this is the case will not be possible.


Picture 4 Stanmore Place, Honeypot Lane, Stanmore



Source: Harrow Council, Economic Development, Research & Enterprise

- 4.2.6** In 2010 the Stanmore Place development in Honeypot Lane, Stanmore (Picture 4) was one of ten schemes nationally to win Gold at the Building for Life awards. The awards recognise house builders and housing associations that demonstrate a commitment to high design standards, good place making and sustainable development.

Design Statements

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of design statements submitted	D4
Target: All new development applications must include a design statement		

4.2.7 HUDP Policy D4 considers the need for design statements and from 10 August 2006 there has been a statutory requirement to submit a Design & Access Statement with planning applications. The requirement excludes certain types of application, such as householder developments, advertisements, engineering operations (including telecommunications) or changes of use with no external building works but includes applications for Listed Building Consent. However, all other planning applications require this.

4.2.8 The number of valid planning applications accepted by the council which required Design & Access Statements was 637. It is assumed that to be valid each of these applications would have an accompanying Design & Access Statement that meet the requirements of Article 4C of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

Design Guidance and Policy Documents

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of design briefs for key development sites	D4
Post HUDP indicator	The production and status of design guides and design policy documents	D4

4.2.9 Harrow Council has produced and adopted a series of Supplementary Planning Documents (SPDs) over the past six years. SPDs provide guidance on local planning matters and additional detail to policies within Development Plan Documents (DPDs). The following SPDs are currently in effect:

- 2005/06:
Access for All SPD was adopted in March 2006
- 2007/08:
Bentley Priory SPD was adopted in October 2007
- 2008/09:
Harrow on the Hill Conservation Area SPD was adopted in May 2008
- 2009/10:
Sustainable Building Design SPD was adopted in May 2009
Pinner Conservation Area SPD was adopted in December 2009
Accessible Homes SPD was adopted in March 2010
- 2010/11:
Residential Design Guide SPD was adopted in December 2010

4.2.10 In addition work has commenced on the preparation of the following documents:

- Stanmore/Edgware Conservation Areas SPD, which includes draft Conservation Area Appraisals and Management Strategies for four of six of the Conservation Areas so far
- Harrow Weald Conservation Areas SPD
- Garden Land Development SPD

Specialists' Comments

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of planning applications which officers have commented on with regard to urban design issues	D4 - (Policy SD1 has been deleted, refer to Appendix D for further information)

4.2.11 Harrow does not have an Urban Design Officer, therefore Design for London provides design advice on planning applications and on pre-application proposals. There is no data available.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of submissions that sought formal advice from the planning department	D4

4.2.12 Developers are encouraged to seek pre-application advice to improve the quality and acceptability of submitted applications. The council has five mechanisms by which developers can obtain formal advice:

- Planning Advice Team (PAT)
- Pre-Application Meeting (PAM) for major developments (10 units and over)
- Pre-Application Meeting for medium scale developments (less than 10 units)
- Householder application advice
- Revised plans and refused applications advice

4.2.13 The PAT normally meet every two to three weeks. The team is made up of officers from a range of disciplines who discuss proposals submitted and provide written feedback. PAMs are one to one meetings between developers and planning officers and are a suitable vehicle for minor and major applications.

4.2.14 Householder advice (extensions/loft conversions) can be obtained either via a face to face meeting with a planning officer or by written response. The council also offers an officer face to face meeting for revised plans for refused applications. All pre-application advice incurs a fee.

4.2.15 National legislation provides the council with the power to charge for discretionary services (limited to the cost of providing the service). This discretionary charging first commenced in November 2006 and continued through 2011/12.

4.2.16 There has been a continual decrease in the number of proposals considered by the Planning Advice Team and a slight increase in the number of Pre-Application Meetings (Table 15); this may be because of the costs now associated with obtaining advice. The number of face to face meetings with officers has steadily increased since being introduced at the end of 2010. The trend in 2011/12 for face to face meetings has increased significantly with 308 pre-application meetings held with planning officers for advice on householder applications or revised plans for refused applications.

Table 15 Pre-Application Advice 2007/08 - 2011/12

	Total No. of Proposals					Average No. of Proposals per Month				
	2007/08	2008/09	2009/10	2010/11	2011/12	2007/08	2008/09	2009/10	2010/11	2011/12
PAT proposals	122	119	79	78	19	10	10	7	7	2
PAM proposals	52	50	40	26	33	4	4	3	2	3

Source: Harrow Council, Design & Conservation

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of planning applications on which the Access Officer commented	D4 - (Policy H18 has been deleted, refer to Appendix D for further information)

4.2.17 The council has not had a dedicated Access Officer since 2008 and as a result this indicator has not been fully monitored since 2007/08. In that year the Access Officer commented on 394 applications, at an average of 33 cases per month.

4.2.18 The three SPDs: Accessible Homes, Access for All, and Residential Design Guide provide guidance to planning officers in dealing with relevant planning applications, usually for the assessment of development proposals of a residential nature.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of units granted permission that comply with Lifetime Homes Standards	D4 - (Policy H18 has been deleted, refer to Appendix D for further information)

4.2.19 The number of units granted planning permission that comply with Lifetime Homes standards is 406. This means Lifetime Homes accounted for 87.3% of all permissions granted in 2011/12 (Table 16).

4.2.20 In the majority of cases where Lifetime Homes standards are not met in full the development is a residential conversion. In these cases Lifetime Homes cannot be reasonably expected due to the constraints inherent in this type of development but Harrow's Accessible Homes SPD nonetheless requires reasonable efforts to be made to make newly converted flats as accessible as possible.

Table 16 Number of Lifetime Homes Approved 2008/09 - 2011/12

Monitoring Year	Lifetime Homes units granted	Wheelchair Accessible units granted	Lifetime Homes as % of all permissions
2008/09	374	111	71.6%
2009/10	1,123	137	84.4%
2010/11	879	87	70.2%
2011/12	406	94	87.3


Source: London Development Database

Conservation Areas

Picture 5 Old Church Lane Conservation Area



Source: Harrow Council, Design & Conservation

HLI	Contextual Indicator	Policy Ref
2.4	Percentage of Conservation Areas in the local authority area with policy guideline statements	D16 - (Policy SD2 has been deleted, refer to Appendix D for further information)
Target: 100% Conservation Areas to be covered by Conservation Area Appraisals		

4.2.21 The HUDP indicator on Conservation Areas requires 100% of Conservation Areas to be covered by policy statements (now referred to as Conservation Area Appraisals and Management Strategies). The council now relies on local indicators to measure these rather than the former Best Value Performance Indicators (BVPs).

4.2.22 There are currently 28 Conservation Areas in Harrow of which 25 are covered by Conservation Area Appraisals and Management Strategies. All 25 of these Conservation Area Appraisals are now adopted. A revised draft Conservation Area Appraisal and Management Strategy was written for Edgware High Street, adding to existing drafts for Kerry Avenue, Old Church Lane (Picture 5) and Stanmore Hill. The borough's conservation areas are divided into four groups: Pinner; Stanmore/Edgware; Harrow on the Hill; and Harrow Weald. 96% of the total area covered by Conservation Areas in the borough now has a Conservation Area Appraisal, while 82% has a Management Strategy.

Design and the Built Environment Summary 2011/12

	Summary
Design Quality	<ul style="list-style-type: none"> In 2011/12 no Building for Life assessments were carried out as the council no longer retains a trained Building for Life Assessor
Design & Access Statements	<ul style="list-style-type: none"> It is a statutory requirement to submit a Design & Access Statement with all relevant planning applications and 637 planning applications accepted in 2011/12 required Design & Access Statements
Design Guidance and Policy Documents	<ul style="list-style-type: none"> Work has commenced on the preparation of a further two SPDs - Stanmore/Edgware Conservation Areas SPD and Harrow Weald Conservation Areas SPD
Specialists' Comments	<ul style="list-style-type: none"> Design for London has been providing design advice on planning applications and on pre-application proposals 19 proposals were referred to the Planning Advice Team while 33 proposals were subject to Pre-Application Meetings
Conservation Areas	<ul style="list-style-type: none"> Harrow currently has 25 Conservation Area Appraisals (out of possible 28), all of these are adopted A revised draft Conservation Area Appraisal and Management Strategy was written for Edgware High Street

4.3 Transport

4.3.1 The need to encourage the use of modes of transport other than the car presents Harrow with one of its biggest challenges. Environmental pollution as a result of road traffic, traffic congestion and the prevention of accidents are all serious concerns within the community, and can significantly affect quality of life. The transport policies in the HUDP aim to bring about a reduction in road traffic (especially car traffic) and create a genuine choice of travel modes.

The HUDP transport policy objectives are:

- I. To help bring about a land use pattern where travel, particularly by car, is minimised, and where there is a realistic choice of mode of transport;
- II. To promote sustainable travel patterns by encouraging walking, cycling and the use of public transport by better maintenance and improvement of the provision made for these modes, and to promote safe and convenient interchange between different modes of transport;
- III. To protect the environmental quality of the borough from the impact of traffic;
- IV. To manage the highway network effectively for all users without increasing its overall capacity for private motorised vehicles, and creating further capacity where appropriate for priority use by sustainable transport modes.

4.3.2 In addition there are two other transport related HUDP objectives:

- To improve integration between land uses and the transport routes that serve them, particularly non-car routes, and reduce the need to travel, and
- To promote more sustainable travel patterns through layout and design, giving greater priority to pedestrians, cyclists and public transport users in appropriate cases.

Transport Initiatives

4.3.3 There have been several initiatives taking these objectives forward:

- Implementation of the schemes identified in the Transport Local Implementation Plan (LIP2) which was agreed by Harrow Council's Cabinet and the Mayor of London has now begun
- A new public realm scheme was introduced around Mollison Way in Edgware ward (Picture 6). This cost around £1.1 million and provided improvements to road safety, traffic congestion, access to bus stops, improved road crossing facilities, local community areas where people could sit and socialise, improved local personal security as well as a local historic heritage trail commemorating the area's aviation history.
- Around 80% of bus stops in the borough are now Disability Discrimination Act (DDA) compliant and in addition 87% are suitable for the more accessible low floor buses, compared to 79% in 2010/11
- New 20 miles per hour (mph) zones were introduced around Priestmead School and Cannon Lane Infant and Junior Schools
- New Local Safety Schemes were introduced along Shaftesbury Avenue, Whitchurch Lane, Honeypot Lane and Streatfield Road

Picture 6 Mollison Way



Source: Harrow Council, Economic Development, Research & Enterprise

- Approximately 1.6 km of cycle lanes were upgraded across the borough
- Improvements for cyclists were introduced along Long Elmes, Brookshill, College Road, Streatfield Road and Marsh Lane. These improvements included contra flow cycle lanes, on carriageway markings, improved signage and alterations to refuges.
- Improvements to parking facilities were made at junctions to improve visibility and safety at junctions across the borough
- A traffic management scheme was introduced in the Kingshill Avenue area. This reduced traffic congestion, reduced speeds and improved overall safety.
- Reductions in the speed limit were introduced along Warren Lane and improvements were made to the junction at the entrance to the former BAE site
- Work continued along the Belmont Trail, a new off-road cycle route in the borough. The work has improved signage and drainage along the route. Surfacing and significant planting took place at various locations along the route. In addition, accessibility improvements along Montrose Walk took place which will enable improved access for cyclists and pedestrians.
- Controlled Parking Zones extensions were introduced across the borough enabling improved management of available parking in the borough. These CPZ extensions were in South Harrow and Rayners Lane.

- Changes were made to disabled bays resulting in 23 new disabled bays which were introduced at the request of residents where residents met the agreed Harrow criteria for their introduction. In addition 21 H-bars were introduced to help disabled residents maintain access to their properties.
- A new path improving disabled access from Stanmore Hill to the footway was introduced enabling access to the available disabled parking facilities
- A new £100k congestion relief scheme along the Stanmore Hill corridor began in 2011/12 and will be completed in 2012/13. This will link five sets of traffic signals at three junctions which will improve traffic flow.
- The borough held around 28 travel awareness events promoting sustainable forms of transport and the uptake of electric vehicles
- Cycle training was provided to 610 children and 266 adults
- Travel information maps have been supplied to seven high schools in the borough. These include detailed information on walking, cycling and public transport including local distances and journey times.
- Walking and public transport maps were made available for all primary school in the borough. These are aimed at helping reduce the school run.
- Cycle clubs have been introduced at three high schools in the borough. These include a syllabus in curriculum time covering bike maintenance, route planning and cycle training.
- Doctor Bike sessions were held at nine primary schools and six secondary schools in the borough. These sessions fixed bikes for staff, parents and pupils at the schools.


Car Ownership Levels

- 4.3.4** Car ownership levels in Harrow are higher than the national average and are the tenth highest in London. One third of households in Harrow have two or more cars, which is the eighth highest level in London (2011 Census).

Travel to Work

- 4.3.5** A high proportion of Harrow residents travel to work by car. Only 35% of residents used public transport to travel to work compared with 46% in London and 16% in England and Wales (2001 Census).⁽²²⁾

Road Accidents

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Accident Rates	-
Target: 40% reduction in all accidents (compared to 1994-98 baseline)		

- 4.3.6** In 2011, there was a significant decrease in total casualties, bringing the total number of casualties to the lowest level in the last decade (Table 17).

22 The 2011 Census of Population took place in March 2011, however the data on travel to work was not published by the Office for National Statistics (ONS) in time to be included in this report.

Table 17 Road Accident Statistics 2002 - 2011

Road Accidents	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Casualties	711	676	708	640	558	496	470	508	551	422
Total Accidents	560	549	582	504	454	387	372	401	428	367
Fatalities	4	9	4	3	3	2	0	3	2	3
Serious Injuries	83	70	79	73	55	53	52	46	37	34
Slight Injuries	624	597	625	564	500	441	418	459	512	385

Note: The data presented is the most up to date at the time of this AMR.

Source: Harrow Council, Transport Planners

Table 18 Casualty Statistics 2002 - 2011

Type of Casualty	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
<u>Pedestrians</u>										
All Casualties	101	118	121	113	102	96	80	100	104	98
Age: 0-4	3	5	4	6	4	6	1	5	4	4
Age: 0-15	22	28	23	23	24	25	24	29	27	22
Age: 16-59	49	62	70	65	50	40	34	49	50	53
Age: 60+	18	18	19	14	15	17	11	18	13	14
Unknown	9	5	5	5	9	8	10	4	14	9
<u>Pedal Cyclists</u>										
All Casualties	33	27	37	35	37	19	24	31	30	30
Children	9	9	14	8	8	1	7	5	4	2
Adults	23	17	23	23	24	15	11	5	23	24
Unknown	1	1	0	4	5	3	6	26	3	4
<u>Motor Vehicles</u>										
All Casualties	577	531	587	492	419	383	366	377	417	294
Motor Cycles	76	52	65	58	57	32	48	46	41	44
Cars	470	444	451	384	324	321	308	312	349	217
Buses & Coaches	21	30	23	32	22	18	5	11	22	24
LGV/HGVs	6	4	1	9	15	8	5	6	4	7
Other	4	1	1	9	1	6	2	5	2	2

Source: Harrow Council, Transport Planners

4.3.7 The coalition Government has removed national road safety targets. However, Harrow aims to ensure the following for the three year average for 2012-2014:

- 42 or less people are killed or seriously injured
- 468 total casualties or less
- 40 or less motorcycle casualties

4.3.8 The previous Government target was a 40% reduction, from the 1994-98 baseline of those killed or seriously injured, by 2010. In Harrow, this target translated to 73 people killed or seriously injured, a target which was reached in 2006.

Travel Plans

HLI	Contextual Indicator	Policy Ref
3.4	Number of School Travel Plans approved	T6

4.3.9 A School Travel Plan encourages the use of sustainable transport to and from school to improve safety, improve health and protect and enhance the environment. 96% of schools in Harrow had School Travel Plans as at 31st March 2012. Two of the schools have achieved silver accreditation which means they have attained higher than average standards and one school has achieved an outstanding gold accreditation.

Transport and Development

HLI	Contextual Indicator	Policy Ref
3.3	The amount of medium/large development schemes designed to maximise integration of different modes and with pedestrian, cyclist and public transport user priority over the car	T6

4.3.10 In 2011/12 major developments involving transport integration were identified in Harrow. It is anticipated that Harrow Town Centre will be capable of maximising the integration of different modes of transport and may require further improved infrastructure at Harrow-on-the-Hill Station and the Bus Station.

HLI	Contextual Indicator	Policy Ref
1.2	Density of residential development in and around town centres with good public transport accessibility	SH1 & D4

4.3.11 Map 4 and Map 5 reveal the areas that Transport for London (TfL) rates as having an 'Excellent' to 'Fair' Public Transport Accessibility Level (PTAL). Residents outside these areas have a more limited access, but as Map 5 shows the borough is served by an extensive network of bus routes and it has been demonstrated that most residents live within a 30 minute walk of public transport.


4.3.12 During the 2011/12 monitoring period, all new residential developments in Harrow, were located less than 30 minutes walking distance from public transport, as was the case in the previous five years. The areas around Harrow Metropolitan Centre and the district centres are the most accessible locations (Map 4).

4.3.13 Of the eight major residential developments completed in 2011/12 two were in a location with good PTAL rating, while the six remaining were in locations with a PTAL rating below fair. In recent years the borough has struggled to provide development in good PTAL areas. This is due to a lack of potential sites within these areas forcing development to occur in areas with lower PTAL ratings.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Number of completed residential schemes (above ten units) with no car parking provided	-

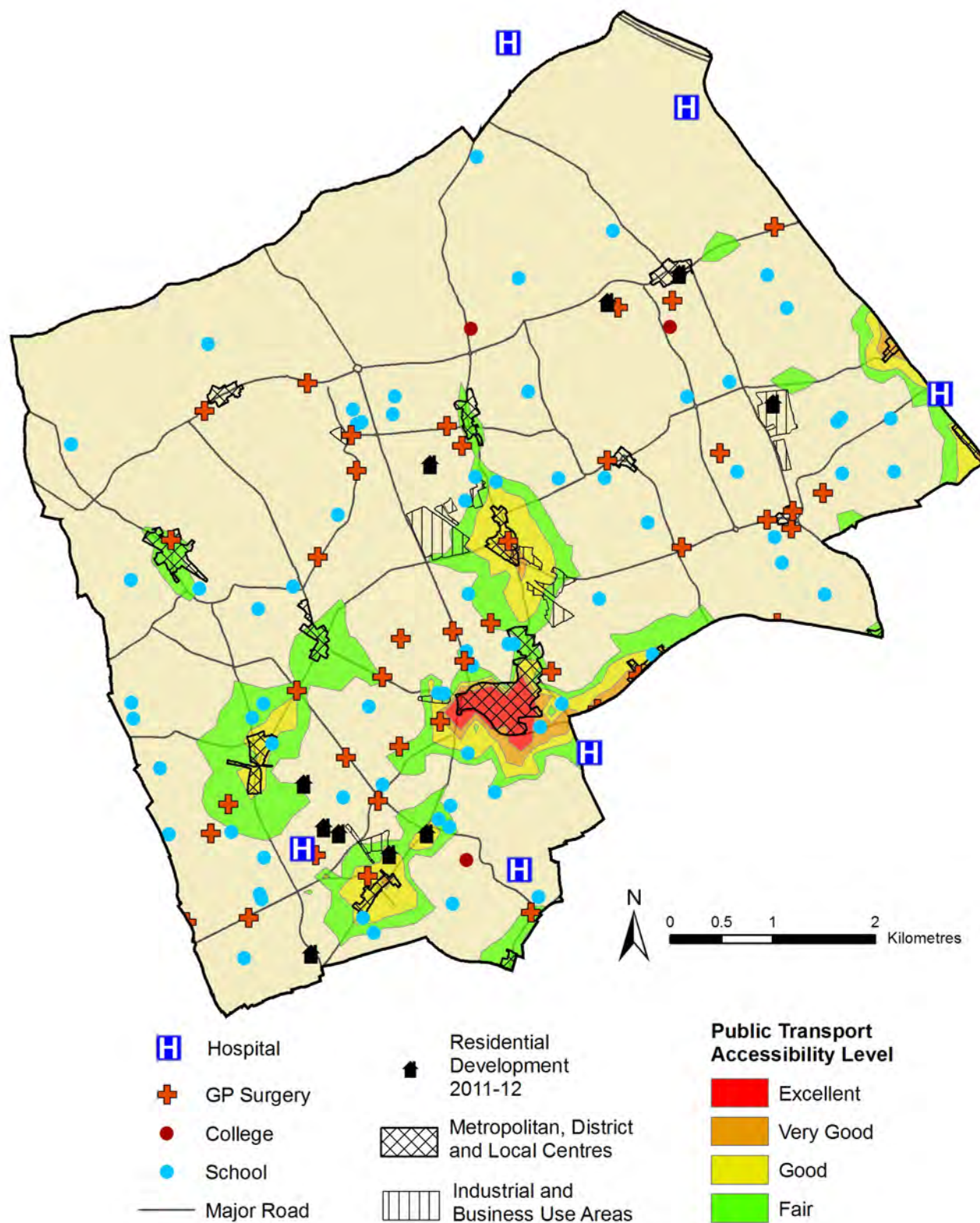
4.3.14 All large residential developments completed in 2011/12 include car parking provision. There have only been two schemes in recent years that were completed without parking: In 2008/09 there was a development of ten units at Everton Court, Honeypot Lane and in 2006/07 a development of twelve units at Station Road, Harrow.

4.3.15 It is anticipated that as the council works towards achieving more sustainable patterns of development the number of residential schemes (in appropriate locations) with no parking spaces will increase. It should be noted that zero parking schemes are only a viable option in locations with good public transport access.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of new residential development within 30 minutes public transport time of a: GP, hospital, primary school, secondary school, areas of employment and a major health centre	H13, H14, H15
Note: This is a Harrow Local Indicator which replaces former Core Output Indicator 3b		
Target: All new residential development sites to be located in areas rated 'Good' under the Public Transport Accessibility Level system		

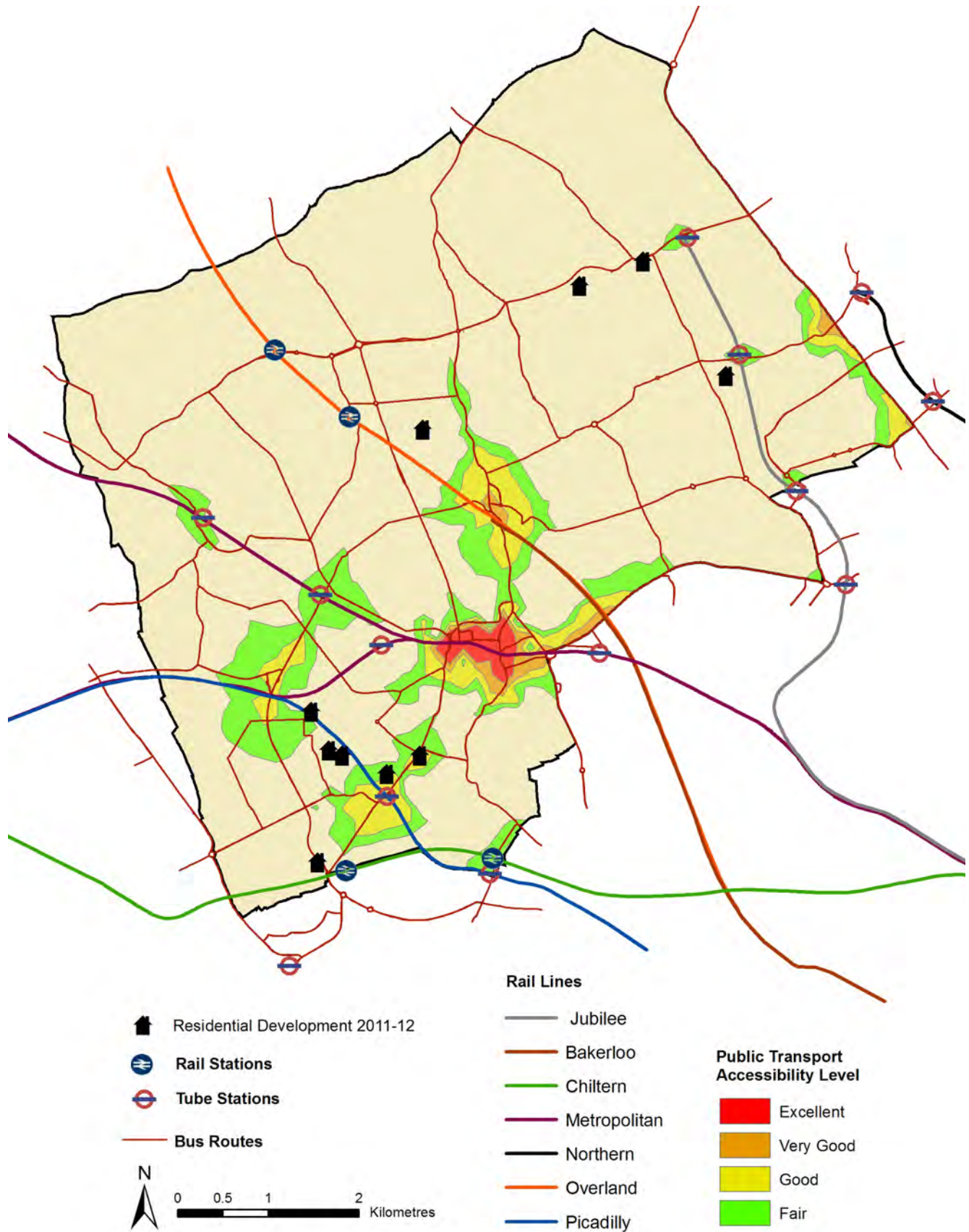
4.3.16 Accessibility to the primary services is shown in Map 4. The excellent bus network ensures that all residents are less than 30 minutes, by public transport, from the primary services. The council continues to pursue development in the most accessible areas as part of its commitment to the principles of sustainable development.

Map 4 Public Transport Accessibility 2011/12




Source: Housing Monitoring Database, Harrow Council & PTAL Transport for London (TfL).

Map 5 Public Transport Routes and Accessibility 2011/12



Source: Housing Monitoring Database, Harrow Council & PTAL Transport for London (TfL). © Crown copyright. All rights reserved 100019206, 2012

Car Parking & Cycle Spaces

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Car parking facilities and provision of cycle parking	T7
Target: Facilities should be in line with the standards set out in Schedule 5 (Car Parking Standards) of the HUDP.		

4.3.17 The number of public car parking facilities has remained unchanged since 2004/05. These are to be found mainly around the town centres. Although there is a proposal to change the way that the council's own parking facilities are managed to promote central Government's agenda to reduce vehicle trips, it is unlikely that any of the existing parking facilities will be adversely affected. Most of the parking facilities within the Harrow Metropolitan Centre are of strategic importance, as they are necessary for the vitality and viability of the town centre.

Picture 7 Cycle Racks in Rayners Lane



Source: Harrow Council, Transport Planners

4.3.18 Gayton Road car park has not been sold for redevelopment as anticipated and continues to operate as before. Greenhill Road car park has been sold, but there is no indication as to when the new owner intends to implement a scheme. The principle of residential development has been agreed on both sites.

4.3.19 There were 94 additional cycle racks installed across the borough in 2011/12. These were mainly installed in shopping locations, stations and other places where demand was identified (Picture 7).

Transport Summary 2011/12

	Summary
Transport Initiatives	<ul style="list-style-type: none"> Improvements have been made to the safety of Harrow through the provision of additional local safety schemes and 20 mph zones The need to continue to improve transport accessibility and the attractiveness and reliability of public transport, cycling and walking will ensure that sustainable transport choices are seen as a real alternative to car use for all of the travelling public
Car Ownership and Travel to Work	<ul style="list-style-type: none"> The council continues to seek the provision of travel plans as a means of promoting sustainable development and encouraging other modes of transport, but this has had little impact on car ownership levels. However the extension of controlled parking zones within the borough continues to help to reduce the impact of additional car ownership within residential areas and also provides benefits for those using low emission cars, people with disabilities as well as improving the local air quality.
Road Accidents	<ul style="list-style-type: none"> The number of total accidents decreased in 2011 as did the number of killed and seriously injured and the total number of road casualties. In 2011, total casualties in Harrow were at their lowest level for the entire last decade.
Transport and Development	<ul style="list-style-type: none"> The majority of new residential developments were built within areas with a Public Transport Accessibility Level (PTAL) rating below fair

4.4 Housing

4.4.1 Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 85,620 dwellings in Harrow, almost two-thirds of which were constructed during the inter-war period. The majority of the existing housing stock consists of owner-occupied, three-bedroom, two storey, semi-detached houses. In recent years one and two bedroom flats have accounted for the bulk of new residential development. High house prices in Harrow mean that much of the existing stock is unaffordable for families on low incomes, hence the need for more affordable housing units, especially three and four bedroom houses. The requirement for good quality housing that meets the needs of Harrow's residents is one of the most important issues facing the council.

4.4.2 This section addresses both Government and local indicators relating to housing, specifically the provision of new dwellings and future housing provision.

Housing Context

- 75% of Harrow's housing stock was owner occupied in 2001, ranking Harrow fifth in London and the highest in West London - corresponding data from 2011 will be available in December 2012
- Only 5.3% of the council's own housing stock failed to meet Harrow's Decent Homes Standard as at 31st March 2011
- Harrow has the second lowest level of social housing in London
- Of the 85,620 dwellings in Harrow, 6% are council properties and 5% are owned by housing associations (Housing Strategy Statistical Appendix, Tenant Services Association)
- 89% of Harrow's dwellings are within the private sector

The HUDP Housing objectives are:

- I. To provide sufficient housing land to meet identified housing needs, give priority to the re-use of previously-developed land, bring empty homes back into use and promote the conversion of existing buildings within urban areas, in preference to the development of greenfield sites;
- II. To meet the housing requirements of the whole community including those in need of affordable and special needs housing including key workers;
- III. To provide wider housing opportunity and choice and a better mix in the size, type and location of housing and seek to create mixed communities;
- IV. To provide for higher density housing in locations with good public transport accessibility and/or access to town centre facilities and to reduce reliance on the use of the motor car;
- V. To promote housing in town centres by, for example, converting space above shops and vacant commercial buildings, and including housing in mixed-use developments;
- VI. To secure the effective use of vacant land and buildings;
- VII. To improve the existing dwelling stock;
- VIII. To restrict the loss of residential accommodation.

Table 19 Housing Tenure: Key Facts


Tenure	2008/09		2009/10		2010/11		2011/12	
	Number	%	Number	%	Number	%	Number	%
Local Authority	5,089	6.0	5,093	5.9	4,991	5.7	4,965	6
RSL	3,657*	4.3	3,851*	4.5	5,058	5.8	3,878	5
Other Public Sector	175	0.2	175	0.2	175	0.2	175	0.2
Private Sector	76,469	89.5	76,836	89.4	76,828	88.3	76,580	89
Total	85,390	-	85,955	-	87,052	-		85,620

*Regulatory and Statistical Returns Survey 2008

Note: Private Sector includes private rented and owner occupied

Source: Harrow Council, Housing, HSSA returns 2010/11 & Tenant Services Authority.

4.4.3 Table 19 shows housing tenure between 2008/09 and 2011/12. Unfortunately there is a discrepancy in the 2011/12 figures, the breakdown above is based on HSSA returns and shows a decline in housing stock, however Harrows Revenues and Benefits recorded 87,176 houses on 1st April 2012. The Revenues and Benefits figures is in line with house building within the borough. Local Authority and RSL housing is no longer collected officially. The 2011 Census will provide a re-based account of total stock in the borough as well as a breakdown of tenure types when preliminary data is released in November 2012.

COI	Contextual Indicator	Policy Ref
H2(a) H2(b)	Net additional dwellings - in previous years Net additional dwellings - for the reporting year	H3
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 2a (i) & (ii) from the 2006/07 AMR monitoring period. H2(a) is to show recent levels of housing delivery. H2(b) is to show levels of housing delivery for the reporting year.</p>		
<p>Target: London Plan target of 350 additional dwellings per year</p>		

4.4.4 In 2011/12 445 net additional dwellings were completed. This is higher than the 2010/11 completion rate of 434 and only a 3.2% decrease on 2009/10 completion rates (Table 20, Figure 6 and Figure 7). The number of net completions of residential units exceeds the current London Plan target of 350 self-contained units per year until 2016/17 (based on the *Alterations to the London Plan*, approved December 2006).

4.4.5 The London Plan target of 350 units per year would result in a total of 1,800 units over a five year period. Over the past five years (since April 1st 2007) Harrow has delivered 2,478 net additional units in conventional supply, exceeding the target by 678 units.

4.4.6 The replacement London Plan has reduced the target for non self-contained accommodation from 15 bed spaces per annum to three from July 2011. In 2011/12 there was a net gain of five bed spaces and in 2010/11 there was a net gain of two bed spaces. Harrow failed to meet the 2010/11 target of 15 bed spaces but has exceeded the new reduced target in the current monitoring period. However, within 2011/12 a total of 211 bed spaces were granted planning permission, if all proposed units were built, housing targets for non self-contained accommodation would be exceeded for the 10 year period (Table 29).

4.4.7 A property is classified as being long-term vacant when it has been empty for over six months. Harrow's target for reducing long term vacant stock is 24 units per year. In 2011/12, 34 long-term vacant properties were returned to use (Long term vacant properties returned to use in Table 29).

Table 20 Residential Completions 2006/07 - 2011/12

Type of Development	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
New Build						
Total no. of existing units	92	19	62	108	103	215
Total no. of completed units (gross)	542	286	696	490	467	573
Net no. of completions	450	267	634	382	364	358
No. of sites	61	40	50	42	31	37
Conversions/Change of Use						
Total no. of existing units	91	91	75	49	40	32
Total no. of completed units (gross)	261	197	207	127	110	122
Net no. of completions	170	106	132	78	70	90
No. of sites	99	88	81	56	45	41
Total						
Total no. of existing units	183	110	137	157	143	247
Total no. of completed units (gross)	803	483	903	617	577	695
Net no. of completions	620	373	766	460	434	445
No. of sites	160	120	131	98	76	78
<small>Source: London Development Database/Housing Monitoring Database, Harrow Council</small>						

Figure 6 Net Additional Dwellings 2002/3 - 2011/12

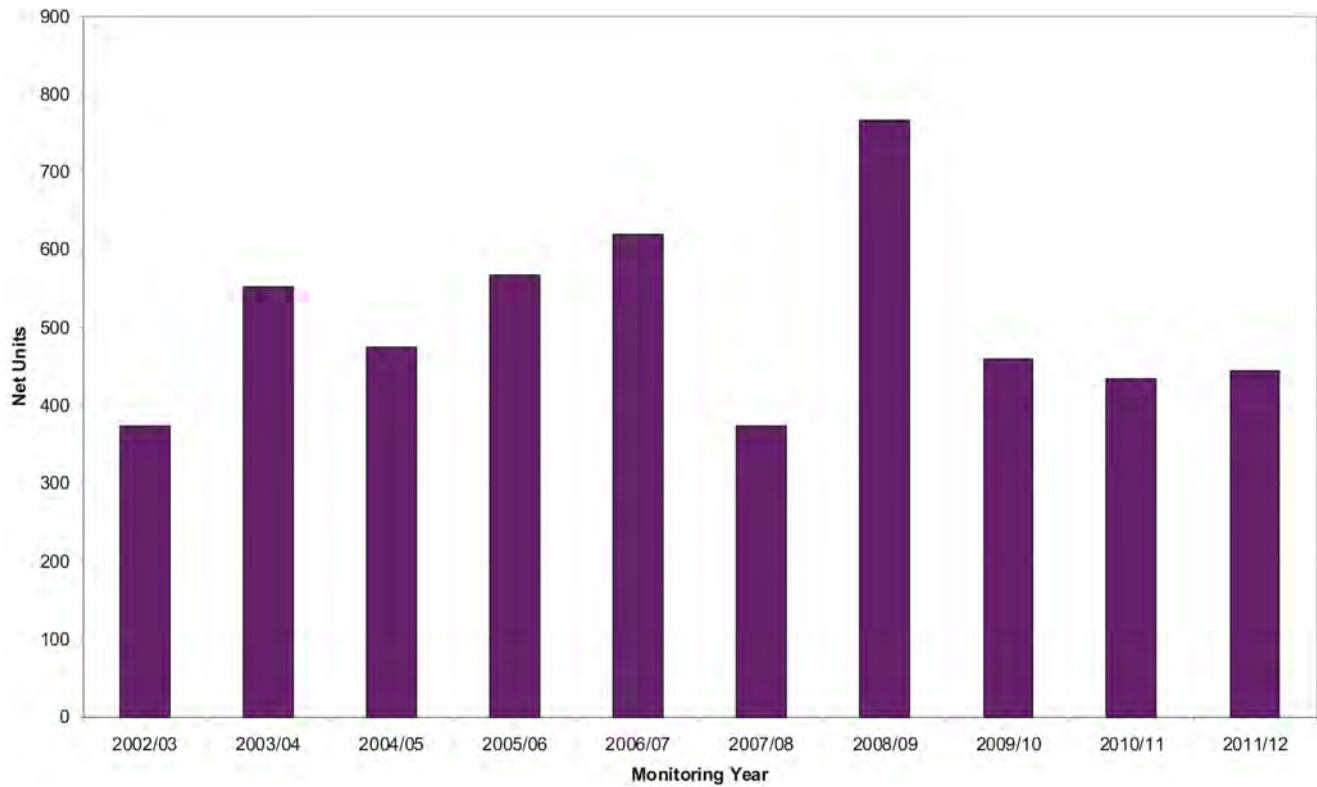
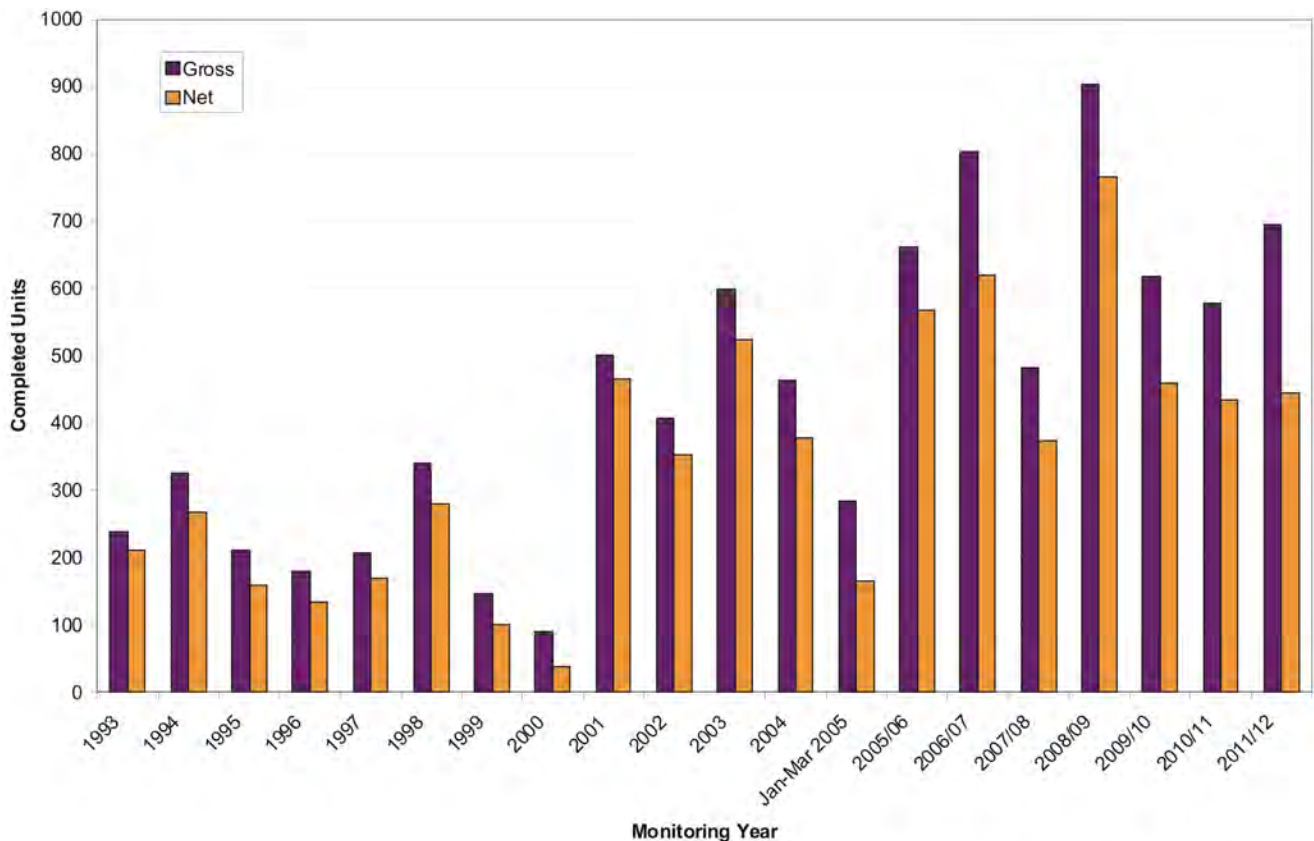



Figure 7 Residential Completions 1993 - 2011/12



Sources: London Development Database/Housing Monitoring Database, Harrow Council

COI	Contextual Indicator	Policy Ref
H3	New and converted dwellings - on previously developed land	(Policy SH1 has been deleted, refer to Appendix D)
Target: 100% of new development on Previously Developed Land		

4.4.8 In 2011/12, 100% of new residential units were built on brownfield sites. In the previous monitoring period there was also 100% development on brownfield land.

Residential Permissions

4.4.9 Planning permissions granted for residential developments are a useful indicator of the capacity of the borough to meet its housing targets in the future. Data on residential permissions feed directly into both the Housing Trajectory and the Five-Year Supply and enable the borough to demonstrate the likely supply of housing sites in the short term. This is the foundation upon which housing projections are based.

4.4.10 In addition, residential permissions can give valuable insight into the housing market and wider economy within Harrow. During times of economic downturn, data on permissions can be a particularly useful indication of how the market in Harrow is reacting and what any future effects of current trends may be. A significant and extended fall in permissions could result in a slow recovery as the housing market struggles to rebuild. However, should permissions remain relatively stable during a period of downturn the industry will have the necessary reserves to take advantage when the wider economy begins to recover.

Table 21 Residential Units Granted Planning Permission 2006/07 - 2011/12

Monitoring Year	Gross Units Granted Permission	Net Units Granted Permission
2006/07	1,517	1,327
2007/08	1,630	1,315
2008/09	496	328
2009/10	946	701
2010/11	1,344	964
2011/12	682	610
Average	1,102.5	874.2

Source: London Development Database/Housing Monitoring Database, Harrow Council

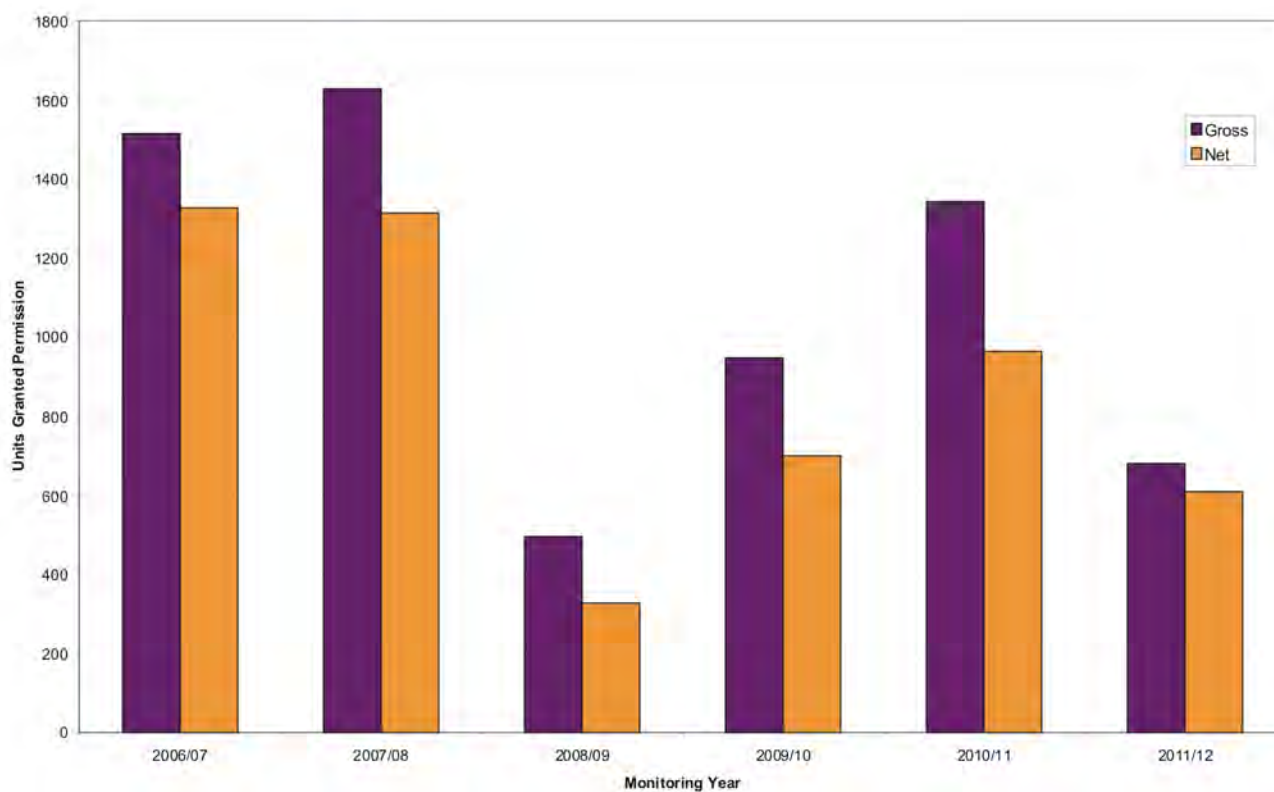
4.4.11 Table 21 and Figure 8 show that numbers were high in 2006/07 and 2007/08. In 2008/09 the number of permissions fell sharply, most likely as a response to wider economic and housing market concerns. Permissions were recovering with net units in 2010/11 above the six year average. However, there was a drop in 2011/12 and

numbers are currently 30.2% lower than the six year average, a decrease of 36.7% on the previous year. It should also be noted that, of the 610 net units granted planning permission, 213 units were a revision to a planning permission for the final phases of Honeypot Lane development resulting in an inflated total for the monitoring period.

4.4.12 Table 22 reveals that permissions (with 10+ units) in 2011/12 are for developments which widely range in density, from 93 habitable rooms her hectare (HRPH) to 794 HRPH. Large developments of 10+ units accounted for 83% of the total 2011/12 permissions.

4.4.13 Table 23 shows that flats granted planning permission follow the current trend of completions within the borough (Table 28) with 72.4% of all flats being one and two bedroom units. Whilst permissions for houses are predominately for two bed houses (38.6%), there is a greater number of permissions for five and six bedroom houses compared with completions 2011/12.

Figure 8 Residential Units Granted Planning Permission 2006/07 - 2011/12



Source: London Development Database/Housing Monitoring Database, Harrow Council

Table 22 Permissions for Developments (10+ units) showing Density Rate 2011/12

Development Site	Gross Number of Units	Site Area (ha)	Density (HRPH)
Pinner Park Gardens, 27-30	13	0.42	93
High Road, 194-196	13	0.13	269
Station Road, Tesco	14	0.14	400
Pinner View, St George's Playing Field	27	0.73	140
High Street, 72 The Case Is Altered Public House	31	0.10	794
Village Way East, 23, Rayners Hotel	31	0.32	200
High Street, 9-17, Edgware	31	0.04	579
Merrion Avenue, Jubilee House	35	0.57	107
Northolt Road, 332	50	0.17	740
Canning Road, 20-24	51	0.17	760
Honeypot Lane, Government Buildings	213	1.8	373

Source: London Development Database/ Housing Monitoring Database, Harrow Council

Table 23 Gross bedroom breakdown of all permissions (conversions, changes of use and new builds) 2011/12


	Flats		Houses	
	Units	%	Units	%
Studios	13	2.1	0	0
1 bedroom	226	36.2	1	1.8
2 bedrooms	289	46.2	22	38.6
3 bedrooms	94	15	7	12.3
4 bedrooms	3	0.5	15	26.3
5 bedrooms	0	0	9	15.8
6+ bedrooms	0	0	3	5.3
Totals	625	-	57	-

Source: London Development Database/ Housing Monitoring Database, Harrow Council

Note: Significant changes to a scheme will often result in a new planning permission. In this case the original permission is superseded by the new permission. To avoid double counting data, Table 21 and Figure 8 do not include any schemes which have been superseded in the same monitoring period as the original permission. Schemes superseded in subsequent years are included.

Permissions data includes schemes that have both started and/or been completed.

Residential Density

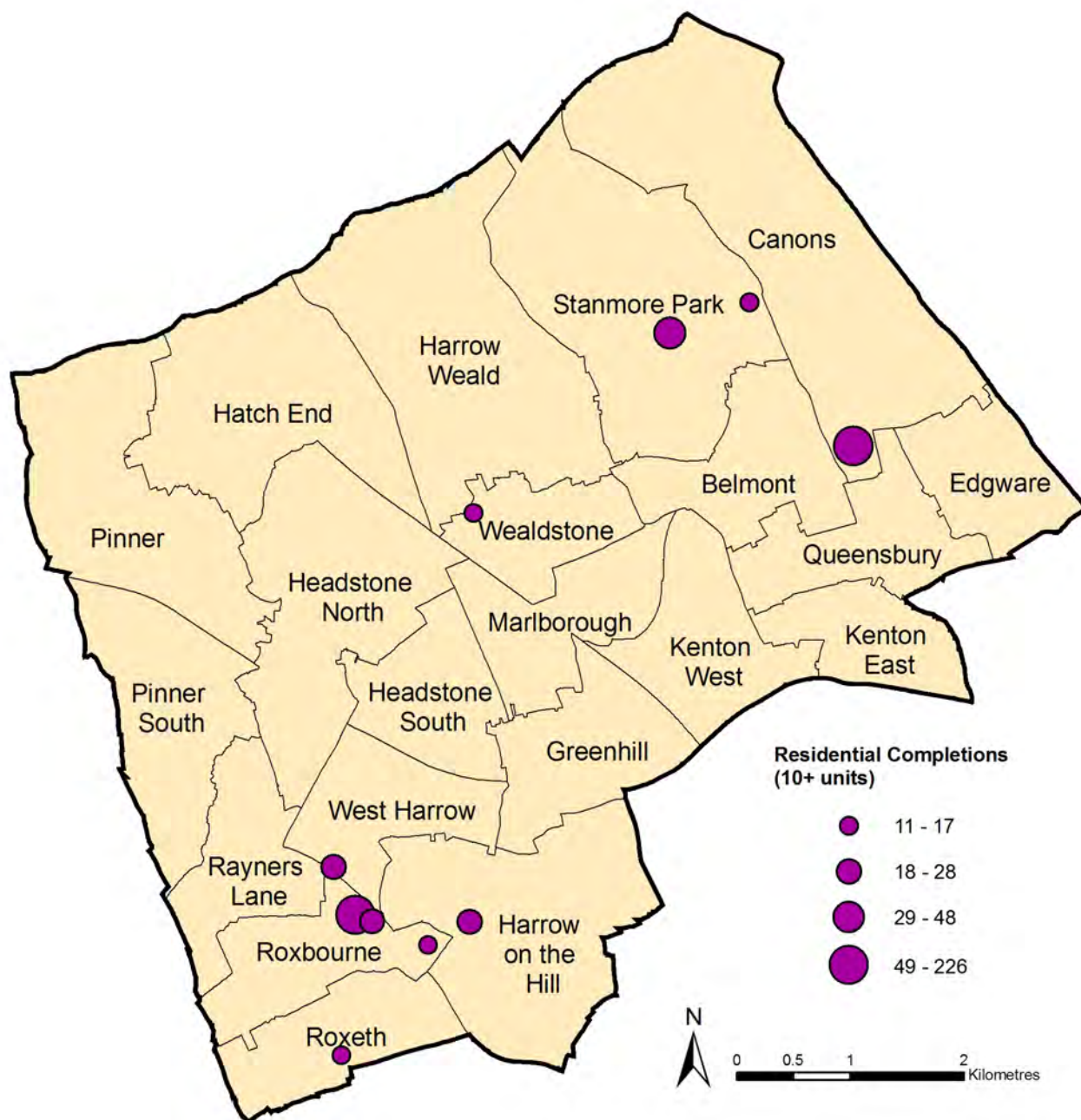
HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Percentage of new dwellings completed at: i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare	(Policy H4 has been deleted, refer to Appendix D for more information)
Note: This is a Harrow Local Indicator, which replaces former Core Output Indicator 2C		
Target: Achieve an average density of 150 HRPH		

4.4.14 Map 6 shows the location of all eight of the major developments (10 or more units) completed in 2011/12. Table 22 and Table 26 also show the average density of these eight largest residential developments. In 2011/12 the average density of developments of 10+ units was 290 HRPH, a 52.7% decrease from 2009/10's high of 613 HRPH and a 28.2% decrease on 2010/11 level of 404 HRPH (Figure 9). 290 HRPH is also 20% lower than the 10 year average of 366.6 HRPH. Despite the reduction in density, developments are still above the minimum set out in the, now deleted, Harrow UDP Policy H4, of 150 HRPH.

Table 24 Completed Residential Developments (10+ units) showing Density Rate 2011/12

Development Site	Gross Number of Units	Site Area (ha)	Density (HRPH)
Northolt Road, 19, The Timber Carriage Public House	21	0.11	555
Alexandra Avenue 19 & 21 r/o 11-29, South Harrow	12	0.34	124
Roxeth Green Avenue, Substation Adjacent to 102 (EDF Site)	12	0.10	360
Rayners Lane Estate, Phase "Big E", Elliot Drive, Drinkwater Road & Coles Crescent	135	2.12	214
Honeypot Lane, Government Buildings*	226	1.45	438
Strongbridge Close*	27	0.31	261
Rayners Lane Estate, 1-14 & 15-38 Swift Close and 1-8 & 9-16 Drinkwater Road (Phase F)*	28	0.30	247
Douglas Close, 1-26, 28 & 30*	48	1.18	125
*Part completion in 2011/12 monitoring year			
Source: London Development Database/Housing Monitoring Database, Harrow Council			

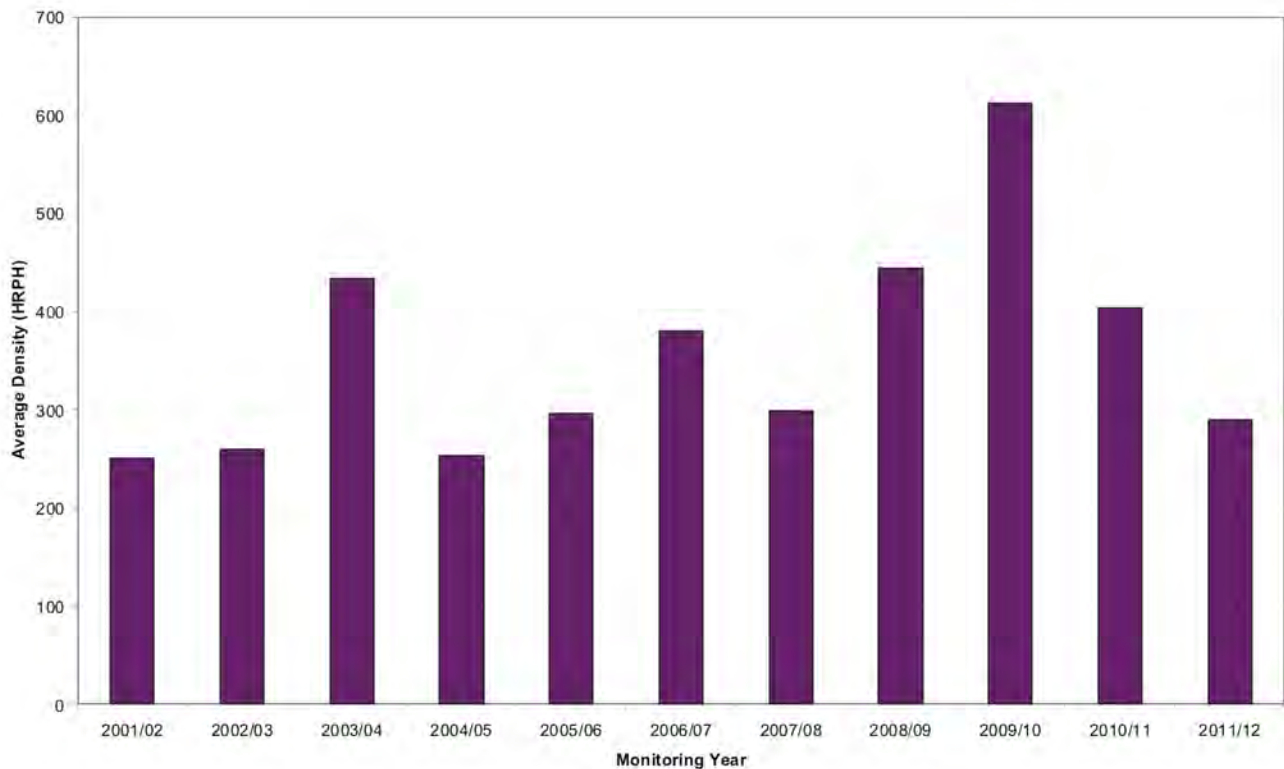
Map 6 Residential Developments Completed (10+ units) in 2011/12



Source: London Development Database/Housing Monitoring Database, Harrow Council

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Figure 9 Average Residential Density (10+ units) 2001/02 - 2011/12



Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.15 Picture 8 illustrates the variety of housing design in Rayners Lane where 163 units have been built within the 2011/12 monitoring period with a density of 247 HRPH. Rayners Lane has been redeveloped with a gross of 640 units, (net increase of 120) with additional housing yet to start.

Picture 8 Rayners Lane Development



Source: Harrow Council, Economic Development, Research & Enterprise

4.4.16 In recent years there has been a trend in Harrow towards building at increased densities, this is consistent with the council's commitments. In 2011/12, 75% of all sites with ten or more units were completed at a density of more than 50 dwellings per hectare (DPH). In 2010/11 100% were of a density of more than 50 DPH (Table 25).

4.4.17 The London Plan's density principle is based on optimising housing potential through a context specific density matrix. The matrix is based on whether the development is suburban, urban or central, the number of habitable rooms and transport accessibility (Map 7). The minimum suggested density is 35 DPH.

Table 25 Density of New Residential Developments (10+ units) 2007/08 - 2011/12

	2007/08	2008/09	2009/10	2010/11	2011/12
Less than 30 dwellings per hectare	6%	2%	3%	0%	0%
Between 30-50 dwellings per hectare	24%	8%	3%	0%	25%
Above 50 dwellings per hectare	70%	90%	96%	100%	75%

Source: London Development Database/Housing Monitoring Database, Harrow Council


Table 26 Average Density of Residential Developments (10+ units) 2002/03 - 2011/12

Monitoring Year	Average Density (HRPH)
2002/03	260
2003/04	434
2004/05	254
2005/06	297
2006/07	380
2007/08	299
2008/09	444
2009/10	613
2010/11	404
2011/12	290

Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.18 The last 10 years have seen fluctuating levels of density in the residential developments of 10+ units. Table 26 reveals a steady increase in density with almost triennial depressions. 2009/10 saw the greatest increase and is the highest average density for the past 10 years. Density decreased in 2010/11 and again in 2011/12.

Transport Accessibility

HLI	Contextual Indicator	Policy Ref
1.2	Increase in the average density of new residential development in areas of good public transport accessibility by at least 10% above the average residential density achieved in the five year period 1999-2003	(Policy H4 has been deleted, refer to Appendix D for further information)
Note: Comparisons with the last five years have been made		
Target: Density in major developments at least 10% higher than 1999-2003 baseline (i.e. density over 256 HRPB)		

4.4.19 In Map 7 new residential developments (10+ units) over the last ten years have been plotted against Transport for London's (TfL) Public Transport Accessibility Levels (PTALs). Of the eight major residential developments completed in 2011/12, only two were in a location with a 'good' PTAL rating, with the remaining six in locations with 'below fair' PTAL rating. The two developments with a 'good' PTAL rating are: Northolt Road, 19, The Timber Carriage Public House and Roxeth Green Avenue, 19 & 21 r/o 11-29. They have an average density of 458 HRPB, the highest density within a PTAL area since 2006/07 (Table 27).

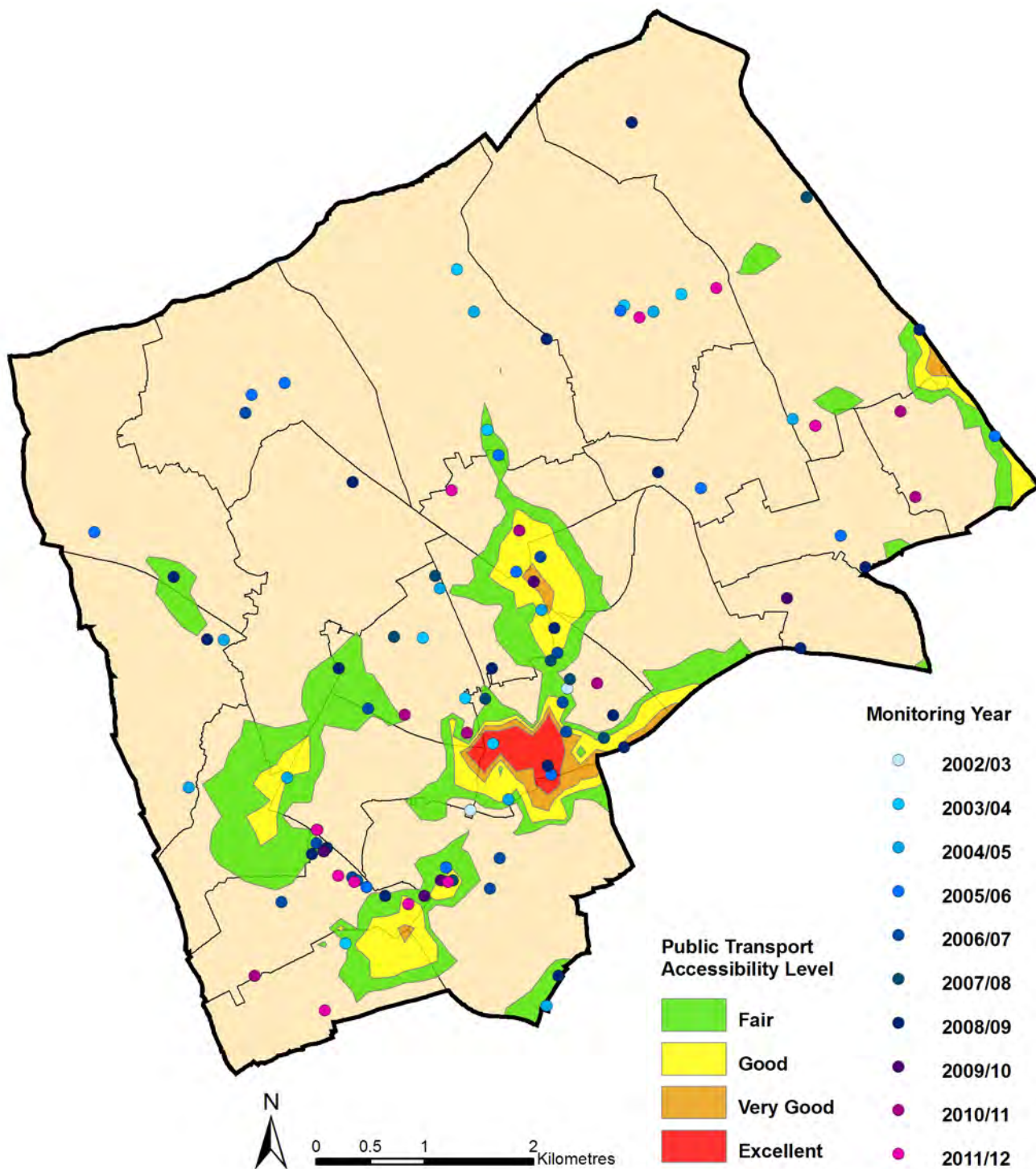
4.4.20 In previous years the majority of large scale developments have occurred in areas of fair to very good PTAL rating. However, as these sites are completed the availability of large sites in areas of high PTAL rating diminishes and development at locations away from transport hubs has been necessary.

Table 27 Average density of new residential developments (10+ units) in areas with 'good public transport links'

Monitoring Year	Average Density (HRPB)
2002/03	326
2003/04	585
2004/05	319
2005/06	295
2006/07	476
2007/08	336
2008/09	443
2009/10	104
2010/11	373
2011/12	458

Source: London Development Database/ Housing Monitoring Database, Harrow Council

Map 7 New Residential Developments (10+ units) & Transport Accessibility



Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels, Transport for London (TfL)

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4.4.21 Table 28 and Figure 10 separates all completions by houses and by flats and the number of bedrooms within those units. The number of units are shown along with a percentage in relation to gross completions within that type. It shows that a greater proportion of completions in 2011/12 were of flats, continuing a trend established in recent monitoring years. Whilst flat building is dominant there has been a decrease

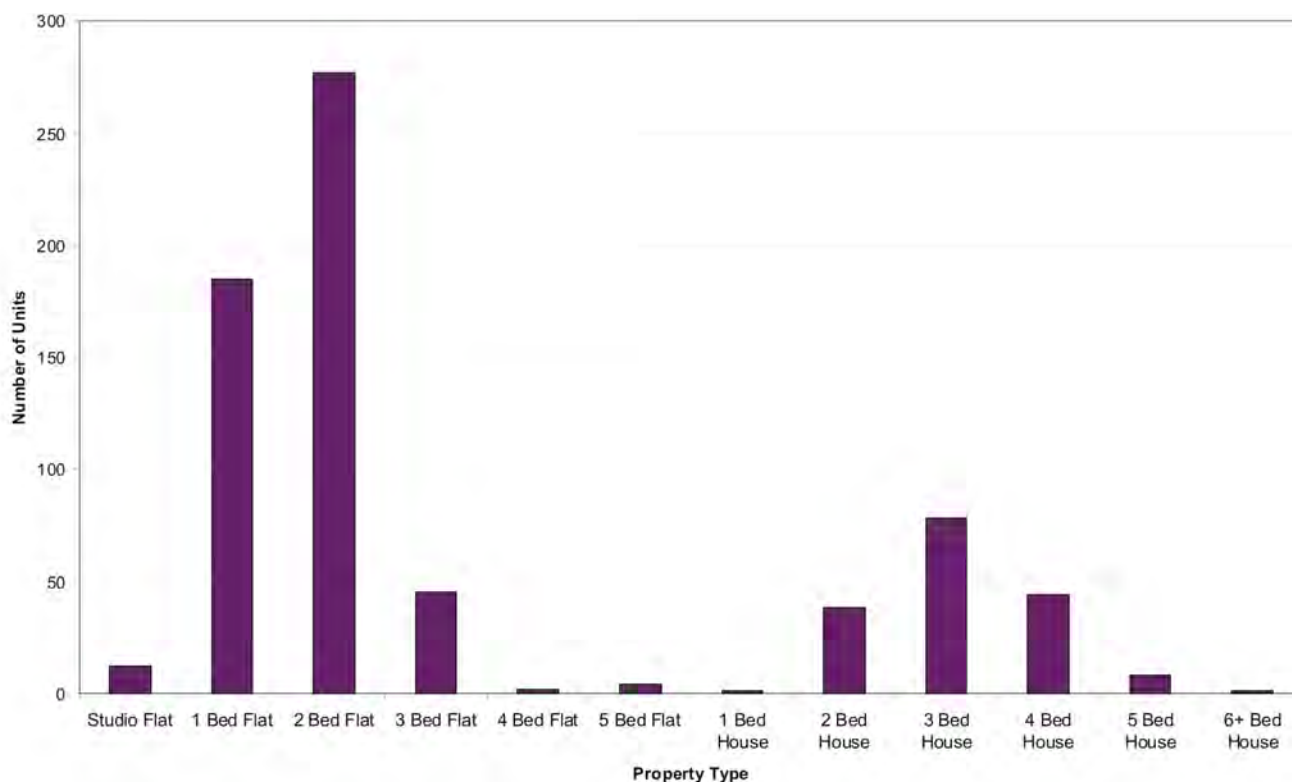
from 80% of all completions to 75.5% signalling a 4.5% increase in the completion of houses. 53% of all flats have two bedrooms, whilst the majority of the houses completed had three bedrooms (45.8%), a change from 2010/11 when most houses have four bedrooms.

Table 28 Gross bedroom breakdown of all completions (conversions, changes of use and new builds), 2011/12

	Flats		Houses	
	Units	%	Units	%
Studios	12	2.45	0	0
1 bedroom	185	35.51	1	0.6
2 bedrooms	277	53.27	38	22.4
3 bedrooms	45	7.55	78	45.8
4 bedrooms	2	0.41	44	25.9
5 bedrooms	4	0.82	8	4.7
6+ bedrooms	0	0	1	0.6
Totals	525	-	170	-

Source: London Development Database/ Housing Monitoring Database, Harrow Council

Figure 10 Gross Completions by Bedrooms 2011/12



Source: London Development Database/ Housing Monitoring Database, Harrow Council

Housing Trajectory

COI	Contextual Indicator	Policy Ref
H1	Plan period and housing targets	(Policy SH1 has been deleted, refer to Appendix D for further information)
H2(c)	Net additional dwellings - in future years	(Policy SH1 has been deleted, refer to Appendix D for further information)
H2(d)	Managed delivery target	(Policy SH1 has been deleted, refer to Appendix D for further information)

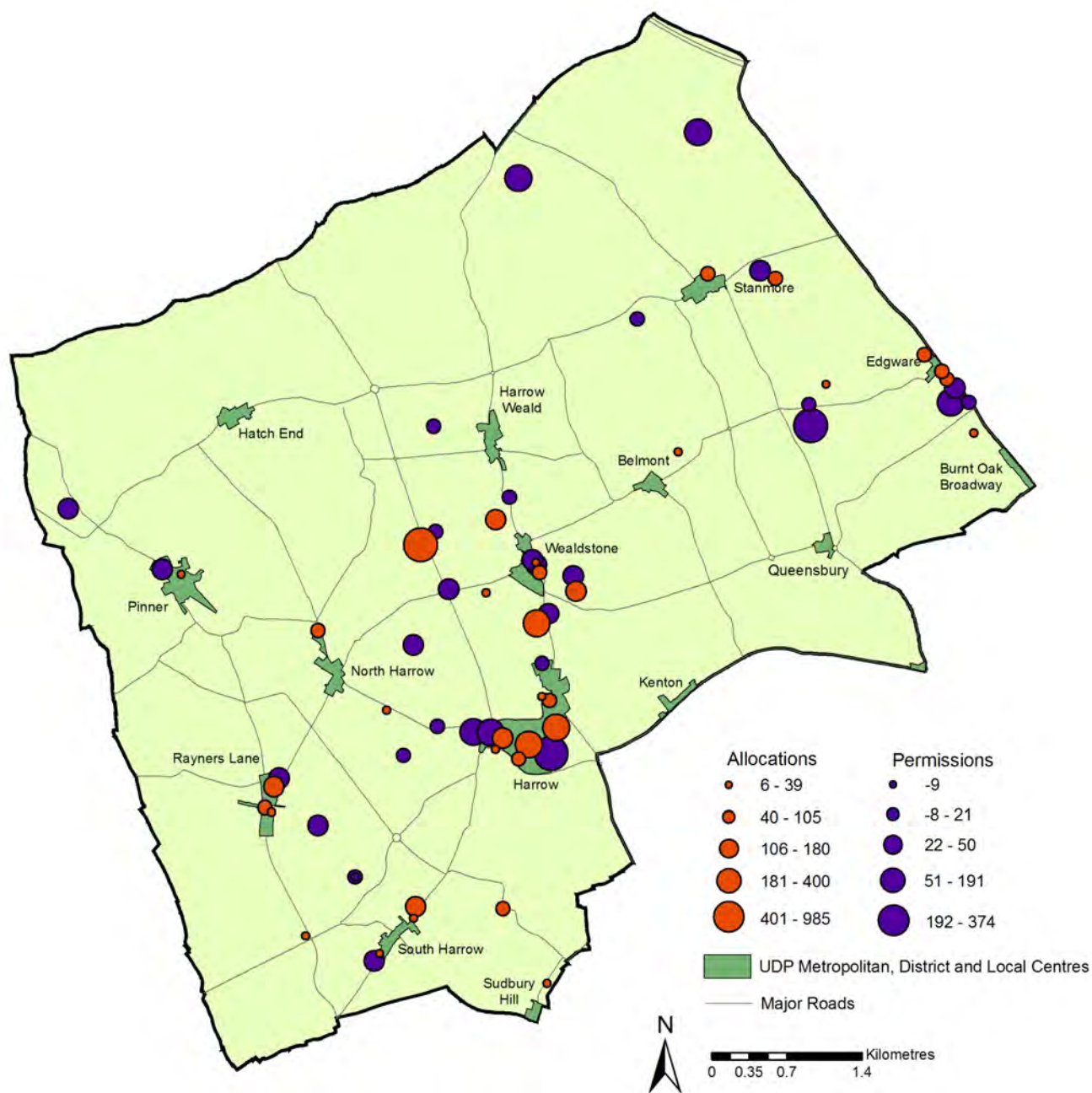
Note: H1 and H2(c) & (d) are revised Core Output Indicators which replace former Indicator 2a from the 2006/07 AMR monitoring period. These indicators show: the planned housing period and provision; likely future levels of housing delivery; and how likely levels of future housing are expected to come forward taking into account the previous years performance.

- 4.4.22** The Housing Trajectory (Table 29, Figure 11, Figure 12) show Harrow's progress towards meeting its housing supply targets. The council has followed CLG guidance in producing the Housing Trajectory,⁽²³⁾ which uses a plan, monitor and manage approach, presented in a table and graphs.
- 4.4.23** From the adoption of the Harrow Unitary Development Plan (July 2004) to the end of financial year 2006/07 Harrow's annual housing target was a minimum of 331 additional units per year (including conventional, non-conventional supply and long-term vacant stock brought back into use), as required by the London Plan (February 2004). The trajectory shows that Harrow exceeded the target over that period, averaging 559 net completed units per annum from conventional and non-conventional supply between 2003/04 and 2006/07.
- 4.4.24** The Alterations to the London Plan in December 2006 increased Harrow's annual housing target to a minimum of 400 units per annum, a ten-year target from 2007/08 to 2016/17 amounting to 4,000 additional homes. The London Plan (Consolidated with Alterations since 2004, February 2008) disaggregates this 400 annual target to 360 units from conventional supply, 15 units from non self-contained residential units and 24 units from the reduction of long-term vacant stock.
- 4.4.25** The replacement London Plan, adopted July 2011, reduced Harrow's overall housing requirement to 350 units per annum. The requirement to return vacant dwellings to use has been removed and the minimum provision of non-conventional supply has been reduced from 15 units to three per annum. These targets have now come into effect for this current monitoring period (2011/12) onwards.

- 4.4.26** In 2011/12 445 net homes were completed in Harrow as conventional supply. Five bed spaces were added to the non-conventional supply. In addition 34 units which had been identified as long term vacant were brought back into use.
- 4.4.27** Harrow's Housing Trajectory takes into account the following factors:
- Net additional dwellings and non-self contained units completed since 2005/06
 - Net additional dwellings and non-self contained units completed in the current monitoring period 2011/12
 - Long-term vacant stock returned to use
 - Projected net additional units to 2025/26
 - The annual net additional dwelling requirement, as required by the London Plan. (the annual London Plan housing provision target to 2021 has been extrapolated to 2025/26)
- 4.4.28** The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and possible phasing of development. Windfall sites are not included in the trajectory or Harrow's Five Year Housing Supply (**Appendix E**).
- 4.4.29** For future provision, likely contributions to both Harrow's Five Year Housing Supply and the Housing Trajectory are based on:
- Sites with planning permission as at 31/03/2012, both currently under construction and not yet started (including new build, changes of use and conversions)
 - Sites with permission, but subject to legal agreement as at 31/03/2012
 - Potential deliverable sites, based on the emerging Site Allocations DPD, the Harrow and Wealdstone Action Area Plan Pre-Submission DPD, and other identified sites, including sites identified in the 2009 Housing Capacity Study
- 4.4.30** As of the end of March 2012 the council anticipates that completions over the next five years (2013/14 - 2017/18) will exceed London Plan targets. There are 3,379 net units identified in the Five Year Housing Supply. Sites with planning permission account for 1,899 net units, exceeding the London Plan target for conventional supply (1,750) by 149 units on permissions alone. In addition, 1,480 net units from other identified sites and sites with legal agreement are also expected to complete in the five year period. This is based on the expectation that a number of strategic sites will be developed within this time frame. A detailed schedule of sites contributing to the Five Year Housing Supply can be found in **Appendix E**.
- 4.4.31** Map 8 shows the location and the number of units of all developments listed in the Housing Trajectory. Developments which have already been granted planning permission are represented as purple points, while the orange points represent allocated and identified sites. The map shows that development will be concentrated in the area along Station Road and High Street, Wealdstone, between the centres of Harrow and Wealdstone. Developments in this central area account for 40.6% of all units identified in the Housing Trajectory. There are also large developments to the north of the borough including the Royal National Orthopaedic Hospital and Bentley Priory.

- 4.4.32** The Monitor line in the trajectory shows the number of dwellings above or below the planned rate of delivery is at any point in time. It is calculated by totalling completions over time and comparing it to the target rate, using 2009/10 as a baseline. The Monitor line shows Harrow continually exceeding its housing targets in each year of the plan. At the end of the plan period in 2025/26 the trajectory forecasts that the plan target will have been exceeded by over 1600 units.
- 4.4.33** The Monitor line demonstrates a bias towards greater development in the early years of the trajectory (with the line continually climbing). This is in part because of difficulties in identifying sites in the final years of the trajectory and in part because the trajectory does not take account of small sites with planning permission beyond those permissions already granted.
- 4.4.34** The Manage line in the trajectory represents the number of completions needed to meet the strategic plan total. It is calculated by subtracting the number of completions to date from the total allocation and dividing that by the number of years left to run. The Manage line shows the pressure to provide new units decreases over time as the over-supply in the early years of the trajectory influences the requirement in the later years. The Manage line should meet the y-axis by 2025/26 (0 left to provide) in order to have met targets. In fact, the Manage line shows Harrow meeting its target between 2020/21 and 2021/22.
- 4.4.35** The London Plan (2011) and Harrow's adopted Core Strategy (2012) identify the two town centres of Harrow and Wealdstone (linked by the Station Road corridor) as an 'Intensification Area'. The Core Strategy includes a target to deliver at least 2,800 net new homes (along with 3,000 jobs) within the Harrow & Wealdstone Intensification Area over the plan period from 2009 to 2026. In partnership with the Mayor of London, local residents and businesses, the council is preparing a 'Heart of Harrow' Area Action Plan which will contain policies and site allocations to promote and co-ordinate redevelopment within the Intensification Area. Following issues & options consultation in May/June 2011 and a preferred option consultation in January/February 2012, the council is progressing the Area Action Plan towards the final stage of consultation and submission to the Planning Inspectorate for examination in public during the monitoring year 2012/13.

Map 8 Housing Trajectory Sites



Source: Housing Trajectory

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Table 29 Housing Trajectory 1999 - 2025/26

	Site Area	99-05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Large Sites Not Started (not under construction at end of 2011/12)																								
Wilson Gardens, The Vaughan Centre (H7)	0.14										13													
Rayners Lane, Rayners Lane Estate Phases G2, H1 & H2	1.60												-9											
Bridge Street, Land rear of 65 (H12)	0.12										26													
Merrion Avenue, Jubilee House (H13)	0.57															35								
Gayton Road, Car Park, Gayton Library and Sonia Court	1.27												125	125	124									
Burnt Oak Broadway, Edgware Town Football Club (H18)	1.22										63		63	63										
Brockley Hill, Royal National Orthopaedic Hospital (GB2)	0.79												64	64	63									
High Street, 72, The Case is Altered PH (Site 5)	0.07										31													
High Road, 194-6	0.13										10													
Pinner View, St George's Playing Field (GO3)	1.40											27												
Station Road, Tesco	0.14											14												
Village Way East, 23, Rayners Hotel (H8)	0.32										30													
High Street, 9-17, Edgware	0.04											31												
Large Sites Under Construction (at end of 2011/12)																								
Headstone Road, 'Bradstowe House'	0.32											47	48	48										
Honeypot Lane, Government Buildings, including new phases 7-9	6.09									91	92	92	92											
Peel Road, Former Mortuary and Parks Depot Site	0.30									45														
Strongbridge Close	2.88									19	18													
Whitchurch Lane, 287, 289, 291, 293	0.02									10														
Pinner Road, 90-100	0.06									12														
Pinner Road, 19, Former Travis Perkins (Neptune Point)	0.65									146														
Mill Farm Close, 1-110	2.09									12	15	15												

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

Authority's Monitoring Report 2011-12

Site Area	99-05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Railway Approach, 24	0.08								34														
Rayners Lane Estate, 1-14 & 15-38 Swift Close and, 1-8 & 9-16 Drinkwater Road (Phase F)	0.58								11														
Headstone Drive, Goodwill To All Public House	0.25								42														
Bentley Priory, The Common (GB1)	7.97								20	30	30	35											
Douglas Close, 1-26, 28 & 30	1.95								21														
Burnt Oak Broadway, 415	0.12								14														
Pinner Park Gardens, 27-30	0.42								9														
Canning Road, 20-24	0.17									48													
Boxtree Lane, Boxtree Public House	0.19								14														
Northolt Road, 332	0.17									50													
Sites with Legal Agreement																							
Sudbury Hill, 1-5 (H1)	0.64										49												
Allocated and Other Identified Sites (10+) Action Area																							
Christchurch Avenue, Leisure Centre and former Driving Centre	4.98														87	86	87						
College Road, 17-51 (incl. former Post Office & sorting office)	0.76												200	200									
College Road, 76-132, Harrow	0.5																			46	47	47	
Greenhill Way, car park north	0.29										35												
Greenhill Way, car park south	1.2																	30	30				
Harrow View, Kodak and Zoom Leisure	24.1											90	90	90	90	90	90	90	90	90	90	90	85
Lyon Road, Lyon House	1.32									100	100	87											
Palmerston Road/George Gange Way inc Dellers	9.91														30	30	35						
Wealdstone, remaining infills	0.957														21								
Station Approach, car park, Harrow	3.232																						
Station Road, Civic Centre	4.1														50	100	100						
Whitefriars Avenue, ColArt	2.4+											75	75										
Allocated and Other Identified Sites (10+) Borough Wide																							

	Site Area	99-05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Alexandra Avenue, 219, The Matrix Public House (H6)	0.28																						
Alexandra Avenue, 465-473, adj Rayners Lane Station (R2)	0.11											28								15			
Bacon Lane, Hill's Yard, Edgware (H19)	0.26														28								
Donnefield Avenue, Canons Park Station Car Park (H21)	0.41											17											
Greenford Road, 79-89, Sudbury Hill (H3)	0.14																			20			
Headstone Drive, former Tynholme Nursery, Wealdstone (H23)	0.22																	15					
High Street/Love Lane, land between, Pinner (R1)	0.31														39								
High Worples, Rayners Lane Station Car Park (H9)	0.72																50						
Kenton Lane, Kenton Lane Farm (GO6)	0.74														34					0			
Kenton Road, 736, Kingsbury (R6)	0.18																	18					
London Road, Stanmore Station Car Park (H14)	1.45														44								
Northolt Road, Roxeth Library & Clinic, South Harrow (R5)	0.17																				34		
Pinner Road, 429-433, North Harrow Library & offices (H10)	0.12																			18			
Pinner Road, North Harrow Methodist Church (R4)	0.34																					48	
The Broadway/Coverdale Close, Anmer Lodge and car park, Stanmore (R7)	0.67												50	55									
Allocated and Other Identified Sites (small) Borough Wide																							
Buckingham Road, 19 (H20)	0.13															7							
Lowlands Road, 16-24 (H24)	0.07													9									
Pinner Road, Enterprise House, 297 (H11)	0.14													6									
Northolt Road, 205-209, South Harrow	0.03													7									
Core Strategy Employment-led Mixed-use Redevelopment Sites																							
Ballard Mews, Edgware (EM3)	0.54																					30	48
High Street, 47-49, Edgware (EM4)	0.26																			34			
High Street, 57-59, Edgware (EM5)	0.18																			47			

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

Authority's Monitoring Report 2011-12

	Site Area	99-05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Imperial Drive, 167, and Imperial Hse & Talbot Hse, Rayners Lane (EM2)	1.00																	50	50	50			
Northolt Road Business Use Area (north & south) (EM1)	2.6																	50	50	50			
Development Area (ha) - sites with pp (10+)										6.90	2.99	6.38	4.59	1.20	0.68	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Area (ha) - sites with pp (<10)										1.30	6.26	5.67	8.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Area (ha) - sites with legal agreement										0.00	0.00	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Area (ha) - allocated sites										0.00	0.46	1.03	4.12	3.99	5.12	6.73	6.21	9.73	6.29	4.47	2.54	6.15	2.53
Total Development Area (ha)										8.20	9.71	13.72	17.28	5.20	5.80	7.30	6.21	9.73	6.29	4.47	2.54	6.15	2.53
TOTAL DEVELOPMENT with PP (Large Sites)							0	0	0	500	324	358	418	300	187	35	0	0	0	0	0	0	0
TOTAL DEVELOPMENT with PP (Small Sites)										42	122	71	69										
TOTAL DEVELOPMENT with Legal Agreement							0	0	0	0	0	49	0	0	0	0	0	0	0	0	0	0	0
ALLOCATED SITES							0	0	0	0	100	163	302	442	424	313	306	522	304	353	171	260	133
PAST COMPLETIONS			568	620	373	763	460	434	445														
FUTURE Non-Conventional																							
PAST Non-Conventional			6	35	-7	-33	-1	2	5														
LONG TERM VACANT			50	64	44		15	10	34														
TOTAL PAST COMPLETIONS		2478	624	719	410	730	474	446	484														
PROJECTED COMPLETIONS										542	546	641	789	742	611	348	306	522	304	353	171	260	133
CUMULATIVE TOTAL COMPLETIONS		2478	3102	3821	4231	4961	474	920	1404	1946	2492	3132	3921	4663	5274	5622	5928	6450	6754	7107	7278	7538	7671
PLAN - London Plan Target (1997-2006)		331	331																				
PLAN - London Plan Target (2006-2011)		400	400	400	400	400	400	400															
PLAN - London Plan Target (2011 -)		350																					
PLAN - Cumulative London Plan Target		2731	3062	3462	3862	4262	400	800	1150	1500	1850	2200	2550	2900	3250	3600	3950	4300	4650	5000	5350	5700	6050
MONITOR HARROW		-253	40	359	369	699	74	120	254	446	642	932	1371	1763	2024	2022	1978	2150	2104	2107	1928	1838	1621
MANAGE		361	446	387	220	31	64	349	342	332	316	297	265	213	154	97	61	20	-80	-176	-352	-614	-1488
Remaining Years		5	4	3	2	1	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

Figure 11 Housing Trajectory 2005/06 - 2025/26

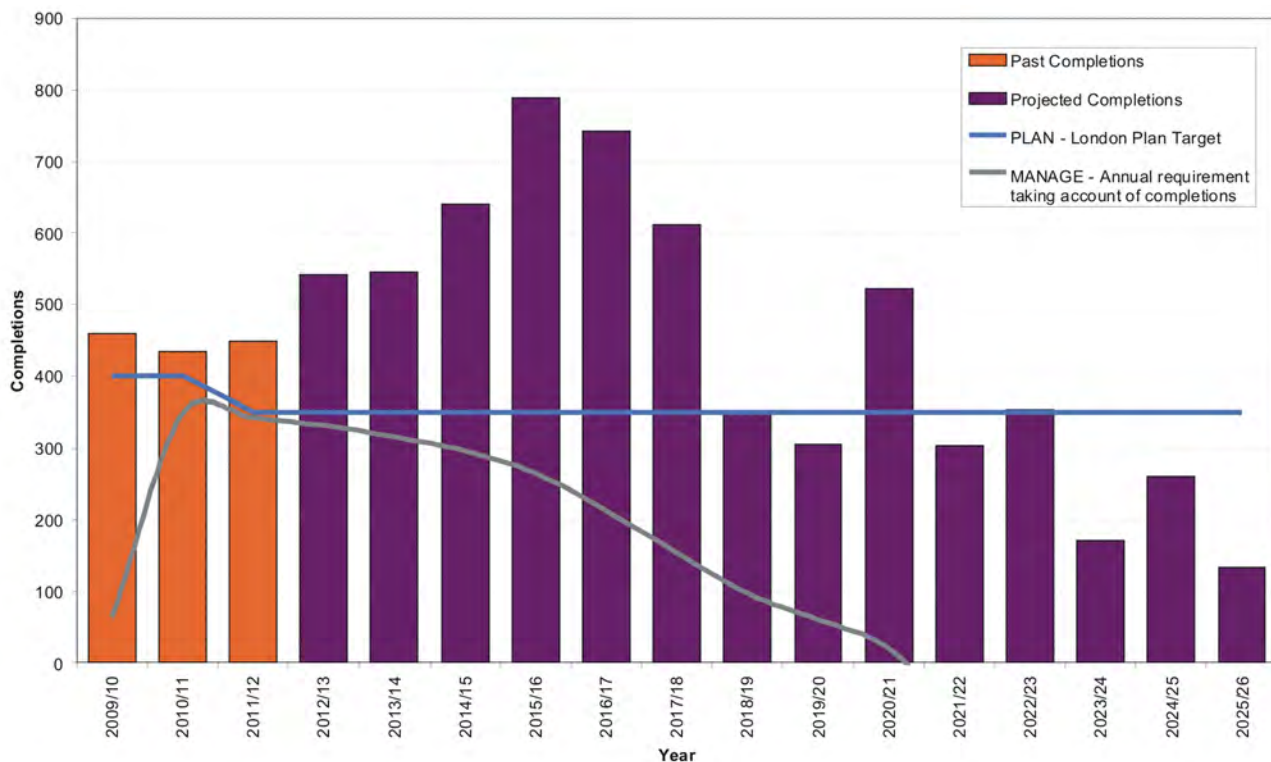
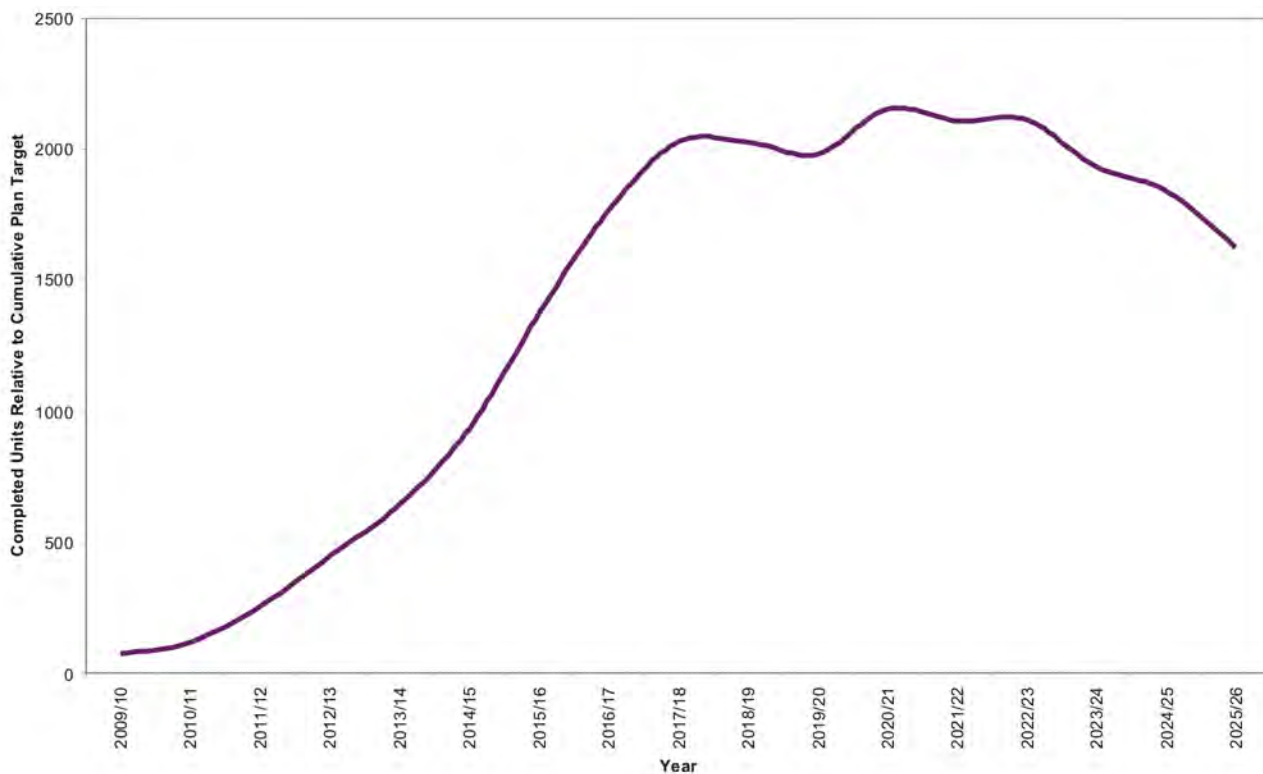


Figure 12 Housing Trajectory - Monitor Line 2009/10 - 2025/26



Source: (Figure 11 & Figure 12) Housing Trajectory, Harrow Council

Affordable Housing Completions

4.4.36 Picture 9 shows one of the blocks within Douglas Close which is a mixed development, providing both affordable and private housing. This monitoring year saw the completion of 25 affordable housing units from this particular development, 52% of the proposed 48.

Picture 9 Douglas Close Estate, Stanmore




Source: Harrow Council, Economic Development, Research & Enterprise

COI	Contextual Indicator	Policy Ref
H5	Gross affordable housing completions	(Policies H5 & H6 have been deleted, refer to Appendix D for further information)
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 2d from the 2006/07 AMR period. This indicator is to show affordable housing delivery.</p>		

4.4.37 For the Housing Strategy Statistical Appendix (2011/12), Harrow's Housing Division reported that 408 new affordable units were built. 57% of these (233 units) were homes for social rent and the remaining 43% were intermediate homes (shared

ownership and Homebuy Direct). 51% of housing completed for social rent during the period were classified as family size - with three bedrooms or more, higher than the 42% target. These figures differ from the information held by the Planning Division. The Planning Division counts units as complete when individual units are finished and handed over by the developer to the Registered Social Landlord (RSL), however the Housing Division will wait until the entire scheme or phase to which they belong is complete. The Housing Division also counts schemes such as Purchase and Repair, which are not included by Planning as they do not add net additional stock. As a result Planning recorded 363 gross affordable completions and a net gain of 197 units in 2011/12.

- 4.4.38** This year wheelchair accessible homes dropped below the target of 10% to 5.6% of affordable completions compared to 14% for the previous monitoring period. The varying levels of wheelchair accessible homes derives from the phasing of large housing developments, which may complete all of the wheelchair accessible units within a certain development phase. For example there is a 10% requirement across the Honeypot Lane estate. Concentrated development of these units occurred in the previous monitoring period, which has resulted in a low level of completion in the 2011/12 monitoring period. Over the last three years (2009/10 to 2011/12) over 10% of units have been wheelchair accessible.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net affordable housing completions	(Policies H5 & H6 have been deleted, refer to Appendix D for further information)
Note: This is a Harrow Local Indicator, which replaces former Core Output Indicator 2d		
Target: A net addition of 165 affordable units		

- 4.4.39** Figure 13 shows the net number of affordable completions as a proportion of all housing completions in the borough over the last eleven years. In 2011/12, a total of 363 affordable housing units were completed, resulting in a net increase of 197 units. There has been an increase of 48 units on 2010/11 figures when 149 net units were completed.
- 4.4.40** HUDP Target H6 is for the completion of 165 net affordable units per year. This was met and exceeded in 2011/12 with the completion of 197 affordable units. This target has now been deleted and replaced with Core Strategy Policy 1J which has a target of 40% of all completions to be affordable between 2009 to 2026. As a proportion of all net completions, affordable completions in 2011/12 were 44.3%.

Table 30 Affordable Housing Completions 2002/03 - 2011/12

Monitoring Year	Net Number of all Units Built	Net Number of Affordable Units	% Affordable Units	% of HUDP Target H6 (165 units)
2002/03	373	96	25.7	58.2
2003/04	553	110	19.9	66.7
2004/05	475	80	16.8	48.5
2005/06	568	125	22.0	75.8
2006/07	620	156	25.2	94.5
2007/08	373	116	31.1	70.3
2008/09	766	228	29.8	138.0
2009/10	460	143	31.1	86.7
2010/11	434	149	34.3	90.0
2011/12	445	197	44.3	119.4
Average	503.5	137	27.5	84.81

Note: Prior to 2009 affordable housing targets were based on HUDP target of 165 net units per annum. This policy was deleted by the Secretary of State on 28 September 2007 and has been replaced with Core Strategy

Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.41 Honeypot Lane was the largest provider of affordable units within the 2011/12 monitoring period (see Table 31) with the completion of 184 units of affordable stock. As there was no affordable housing on site prior to this, development has also resulted in a net gain of 184 units. As one can see from the total net affordable units within the monitoring period nearly all of the units were gained through this development.

Table 31 Sites with Affordable Housing Completions 2011/12

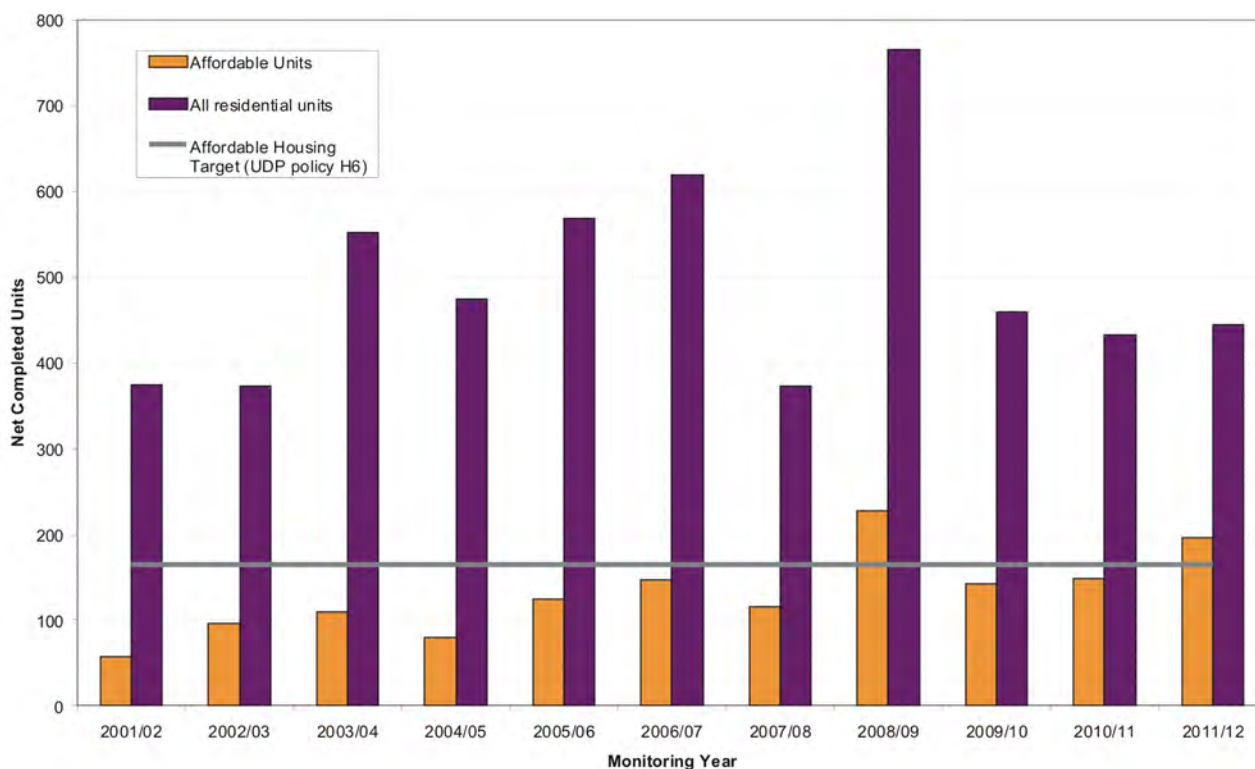
Site	Developer Type	Existing Affordable Units	Gross New Affordable Units	Net Affordable Units
Rayners Lane Estate "Big E"	RSL	128	135	7
Rayners Lane Estate "F1"	RSL	38	10	-28
Lowlands Road	RSL	0	2	2
Honeypot Lane	Private	0	184	184
Douglas Close	RSL	0	25	25
Strongbridge D & G	RSL	0	7	7
Total		166	363	197

Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.42 Rayners Lane is the second largest site to bring forward affordable units within the monitoring period. Rayners Lane completed two phases within this monitoring period, "Big E" and "F" providing 145 new affordable units. These sites already had 128 and 38 affordable units respectively which were redeveloped with the site, therefore at these sites there has been a net gain of seven and net loss of 28 respectively. The

net loss should be taken within the context of the scheme as a whole, which comprises of 735 gross units, of which 564 are affordable; an overall net gain of 174 affordable units.

Figure 13 Affordable Housing Completions 2002/03 - 2011/12



Source: London Development Database/ Housing Monitoring Database, Harrow Council

Table 32 Net Affordable Housing Completions by Developer Type 2002/03 - 2011/12

Monitoring Year	Housing Association	%	Private	%	Total
2002/03	4	4.2	92	95.8	96
2003/04	6	5.5	104	94.5	110
2004/05	80	100	0	0	80
2005/06	125	100	0	0	125
2006/07	71	48.3	76	51.7	147
2007/08	72	62	44	38	116
2008/09	146	64	82	36	228
2009/10	94	65.7	49	34.3	143
2010/11	55	36.9	94	63.1	149
2011/12	13	7.1%	184	96.8%	197

Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.43 Table 32 shows that since 2004/05 Housing Associations have provided the majority of new affordable housing within the borough. In the previous monitoring period, 2010/11, there was a buck in this trend with 63.1% of affordable housing being built by private developers. This has continued with 93.4% of affordable completions in 2011/12 also coming from a private developer. This can be attributed to the large scale development of Honeypot Lane, on a previously unoccupied site, where 184 units were completed.

4.4.44 The redevelopment of existing housing estates has resulted in a low net gain for Registered Social Landlords (RSL) of seven units, despite the gross completion of 179 affordable units.

Affordable Housing Permissions

4.4.45 In order to provide an indication of the likely rates of affordable housing development in the future, it is useful to consider outstanding planning permissions, along with current levels of affordable housing completions (Table 33).

4.4.46 In 2011/12 a total of 64 gross affordable housing units were granted planning permission on six sites. Four of the six developments are for mixed tenure housing schemes. This is the lowest figure for the past five years with only 10.5% of units granted planning permission being affordable.

Table 33 Affordable Housing Units Granted Permission 2007/08 - 2011/12

Monitoring Year	Total Housing Net Gain (units)	Net Affordable Units on Site	Off Site Purchase	% Affordable Units	% of HUDP Target H6 - 165 units
2007/08	1,315	280	0	21.3	169.7
2008/09	328	54	0	16.5	32.7
2009/10	701	126	0	17.9	76.4
2010/11	964	152	0	15.8	92.1
2011/12	610	64	1	10.5	38.7
Average	734.8	135.2	0.1	17.8	81.9

Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.47 An analysis of planning permissions in 2011/12 shows that 99.5% of net affordable housing units granted permission were submitted by private developers to be handed over to a nominated Rented Social Landlord. Table 32 reveals that this has been a trend since 2009/10.

Table 34 Net Affordable Permissions 2002/03 - 2011/12 by Developer Type

Monitoring Year	Housing Association	%	Private	%	Total
2002/03	39	68.5	18	31.5	57
2003/04	110	91.7	10	8.3	120
2004/05	192	100	0	0	192
2005/06	75	29.8	177	70.2	252
2006/07	191	45.3	231	54.7	422
2007/08	0	0	280	100	280
2008/09	28	51.8	26	48.2	54
2009/10	9	5.8	145	94.2	154
2010/11	23	15.1	129	84.9	152
2011/12	2	3.2	62	96.8	64


Source: London Development Database/Housing Monitoring Database, Harrow Council

Gypsy & Traveller Sites

COI	Contextual Indicator	Policy Ref
H4	Net additional pitches (Gypsy and Traveller)	H16
<p>Note: This is a new Core Output Indicator. This new indicator is to show the number of Gypsy and Traveller pitches delivered.</p>		

4.4.48 There were no new pitches or sites completed and no pitches or sites lost in 2011/12.

Mixed-use Development

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Net increase in the amount of mixed-use developments	(Policy SD3 has been deleted, refer to Appendix D for more information)
<p>Target: Net increase in the amount mixed-use developments</p>		

4.4.49 In 2011/12 there were five planning applications for mixed-use developments that were granted planning permission (Table 35). These include:

- 90-100 Pinner Road, West Harrow - a conversion of the existing building to provide 12 residential units on the first and second floors above A1 (Retail) use on the ground floor plus cycle storage

- 9-17 High Street, Edgware - redevelopment to create 31 residential units with 110 m² of A2 (Financial & Professional Services) use or A3 (Restaurants & Cafés) use
- The Case Is Altered Public House, High Street Wealdstone - 33 residential units plus 675 m² of retail (A1 use) and cycle storage
- Tesco, Station Road, Harrow - 14 residential units plus two storey extension of 5,641 m² retail (A1 use) and a new four storey building providing an additional 437 m² (A1/A2/A3 uses)
- Rayners Hotel, Village Way East, Rayners Lane - refurbishment of Grade 2 listed building plus redevelopment to provide 31 residential units and mixed-use floorspace

4.4.50 2011/12 also saw a further seven permissions for change of use which will introduce a residential element and result in a mixed use. This trend is likely to continue as the retail and financial sectors continue to be hit by the economic downturn. Whilst change of use is not considered to be a 'development' it will contribute to the vitality and diversity of the area, it also assists in the creation of more sustainable communities.

Table 35 Mixed-use New Build Permissions 2002/03 - 2011/12

Monitoring Year	Mixed-use Permissions
2002/03	3
2003/04	3
2004/05	9
2005/06	7
2006/07	6
2007/08	10
2008/09	2
2009/10	5
2010/11	9
2011/12	5

Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.51 The council will continue to explore opportunities for increasing mixed-use development as a means of promoting sustainable development in Harrow.

Lapsed Permissions

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Number of expired residential planning permissions	-

4.4.52 Permissions on full planning applications granted from August 2005 have three years until expiry. Table 36 shows the number of lapsed residential permissions for each year from 2002/03. There has been a slight decrease in 2011/12 with 30 lapsed permissions after the sharp increase in 2009/10 of 56 and 43 in 2010/11.

Table 36 Lapsed Residential Permissions 2002/03 - 2011/12

Monitoring Year	Lapsed Permissions
2002/03	6
2003/04	3
2004/05	2
2005/06	1
2006/07	9
2007/08	11
2008/09	32
2009/10	56
2010/11	43
2011/12	30

Source: London Development Database/Housing Monitoring Database, Harrow Council

House Prices

Table 37 Average House Prices in Harrow & Greater London 2002/03 - 2011/12

Monitoring Year	Average House Price (£)	
	Harrow	Greater London
2002/03	216,765	231,987
2003/04	239,845	255,395
2004/05	258,229	274,035
2005/06	263,437	281,261
2006/07	272,725	306,105
2007/08	296,982	346,097
2008/09	287,945	323,843
2009/10	266,008	315,602
2010/11	290,515	339,161
2011/12	293,055	343,650

Source: Land Registry House Price Index

4.4.53 Average house prices have continued to rise in Harrow since the period of decline in 2008/09 to 2009/10. In 2010/2011 there was an increase of 9.2%, however 2011/2012 has only seen a 0.9% increase in prices. This compares to increases of 7.5% and 1.3% in Greater London, over the past two years. The average house price has not yet returned to its peak of £296,982 in 2007/08 (Table 37 & Figure 14).

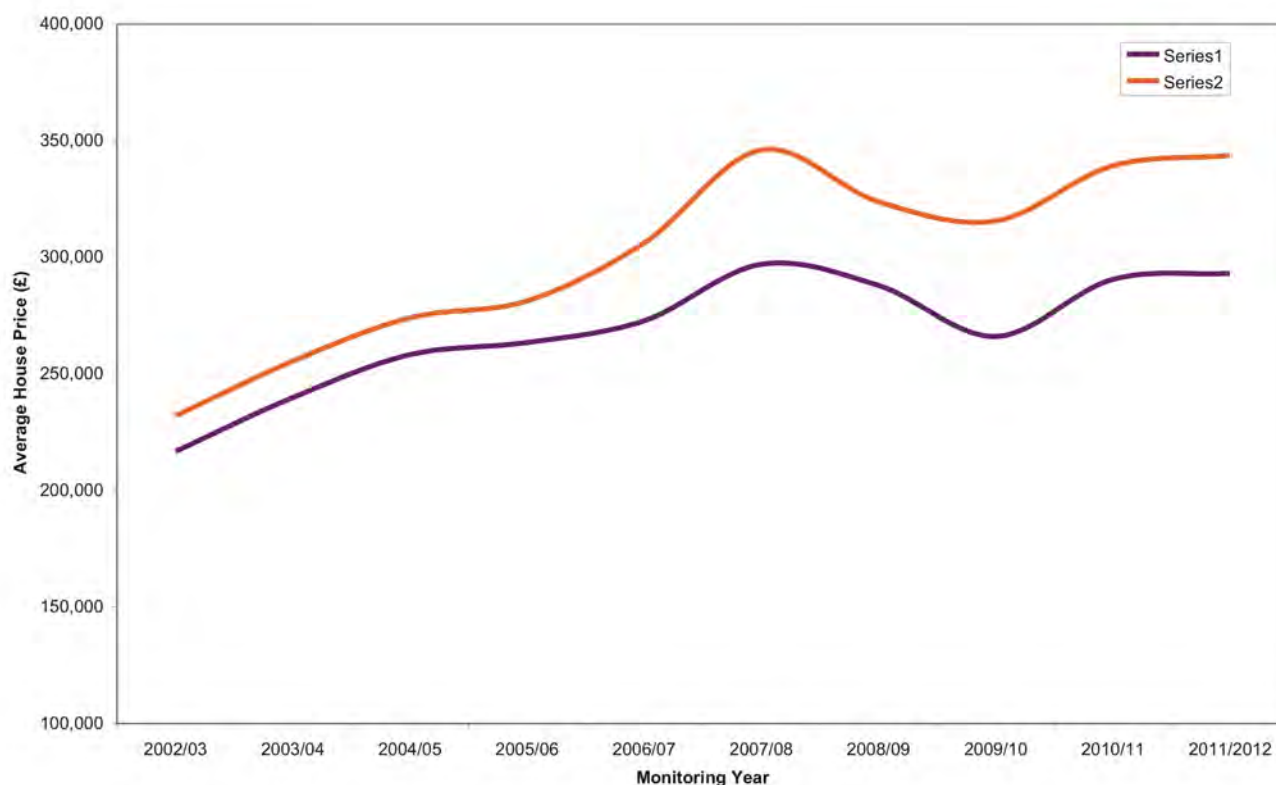
4.4.54 The average cost of a home in Harrow is £293,055 which is £50,595 less than Greater London, presenting a slight increase in the percentage difference between average prices (Table 38 & Figure 15). The cost of housing in Harrow is less than that of London across all housing types.

Table 38 Average House Prices by Type in Harrow & Greater London (2011/12)

	Detached (£)	Semi-Detached (£)	Terraced (£)	Maisonette/Flat (£)	All (£) Average
Harrow	596,951	329,041	280,890	215,970	293,055
Greater London	606,002	352,443	314,233	308,393	343,650

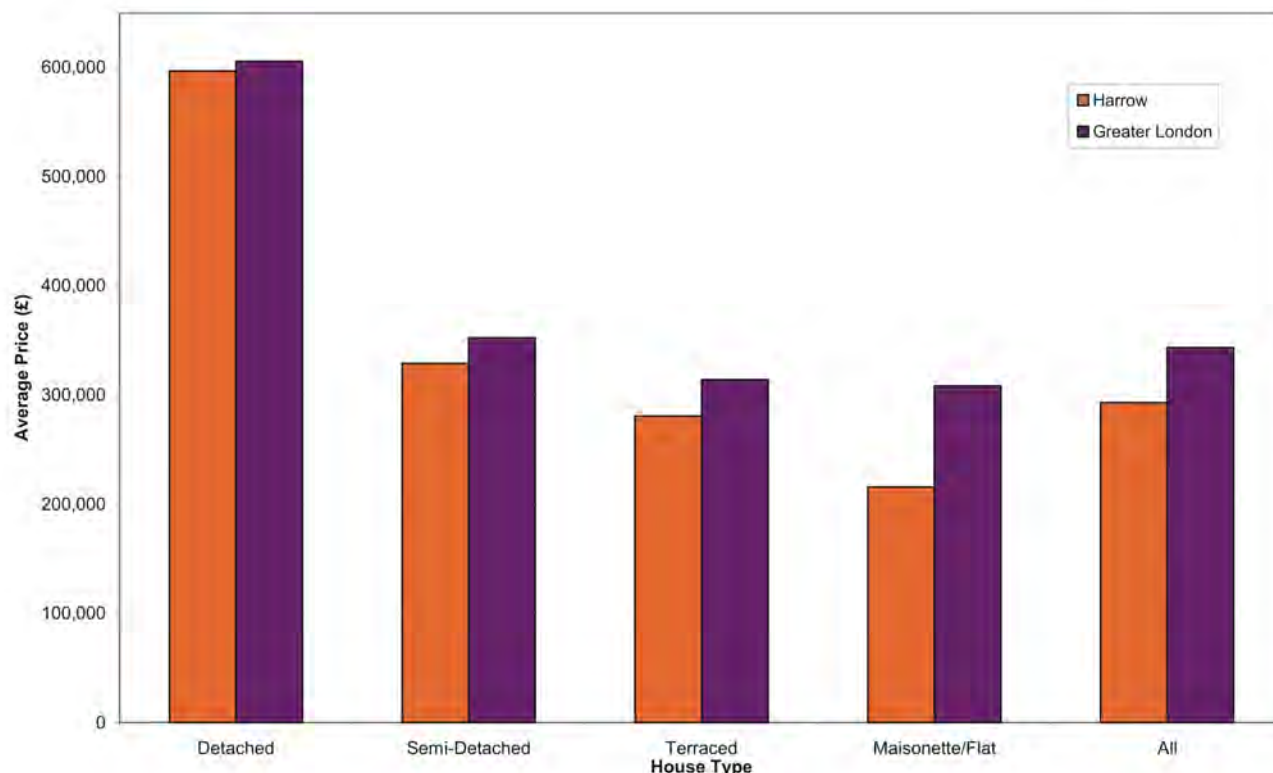
Source: Land Registry House Price Index

Figure 14 Average House Prices in Harrow & Greater London 2002/03 - 2011/12



Source: Land Registry House Price Index

Figure 15 Average House Prices in Harrow & Greater London (2011/12) by Type



Source: Land Registry House Price Index

Housing Summary 2011/12

Housing Completions	<ul style="list-style-type: none"> • Completions in 2011/12 were above the Mayor’s London Plan target for the tenth consecutive year • Housing completion levels over the last five years have averaged 495 net additional dwellings per annum, comparing well with the HUDP target of a minimum of 350 units per annum
Residential Density	<ul style="list-style-type: none"> • An analysis of new residential developments in the borough shows that the average residential density was 290 habitable rooms per hectare (for developments of ten units and over). This is well above the target in the Unitary Development Plan of a minimum of 150 habitable rooms per hectare. • The promotion of sustainable development through mixed-use developments provides an opportunity for increasing housing development and intensification of use in and around the town centres. In 2011/12, five mixed-use permissions were granted along with seven permissions for change of use.

Affordable Housing	<ul style="list-style-type: none"> There were 190 net affordable completions in 2011/12, above the HUDP target and an increase on last years 149 net completions. Affordable units as a proportion of all completions remain high at 42.7%.
Housing Permissions	<ul style="list-style-type: none"> The net number of housing units granted permission in 2011/12 was 610 which is a decrease on the previous year where the net permitted gain was 964 units Affordable units granted permission have also decreased this year following the trend of total permissions
Housing Trajectory	<ul style="list-style-type: none"> Harrow is currently projected to meet its 2025/26 housing target between 2020/21 and 2021/22. By the end of the plan period the target will have been exceeded by 1491 units. At the end of March 2012 the council is anticipating that completions over the next five years will exceed the London Plan target

4.5 Employment, Town Centres and Retail

The HUDP Employment, Town Centres and Shopping policy objectives are:

- I. To encourage fewer journeys to work by car through the retention of places of employment, in established locations and development in new locations, to which employees can easily travel by walking, cycling or using public transport;
- II. To improve accessibility to the town centres, particularly by non-car modes of transport and to improve accessibility within the town centres for all;
- III. To ensure a wide variety of mutually supporting uses in the borough's town centres, especially Harrow Metropolitan Centre, including opportunities for employment;
- IV. To support the economic health of local shops and services;
- V. To improve the environment of places of employment, and any adjacent areas, especially if these are residential in character; and
- VI. To maintain and improve the attractiveness of the town centres and local parades.

Employment Land


COI	Contextual Indicator	Policy Ref
BD1	Total amount of additional employment floorspace - by type	EM12, EM13, EM14 & EM15
<p>Note: This is a revised Core Output Indicator which replaces former indicator 1a from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of completed employment floorspace (gross and net). Employment floorspace is defined under The Town and Country Planning (Use Classes) Order 1987 (as amended) as B1 Business, B2 General Industry and B8 Storage or Distribution. This does not include retail or other town centre uses.</p>		
<p>Target: No loss of floorspace in defined Business, Industrial and Warehousing Use areas</p>		

Table 39 Amount of Floorspace Completed for Employment by Type

Use Class	2007/08 Floorspace (m ²)		2008/09 Floorspace (m ²)		2009/10 Floorspace (m ²)		2010/11 Floorspace (m ²)		2011/12 Floorspace (m ²)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B1(a)	0	-1,500	1,380	-1,037	918	-12,242	27	-3,995	370	-6,075
B1(b)	0	0	0	0	0	0	0	0	0	0
B1(c)	0	-1,586	0	-39,938	0	0	0	0	0	0
B2	336	0	0	0	0	-150	0	-330	0	0
B8	0	-880	0	-1,705	0	-1,528	0	-328	0	-263
Total	336	-3,966	1,380	-42,680	918	-13,920	27	-4,653	370	-6,338

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.1 In 2011/12, the borough experienced a loss of 6,338 m² of employment floorspace (compared to a loss of 4,653 m² in the previous AMR monitoring period) as a result of redevelopment or change of use to non employment uses. The change of use of Kingsgate House, The Broadway, Stanmore (Picture 10) to residential resulted in a 1,710 m² loss and 1,022 m² was lost with the change of use of the first and second floors at 152-158 Northolt Road, South Harrow to educational use. In total this amounts to an overall loss of 71,557 m² gross external floorspace over the last five monitoring years (Table 39).

Picture 10 Kingsgate House, The Broadway, Stanmore



Source: Harrow Council, Economic Development, Research & Enterprise

4.5.2 In 2011/12, as in the previous six AMR monitoring periods, no major employment generating developments were completed.

4.5.3 Two small-scale employment generating projects were completed during the monitoring period, both on previously developed land (PDL), a total development area of 370 m². The council continues to demonstrate its commitment to the policy of ensuring that all development takes place on PDL.

COI	Contextual Indicator	Policy Ref
BD2	Total amount of employment floorspace on previously developed land - by type	EM4, EM12, EM13, EM14 & EM15
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 1c from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).</p>		

COI	Contextual Indicator	Policy Ref
BD3	Employment land available - by type	EM4, EM5, EM7, EM9, EM10, EM12, EM13 & EM14
<p>Note: This is a revised Core Output Indicator which replaces former indicator 1d from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of employment land available.</p>		

4.5.4 Available employment land is defined as: (i) sites allocated for employment uses in Development Plan Documents; and (ii) sites for which planning permission has been granted for employment uses, but not included in (i). This should include sites which may be under construction but are not yet completed or available for use in the reporting year.

4.5.5 An Employment Land Review (ELR) was completed in 2010 by Nathaniel Lichfield & Partners.⁽²⁴⁾ The report is an update of the 2006 Employment Land Study (ELS) and was undertaken to determine the effects of recent economic trends, including the recession, on employment land supply. The report assesses the quantity, quality and viability of Harrow's employment land and forecasts future demand. It identifies a need for renewal and modest expansion of Harrow's office stock to meet locally generated needs, and to manage the release of poor quality/surplus industrial land. The Study also recognises that Harrow has a strong entrepreneurial flair amongst the local population and that future employment growth is likely to come from a range of sectors not just those associated with traditional 'B' class uses.

Table 40 Change in Employment Land Available

	Designated Employment Sites (ha)	HUDP Proposal Sites (ha)	2009/10 Permissions (ha)	2010/11 Permissions (ha)	2011/12 Permissions (ha)	Available Employment Land (ha)
Gain (Gross)	64.567	8.150	1.953	3.098	0.763	78.531
Loss	1.066	5.780	4.735	4.494	3.704	19.779
Total (Net)	63.501	2.370	-2.782	-1.396	-2.942	58.751

Source: Harrow Council, Economic Development, Research & Enterprise

Table 41 Net Land Available for Employment Uses (with Planning Permission)

	Use Class	2009/10 Area (ha)	2010/11 Area (ha)	2011/12 Area (ha)
Existing and Proposed Uses are the same:	B1(a)	0.000	0.000	0.000
	B1(b)	0.000	0.000	0.000
	B1(c)	0.000	0.000	0.000
	B2	0.000	0.000	0.000
	B8	0.000	0.000	0.000
Change from and to other Employment Uses (Use Classes B1,B2,B8):	B1(a)	0.016	0.015	-0.012
	B1(b)	0.000	0.000	0.000
	B1(c)	-0.321	-0.034	0.008
	B2	0.357	0.098	0.023
	B8	-0.051	-0.078	-0.020
Change from or to all Other Uses (except Employment Uses):	B1(a)	-1.026	-1.026	-1.919
	B1(b)	0.000	0.006	0.000
	B1(c)	0.000	-0.102	-0.037
	B2	-0.423	-0.190	-0.615
	B8	-1.334	-0.083	-0.370
Total		-2.782	-1.396	-2.942
<small>Note: B1(a) - Offices not within A2; B1(b) - Research and development, studios, laboratories, high tech; B1(c) - Light Industry; B2 - General Industry; B8 - Storage or Distribution</small>				
<small>Source: Harrow Council, Economic Development, Research & Enterprise</small>				

4.5.6 In 2011/12 employment land totalled (gross) 78.531 ha, a decrease of 0.841 from 79.372 in 2010/11 and 3.534 ha from 82.065 ha in 2009/10.

4.5.7 Based on the definition above, sites allocated for employment uses in DPDs are the HUDP designated sites, which account for (gross) 64.567 ha of the total. This is broken down further to 6.806 ha for designated Business Use Areas and 57.761 ha for designated Industrial & Business Use Areas. There has been a loss of 1.066 ha of HUDP designated employment land, so the potential site area of all designated employment sites is 63.501 ha.

4.5.8 The remaining available land consists of planning permissions granted in the last three years with either proposed losses or gain in employment land. These permissions have resulted in a net loss of 7.120 ha over past three years (Table 40). The net gain of available land for employment therefore is 58.751 ha, a loss of 2.301 ha on the 2010/11 total of 61.052 ha.

4.5.9 Proposal Sites designated in the HUDP (where the proposed use is wholly or partially for employment) could provide an additional 8.150 ha of available employment land. However, 5.780 ha of land designated in the HUDP for employment uses has been lost or partly lost. 5.35 ha of that loss is at the following locations:

- Eastern Electricity Plc land, the Brember Day Centre, South Harrow - partly redeveloped (1.07 ha of a total of 1.5 ha)
- Roxeth Nursery, The Arches, South Harrow (0.38 ha)
- Former Government Offices, Honeypot Lane, Stanmore (3.9 ha)

4.5.10 These sites have now been deleted as Proposal Sites following the adoption of the Harrow Core Strategy in February 2012. The remaining 0.43 ha of land forming the Eastern Electricity Plc land/Brember Day Centre site, South Harrow is also no longer designated as a HUDP site, but remains designated as an Industrial and Business Use Area.

4.5.11 The following sites partly or wholly designated for employment remain in their original use and are designated as proposal sites in the Core Strategy:

- 9-11 St John's Road, Harrow (0.2 ha)
- Harrow on the Hill Station, and land in College Road and Lowlands Road, Harrow (5.8 ha)
- 201-209 Northolt Road, South Harrow (0.08 ha)
- 1-33 The Bridge and 6-14 Masons Ave, Wealdstone (0.15 ha)
- Land at Oxford Road and Byron Road, Wealdstone (0.38 ha)
- 87-111 High Street and land to the rear, Wealdstone (0.45 ha)

Town Centres and Retail

COI	Contextual Indicator	Policy Ref
BD4	Total amount of floorspace for 'town centre uses'	EM4, EM5, EM6, EM7, EM16, EM17 & EM21
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 4b from the 2006/07 AMR monitoring period. This indicator is to show the amount of completed floorspace (gross and net) for 'town centre uses' within (i) town centre areas and (ii) the local authority area. For the purpose of this indicator, 'town centre uses' are defined as Use Class Orders A1, A2, B1a, and D2.</p>		

4.5.12 There were no major retail, office or leisure developments (over 1,000 m²) completed in town centres during the AMR monitoring period, as was the case in the previous five monitoring periods. In 2011/12 the most significant development was the conversion of a basement car park to 270 m² of offices at Talbot House, Imperial Drive, Rayners Lane. In 2010/11 the only notable development was an extension to provide a new function room of 300 m² at Premier House, Canning Road, Wealdstone. In 2009/10 the largest development was at 14-20 High Street, Wealdstone with 444 m² of retail floorspace and 63 residential units. In 2008/09 there was one major retail development at 354-366 Pinner Road, North Harrow where a new supermarket of 1,970 m² and residential units replaced an existing supermarket and bowling alley. However, the retail element of this development has remained vacant since completion.

Table 42 'Town Centre Uses' - Designated Town Centres (Completions)


Use Class	2007/08 Floorspace (m ²)		2008/09 Floorspace (m ²)		2009/10 Floorspace (m ²)		2010/11 Floorspace (m ²)		2011/12 Floorspace (m ²)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Retail (A1)	493	493	2,010	452	610	51	66	-14	13	-820
Office (A2)	0	-62	158	96	0	-879	25	-61	414	38
Office (B1a)	0	-55	0	-1,944	0	-2318	27	-3,870	370	-4,111
Leisure (D2)	0	0	0	-1,475	0	0	300	300	0	0
Total	493	376	2,168	-2,871	610	-3,146	418	-3,645	797	-4,893

Source: Harrow Council, Economic Development, Research & Enterprise


Table 43 'Town Centre Uses' - Whole Borough (including Designated Town Centres) (Completions)

Use Class	2007/08 Floorspace (m ²)		2008/09 Floorspace (m ²)		2009/10 Floorspace (m ²)		2010/11 Floorspace (m ²)		2011/12 Floorspace (m ²)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Retail (A1)	623	586	2,259	146	1,568	450	762	143	23	-873
Office (A2)	0	-136	529	388	0	-879	261	14	414	-88
Office (B1a)	0	-1,500	1,380	-1,037	918	-12,242	27	-3,995	370	-6,075
Leisure (D2)	0	0	0	-2,733	0	0	996	296	326	-89
Total	623	-1,050	4,168	-3,236	2,486	12,671	2,046	-3,542	1,133	-7,125

Source: Harrow Council, Economic Development, Research & Enterprise

HLI	Contextual Indicator	Policy Ref
6.1	No more than 5% of gross retail floorspace in 'out of town centre' locations	EM5
Target: Less than 5% of retail floorspace should be in out of town centre locations		

4.5.13 There was no significant additional retail floorspace in 'out of town centre' locations. The requirement for limiting gross retail floorspace in 'out of town centre' locations to 5% was therefore fully met, as in the previous six years.

HLI	Contextual Indicator	Policy Ref
6.2	Vacancy rate overall for each centre to be no more than 10% of total measured retail frontage	EM24
Target: Less than 10% of town centre retail frontages to be vacant		

4.5.14 Table 44 shows the vacancy rates for the different centres in Harrow for the last five monitoring periods. Vacancy rates are just one of several indicators which can help signify the vitality of a town centre.

Table 44 Percentage of Vacant Retail Frontage in Local Centres, District Centres & Harrow Town Centre

Town Centre	2007/08 Vacancy Rate (%)	2008/09 Vacancy Rate (%)	2009/10 Vacancy Rate (%)	2010/11 Vacancy Rate (%)	2011/12 Vacancy Rate (%)
Harrow Town Centre	4.79	5.62	7.77	6.41	8.95
Burnt Oak (part)	6.73	6.28	8.21	3.49	1.84
Edgware (part)	8.53	6.70	7.33	7.41	14.58
Kingsbury (part)	0.00	3.92	0.00	3.92	3.92
North Harrow	14.73	15.52	23.09	21.03	13.77
Pinner	2.42	3.58	3.63	2.99	3.55
Rayners Lane	8.73	10.34	11.83	9.87	10.66
South Harrow	5.77	4.49	4.34	1.49	3.08
Stanmore	3.36	1.65	0.80	4.95	0.00
Wealdstone	9.65	9.75	10.44	9.15	7.92
Belmont	9.34	11.04	12.66	10.01	6.60
Harrow Weald	3.75	3.21	3.21	3.98	8.35
Hatch End	5.25	3.17	7.13	6.66	4.06
Kenton (part)	11.65	1.59	8.29	6.59	6.18
Queensbury	5.24	5.58	5.06	9.08	7.50
Sudbury Hill (part)	3.33	0.00	6.27	3.27	3.27
Average Rate	6.45%	5.78%	7.50%	6.89%	6.51%

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.15 In 2011/12 three centres had vacancy rates of more than 10%, they were Edgware (part of), North Harrow, and Rayners Lane. In 2010/11 North Harrow also had a vacancy rate greater than 10%, as did Belmont. The highest vacancy rate was in Edgware (part of) where the rate almost doubled as a result of the Masons Arms Public House becoming vacant in this monitoring period. The highest vacancy rate

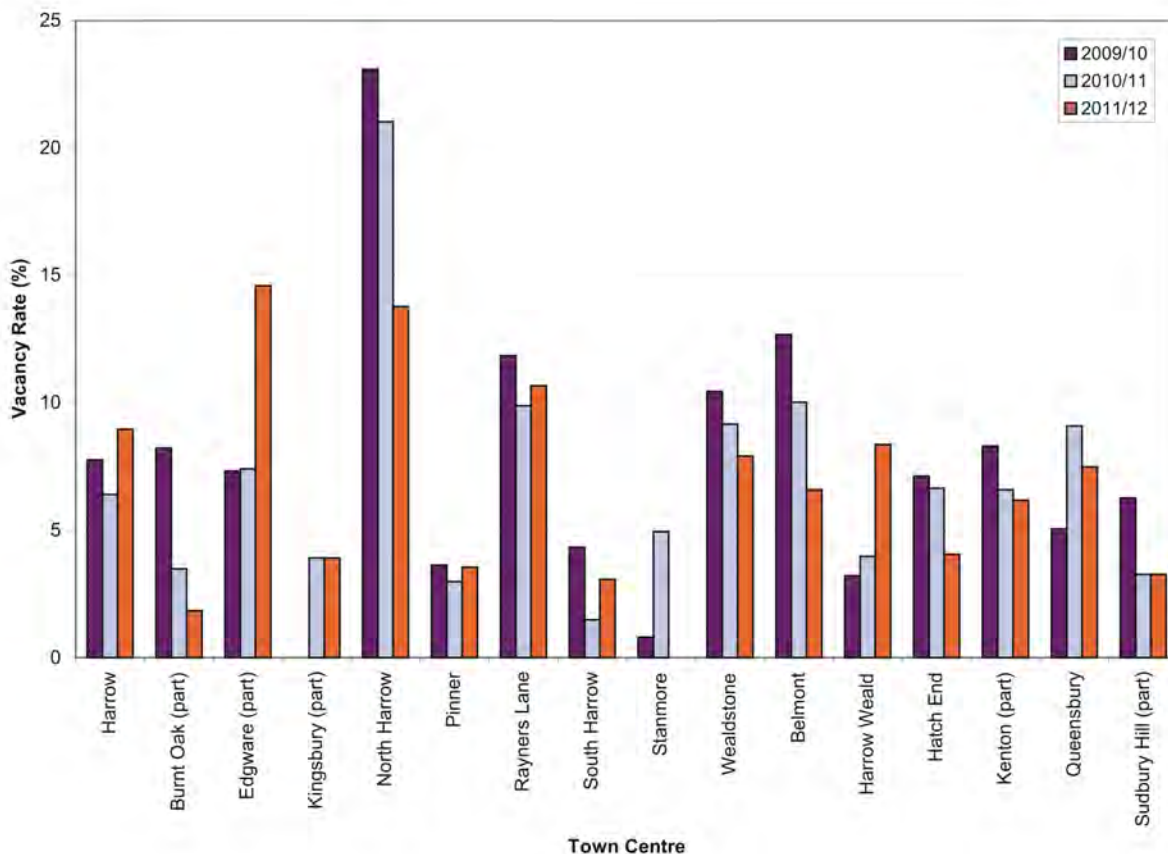
for a centre wholly within the borough was in North Harrow (Picture 11) with 13.77%, although this showed a drop of 7.26% compared to the previous year and was the second successive year where there had been a decrease from the high of 23.09% in 2009/10. Rayners Lane showed a slight increase in 2011/12 compared to the previous year but was still below the 2009/10 level.

4.5.16 Eight centres in total saw a decrease in vacancy levels compared to 11 the previous year. This left only six centres where the vacancy levels increased, Harrow, Edgware (part of), Pinner, Rayners Lane, South Harrow, and Harrow Weald. The level of vacancies for both Pinner and Rayners Lane increased by less than 1%, while Kingsbury (part of) and Sudbury Hill (part of) remained the same (Figure 16).

4.5.17 Excluding the centres which are only partly within the borough, the vacancy rates in Pinner and Stanmore have consistently been the lowest. Over the last five years the average vacancy rates in both Pinner and Sudbury Hill (part of) was 3.23%, behind Stanmore at 2.15% and Kingsbury (part of) at 2.35%.

4.5.18 The average vacancy rate for retail frontages in town centres across the borough has fallen for the second year running from a high of 7.5% in 2009/10 to 6.51% in 2011/12. In London the proportion of vacant shops is 10.1% and an average of 14.6% of shops remain empty across Britain, according to figures compiled by the Local Data Company (LDC).

Figure 16 Percentage of Vacant Retail Frontages in Town Centres 2009/10 - 2011/12



Source: Harrow Council, Economic Development, Research & Enterprise


- 4.5.19** Reducing the number of vacant units in all of Harrow's town centres is a priority for the council. Initiatives within the Economic Development, Research and Enterprise section aim to encourage businesses to move into vacant units to revitalise the shopping districts. In addition, work to improve the public spaces in the town centres and to promote the centres as retail destinations aims to increase footfall in the centres and the patronage of local businesses. This, in turn, will increase demand for retail units in those areas and have a positive effect on vacancy rates.
- 4.5.20** Priorities for this type of intervention will be the areas with the highest vacancy rates and those which are of greatest importance to the economy in Harrow. North Harrow has seen investment and initiatives designed to reduce its high vacancy rate and revitalise the centre to attract a wider range of shoppers. Work in the large centres of Harrow and Wealdstone will focus on public realm improvements and the development of these locations as cultural and entertainment centres as well as retail destinations. Rayners Lane also has a high vacancy rate, but the estate renewal project in the area, which will come to a conclusion over the next couple of years, provides an incentive to revitalise the centre and capitalise on the spending capacity of the local resident population.

Picture 11 Station Road, North Harrow



Source: Harrow Council, Economic Development, Research & Enterprise

4.5.21 Following adoption of the Core Strategy in February 2012 the designation of Edgware was changed from district centre to major centre and Kenton from local centre to district centre. These changes were made to secure consistency with their designation in the London Plan (2011).

6.3	Average footfall levels in metropolitan and district town centres not to fall significantly below 1999 levels	EM24
Target: Footfall should not fall significantly below 1999 levels		

4.5.22 Table 45 compares the footfall⁽²⁵⁾ levels in Harrow and the District/Local Centres over the past six monitoring periods along with the 1999/00 baseline, as the policy target requires. Table 46 gives the total footfall as well as the percentage change against the baseline. This shows a mixed picture with some significant falls from the baseline figure, with the largest being in Wealdstone (26%) and Pinner (22%). There has been a large increase in footfall in Kenton with a 26% rise since 1999/00 while North Harrow, South Harrow and Hatch End have all had a small increase during the same period.

Table 45 Pedestrian Counts in Harrow's Metropolitan, District & Local Centres

Town Centre	1999/00 (Baseline)	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Harrow	2,031,045	-	1,988,855	1,794,570	1,744,605	1,914,880	1,807,860
Burnt Oak	195,045	-	180,885	-	-	176,355	-
North Harrow	103,960	92,175	-	127,545	-	116,460	106,920
Pinner	284,760	-	257,355	-	247,020	-	222,885
Rayners Lane	190,695	-	176,025	-	195,060	178,815	177,735
South Harrow	286,200	-	276,075	-	259,710	304,710	289,530
Wealdstone	269,790	-	286,650	274,455	260,310	249,945	200,820
Hatch End	65,400	-	68,775	-	68,085	-	67,050
Kenton	71,610	-	-	86,940	-	-	90,255
Stanmore	135,945	131,175	-	139,320	-	130,530	-

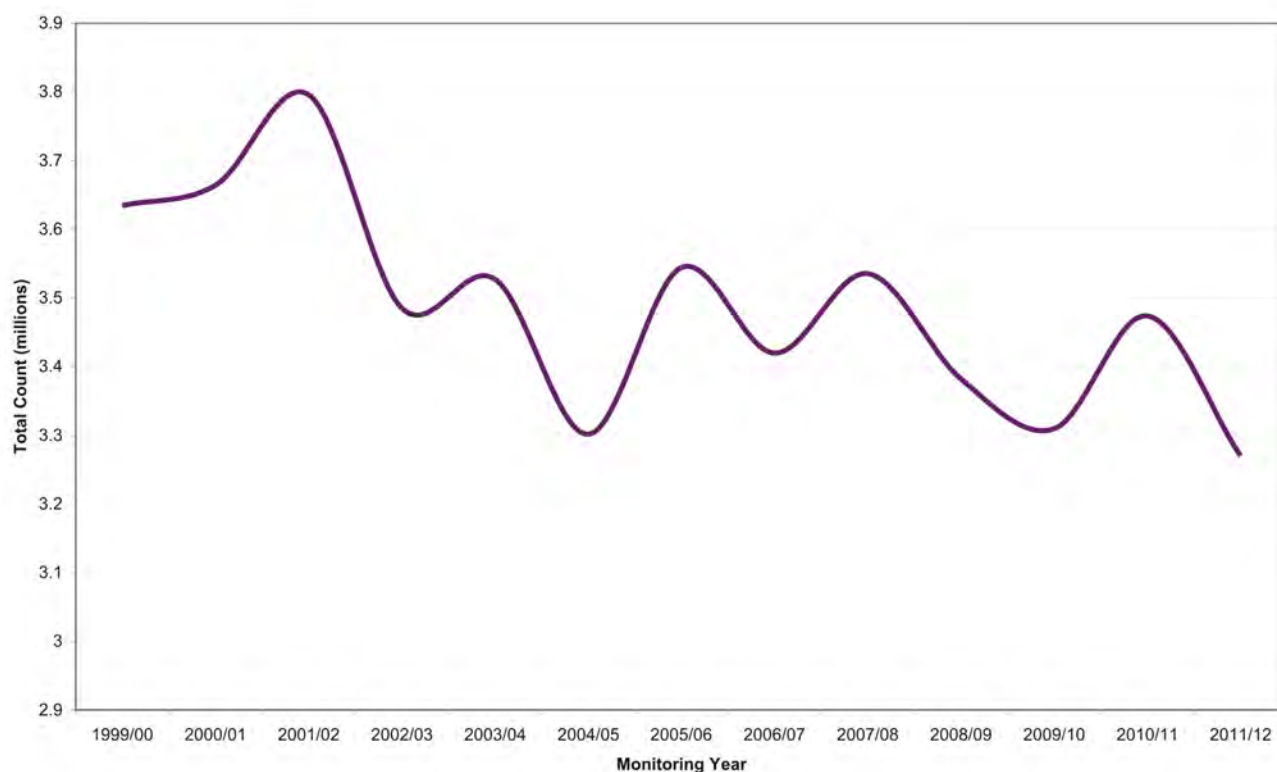
Source: Harrow Council, Economic Development, Research & Enterprise

Table 46 Actual & Percentage Change in Town Centre Footfall 2010/11 & 2011/12 Compared to 1999/00 Baseline

Town Centre	1999/00 (Baseline)	2010/11			2011/12		
		Total Footfall	Actual Change	% Change	Total Footfall	Actual Change	% Change
Harrow	2,031,045	1,914,880	-116,165	-5.72	1,807,860	-223,185	-10.99
Burnt Oak	195,045	176,355	-18,690	-9.58	176,355	-18,690	-9.58
North Harrow	103,960	116,460	12,500	12.02	1069,20	2,960	2.85
Pinner	284,760	247,020	-37,740	-13.25	222,885	-61,875	-21.73
Rayners Lane	190,695	178,815	-11,880	-6.23	177,735	-12,960	-6.80
South Harrow	286,200	304,710	18,510	6.47	289,530	3,330	1.16
Wealdstone	269,790	249,945	-19,845	-7.36	200,820	-68,970	-25.66
Hatch End	65,400	68,085	2,685	4.11	67,050	1,650	2.52
Kenton	71,610	86,940	15,330	21.41	90,255	18,645	26.04
Stanmore	135,945	130,530	-5,415	-3.98	13,0530	-5,415	-3.98
Overall	3,634,450	3,473,740	-160,710	-4.42	3,269,940	-364,510	-10.03

Note: Not all the centres were surveyed in 2011/12, so where this is the case the previous results have been carried forward. Footfall was not recorded for Burnt Oak and Stanmore in this AMR monitoring period.

Source: Harrow Council, Economic Development, Research & Enterprise

Figure 17 Town Centre Pedestrian Counts 1999/00 - 2011/12

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.23 Figure 17 also shows the decline in footfall within centres of 364,510 from 1999 levels which equates to an overall fall of 10.03%, which is similar to the decline suffered by Harrow Town Centre of 11%. Despite the overall picture for the borough showing a decrease in footfall, on average this is not seen as a significant decline and is in line with national trends with reports⁽²⁶⁾ showing that high street footfall has fallen, on average, by more than 10% in just three years (excluding central London). Falling household disposable income, competition from out-of-town centres and supermarkets, and internet shopping all contributing to this decline.

Offices

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Office vacancy rates within the borough	EM4

4.5.24 Between 2003 and 2009 office vacancy rates remained relatively steady between approximately 10% and 12%, with a low of 9.7% in 2005. However, since then there has been a steady increase reaching 13.8 % in 2010 and the highest recorded level of 15.8% in 2011. In 2012 there was a small drop in the vacancy rate to below 15% (Table 47).

4.5.25 There were no planning applications for any major office developments determined during the 2011/12 monitoring period, continuing a trend seen over a number of years.

Table 47 Amount of Office Floorspace & Vacancy Rates in Harrow 2003 - 2012

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	Vacant (%)
2003	354,466	46,135	400,601	11.52
2004	321,529	44,105	365,634	12.06
2005	330,128	35,571	365,699	9.73
2006	325,376	40,240	365,616	11.01
2007	326,796	40,106	366,902	10.93
2008	311,754	36,333	348,087	10.44
2009	306,981	40,457	347,438	11.64
2010	288,131	46,186	334,317	13.82
2011	278,079	52,257	330,336	15.82
2012	275,705	48,468	324,173	14.95

Note: Based on surveys carried out in March

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.26 The overall amount of office space in the borough has dropped by approximately 76,500 m² since 2003.

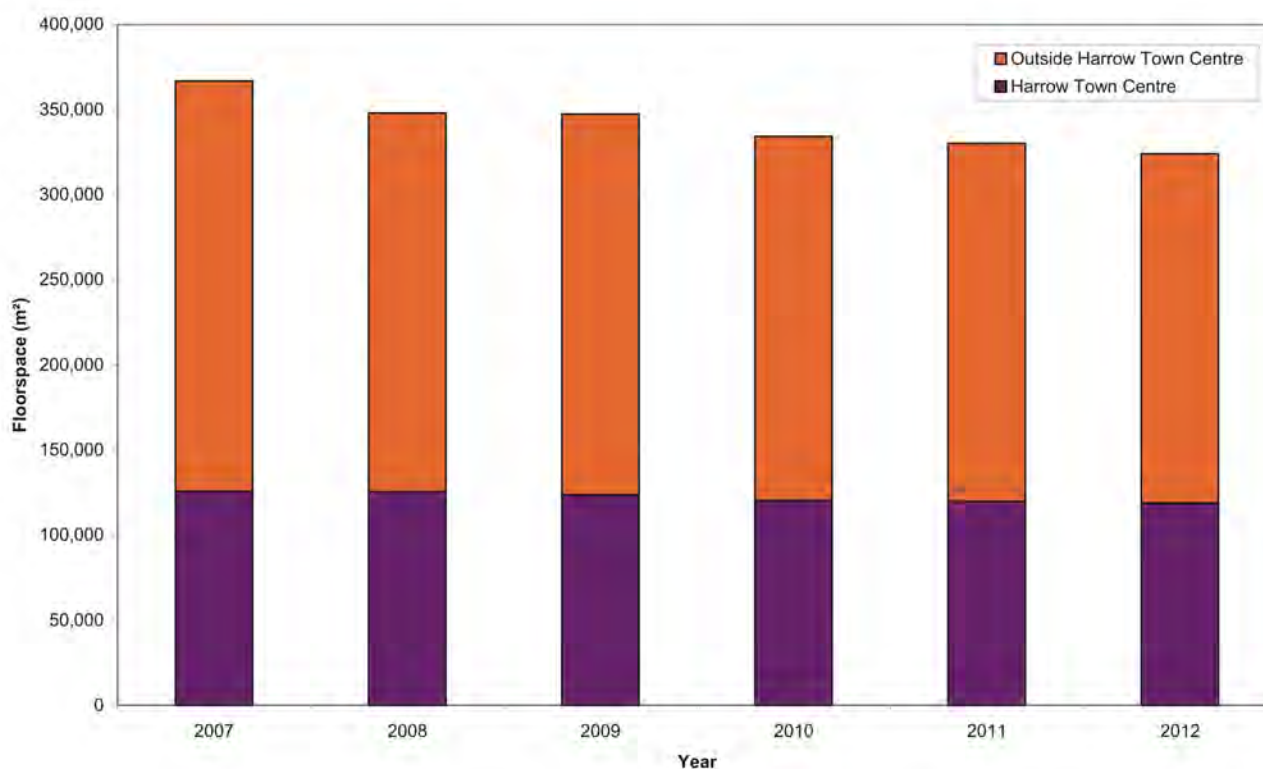
Table 48 Amount of Office Floorspace & Vacancy Rates in Harrow Town Centre 2006 - 2012

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	Vacant (%)
2006	107,422	18,255	125,677	14.53
2007	114,197	11,480	125,677	9.13
2008	107,653	17,907	125,560	14.26
2009	105,261	18,451	123,712	14.91
2010	97,599	22,916	120,515	19.02
2011	83,699	36,048	119,747	30.10
2012	93,248	25,618	118,866	21.55

Note: Based on surveys carried out in March

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.27 Table 48 shows that Harrow Town Centre continues to play an important role in the overall supply of office space in the borough, accounting for some 36% of total stock in 2012. The latest available data shows that in 2011, 25.75% of people in employment in the borough worked in Harrow Town Centre compared to 25.45% in 2010, 25.6% in 2009 and 27.3% in 2008.

Figure 18 Total Office Floorspace 2007 - 2012

Source: Harrow Council, Economic Development, Research & Enterprise

- 4.5.28** As with the borough as a whole, office floorspace within Harrow Town Centre has declined modestly in recent years from a relatively stable base in 2006 and 2007, but the level of vacancy increased dramatically from just under 15% in 2009 to 30% in 2011. A significant part of this increase was as a result of Lyon House, Lyon Road (9,250 m²) becoming vacant during 2010/11. However, in this monitoring period both Lyon House and Equitable House (also in Lyon Road) have been partly demolished pending planning approval for a mixed-use development of residential, office, and other uses. Although, this proposed development will result in a net loss in office space of 10,450 m², the new office floorspace provided will better meet the demands of prospective businesses wishing to relocate to Harrow.
- 4.5.29** Figure 18 shows a steady decline in the total office floorspace within the borough, while office floorspace in Harrow Town Centre has remained fairly constant.

Regeneration Projects & Initiatives

- 4.5.30** Regeneration work in the borough has been focused in the following key areas:

Heart of Harrow

- 4.5.31** Working with the Greater London Authority (GLA) family, the council has secured the designation of an Intensification Area within the London Plan for Harrow Town Centre, Wealdstone Town Centre and the Station Road corridor. This regional designation has, in parallel with the London Plan, been carried forward as a central part of the spatial vision for the borough set out within the Harrow Core Strategy. The council, in partnership with the GLA, developers and the community, is at an advanced stage in the preparation of an Area Action Plan for the Heart of Harrow to realise the long term regeneration potential of this part of the borough.
- 4.5.32** Within the Heart of Harrow, an application for the redevelopment of former offices at Equitable House and Lyon House in Lyon Road, Harrow town centre, was submitted to the council on 21st November 2011. The application sought the redevelopment of the site to provide 287 dwellings, 3,000 m² commercial floorspace (for offices, D1 and retail uses) and public realm improvements. The application was reported to the council's Planning Committee on 16th May 2012 which resolved to grant planning permission subject to the completion of a Planning Obligation. Meanwhile work on a development to provide a new supermarket and 146 flats at Trident Point (previously known as Neptune Point), to the west of Harrow Town Centre, commenced during 2011/12. The progress of these developments will be reported in the next AMR for the period 2012/13.

Kodak Site (including Zoom Leisure)

- 4.5.33** Following a memorandum of understanding completed in July 2010, a planning application was submitted to the council on 22nd December 2011 by LS Harrow Properties Ltd. for the redevelopment of the Kodak and former Zoom Leisure site. The application sought outline planning permission for the comprehensive, phased redevelopment of the site to provide 985 dwellings, 35,975 m² business and employment use floorspace, student accommodation, senior living accommodation, an assisted living care home, a supermarket and some small A1-A5 units, commercial and community uses, a primary school, energy centre and open space. Details of

the application were reported to the council's Planning Committee on 26th June 2012, which resolved to grant permission subject to the completion of a Planning Obligation. Further details will be reported in the next AMR for the monitoring period 2012/13. (Picture 12).

Mill Farm and Rayners Lane estate renewal

4.5.34 Following a tenant's stock transfer, the council has secured approval for and implemented with Catalyst Communities Housing Association (CCHA) the comprehensive renewal of the Mill Farm local authority housing estate. Construction is now underway to provide 158 units. Meanwhile, in Rayners Lane, further phases of renewal replacing existing inefficient and unsuitable housing stock with mixed tenure homes for existing and new residents continue to be developed with the Home Group. The new homes will complement a new community facility provided at the heart of the development.

Bentley Priory

4.5.35 RAF Bentley Priory is a Grade II* former mansion and historic garden in the Green Belt. The former RAF base (and headquarters of Bomber Command during World War II) is of national significance. Through a revised and amended planning permission, work on site has commenced to deliver the restoration of the listed building, a new museum and the restoration of the gardens, alongside new homes.

Other Initiatives

4.5.36 In addition to the above schemes to promote job creation, a number of new initiatives have been introduced to safeguard jobs and support residents into employment. The former has involved the delivery of skills and employment programmes. The latter (Outer London Fund) has involved activities to increase footfall, spending and investment in Harrow Town Centre and district centres.

4.5.37 Activities to promote skills and access to employment included:

- The establishment of the Xcite Work Club, delivering employment support workshops and job fairs
- Development of cross agency protocols to support members of workless families into employment
- Implementation of an apprenticeship programme supporting residents access into apprenticeships in the council, with the council's suppliers and through opportunities created through the planning process on major developments in Harrow
- Production of investment profiles for North Harrow and Rayners Lane focusing on demographics, travel to shop patterns and analyses of the shopping centres
- A training programme to support young people gain work experience

Outer London Fund

4.5.38 In summer 2011 Harrow Council won £860,000 to spend in North Harrow and Harrow Town Centre by 31st March 2012. The funding was secured to invest in a range of projects to boost footfall and spend. The council chose these areas respectively

because of the economic importance of Harrow Town Centre, and the scale of vacant shop units in North Harrow. The money has been invested in a range of projects to promote footfall, spending and investment.

Harrow Town Centre

- A series of events including the installation of a light garden, which generated national and local press coverage
- Harrow's first food festival and dance festival
- Town centre management
- Visual merchandising training to support independents traders promote their shops and businesses
- Development of a Harrow Town Centre website to promote businesses on-line
- Production of an Invest in Harrow Town Centre DVD to secure Foreign Direct Investment (FDI)
- Pop up shop to bring an empty business back into use
- Banners to decorate the streets and festive lights
- Public realm improvements to improve the capacity of the town centre to host events
- Animating the town centre, producing a film designed by college students to project onto and promote the town centre

4.5.39 In the 4th quarter of 2011/12 Harrow Council secured £1.7m for Harrow Town Centre. This money will be matched by £300,000 from Harrow Council. The capital element of the programme will be used to create a town park and performance space, public realm improvements including parking and wayfinding signage. The revenue element of the programme will be used to stage events and develop a Business Improvement District in the town centre.

North Harrow

- Street markets and shop local events
- Visual merchandising training to support independents traders promote their shops and businesses
- Development of a North Harrow website to promote businesses on-line
- Additional parking bays and improvements to the car park to provide for convenience shopping
- Banners to decorate the streets and festive lights
- Town centre management
- Events, including a street market to attract additional footfall in North Harrow
- Planters to improve the appearance of the area
- Local Development Order to provide greater flexibility in business use
- Good practice project to support traders develop their local district centre

4.5.40 During this monitoring year work commenced on a Local Development Order (LDO) for North Harrow to allow greater flexibility in planning controls over the change of use of shops in the centre. The aim of the LDO is to reduce the proportion of empty premises, in parts of the District Shopping Centre which have been experiencing a significant increase in the rate of empty shops. The LDO extends permitted

development rights for changes of use of ground floor premises as specified in the Order. The LDO was subsequently adopted in July 2012 and covers parts of the District Shopping Centre most affected by the increase in the rate of empty shops. The first annual survey will be undertaken in the next monitoring year, but an informal survey has indicated there has already been a reduction in the number of vacant units within the area of the LDO.

Picture 12 Proposed Redevelopment, Kodak Site, Harrow



Source: Image provided courtesy of Land Securities

Changes of Use and Losses of Employment Land

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Losses of employment land in: i) Employment Areas ii) Local authority area	EM14, EM15
Target: No loss of employment land in designated Employment Areas		X

4.5.41 Designated Employment Areas are those identified on the HUDP proposals map as business use areas and industrial & business use areas and incorporates London Plan Strategic Industrial Locations (SIL). Following the completion of a replacement Employment Land Study (2010), Harrow's adopted Core Strategy identifies a

sequential approach for the plan-led release of surplus stock which favours the release of non-designated employment land over designated sites, and which allows for the managed consolidation of the Wealdstone strategic industrial location through the preparation of the Heart of Harrow Area Action Plan. Sites for mixed-use redevelopment and rationalisation of the boundaries of designated business and industrial use areas outside of the Intensification Area are identified in the emerging Site Allocations DPD. Detailed policy criteria for the management of the borough's business and industrial use land supply are set out in the emerging Development Management Policies DPD. Pending the adoption of these documents in 2012/13, and any associated changes to the borough's policies map, the existing HUDP designations and saved employment policies remain in force.

Table 49 Gains/Losses of Employment Land in Designated Employment Areas (based on Completions)

Use Class	2009/10				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.595	79.65	-0.595
B2	0	n/a	0	n/a	0
B8	0	n/a	0.067	38.51	-0.067
Total	0		0.662		-0.662

Use Class	2010/11				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.058	21.59	-0.058
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
Total	0		0.058		-0.058

Use Class	2011/12				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.073	13.91	-0.073
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
Total	0		0.073		-0.073

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.42 In 2007/08 and in 2008/09 there was no change in the amount of employment land in Harrow and for this reason the two monitoring periods prior to 2009/10 have not been included.

4.5.43 Table 49 shows a loss of both B1 and B8 employment land totalling 0.662 ha in 2009/10 and a 0.058 ha loss of B1 employment land in 2010/11. In 2011/12 there was a loss of 0.073 ha of B1 employment land, 13.91% of this land was within a designated employment area.

Table 50 Gains/Losses of Employment Land in Harrow (including Designated Shopping Areas) - based on Completions

Use Class	2007/08				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.429	100.00	-0.429
B2	0	n/a	0	n/a	0
B8	0	n/a	0.198	100.00	-0.198
Total	0		0.627		-0.627

Use Class	2008/09				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.006	100.00	11.858	100.00	-11.852
B2	0	n/a	0	n/a	0
B8	0	n/a	0.308	100.00	-0.308
Total	0.006		12.166		-12.160

Use Class	2009/10				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.747	100.00	-0.747
B2	0	n/a	0.020	100.00	-0.020
B8	0	n/a	0.174	100.00	-0.174
Total	0		0.941		-0.941

Use Class	2010/11				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.003	100.00	0.271	100.00	-0.268
B2	0	n/a	0.170	100.00	-0.170
B8	0	n/a	0.114	100.00	-0.114
Total	0.003		0.555		-0.552

Use Class	2011/12				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.025	100.00	0.521	100.00	-0.496
B2	0	n/a	0	n/a	0
B8	0	n/a	0.01	100.00	-0.010
Total	0.025		0.531		-0.506

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.44 Total employment land that has been lost or gained in Use Classes B1, B2 & B8 within the borough (both within and outside the Designated Employment Areas) is shown in Table 50. In 2011/12 there was a net loss of 0.506 ha of land comprising 0.496 ha from B1 use, none from B2 and 0.010 ha from B8. This follows a downward trend established over the last few years. This may be attributed to the lessening importance placed on industry in the London economy and the increasing significance of the tertiary/service sector.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of employment land lost to residential development	EM15

4.5.45 The total amount of employment land lost to residential use within the borough was 0.374 ha in 2011/12. This was largely made up of new build and the change of use of some offices to residential use. The largest in terms of loss of employment land were:

- Church Farm, High Street, Pinner where 0.15 ha was lost to provide five new houses
- Kingsgate House, The Broadway, Stanmore to provide 17 flats (0.105 ha)
- Sheridan House, St. Anns Road, Harrow to provide six flats (0.48 ha)
- East Croft House (formerly Raebarn House), Northolt Road, South Harrow to provide eight flats (0.046 ha)

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Change of use completions (over 1,000 m ²)	EM15

4.5.46 In 2011/12 there were no schemes over 1,000 m² with change of use involving a change to A or B Use Classes. This follows a similar pattern to the previous four years. The only scheme that was completed in 2011/12 was for educational use at 152-158 Northolt Road, South Harrow (Table 51).

Table 51 Change of Use Completions (A, B, C, D uses & SG over 1,000 m²) 2007/08 - 2011/12

Use Class	2007/08 Floorspace (m ²)	2008/09 Floorspace (m ²)	2009/10 Floorspace (m ²)	2010/11 Floorspace (m ²)	2011/12 Floorspace (m ²)
A1	0	0	0	0	0
A2	0	0	0	0	0
A3	0	0	0	0	0
A4	0	0	0	0	0
A5	0	0	0	0	0
B1	0	0	0	0	0
B2	0	0	0	0	0
B8	0	0	0	0	0
C1	0	0	0	1,872	0
C2	0	0	0	0	0
C3	-	-	-	-	-
D1	1,358	0	3,718	1,440	1,022
D2	0	0	0	0	0
SG	6,014	0	0	1,480	0
Total	7,372	0	3,718	4,792	1,022

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.47 Full details of the Use Classes Order can be found in **Appendix H**.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net gain/loss for each Use Class based on permissions granted in 2011/12	EM14 - EM21, EM26 & EM27

4.5.48 In 2011/12 permissions data reveals an overall net loss of B1, B2 and B8 employment land/floorspace. Table 52 shows that permission was granted, in 2011/12, for a total of 19,828 m² B1, B2 and B8 floorspace to be lost, this is compared with 17,972 in 2010/11, 7,265 m² in 2009/10, 3,728 m² in 2008/09 and 14,104 m² in 2007/08. As in

the previous year, the loss of floorspace can be attributed mainly to the continued loss of office space to residential and educational uses. Overall, as well as a net loss of floorspace in Use Class B, there has also been a net loss in Sui Generis uses of 3,939 m². There has been a net gain of floorspace in Use Classes A, C and D, continuing the trend seen over the previous four years.

Table 52 Net Losses/Gains for Use Classes A, B, C, D (parts) & SG based on Permissions

Use Class	Permissions					Floorspace (m ²)				
	07/08	08/09	09/10	10/11	11/12	07/08	08/09	09/10	10/11	11/12
A1	119	97	68	84	80	-1,039	-1,654	2,063	-2,445	5,667
A2	64	45	22	34	39	1,326	599	196	2,170	289
A3	57	48	45	57	63	1,125	1,464	2,034	-204	1,645
A4	43	26	13	25	16	-1,400	-201	-741	-2,362	-3,228
A5	24	27	12	19	33	467	350	259	494	366
Total (A)	307	243	160	219	231	479	558	3,811	-2,347	4,739
B1	52	80	43	43	60	-14,700	-2,983	-5,495	-16,262	-18,075
B2	6	11	7	13	13	-147	-2,008	534	2,714	-501
B8	12	6	5	3	6	743	1,263	-2,304	-4,424	-1,252
Total (B)	70	97	55	59	79	-14,104	-3,728	-7,265	-17,972	-19,828
C1	4	1	4	7	5	814	119	3,398	8,949	5,751
C2	13	13	14	12	21	2,633	10,097	226	3,131	15,973
Total (C)	17	14	18	19	26	3,447	10,216	3,624	12,080	21,724
D1	107	122	126	145	128	11,589	13,777	10,857	14,592	11,789
D2	35	34	27	33	17	482	5,816	838	2,926	-115
Total (D)	142	156	153	178	145	12,071	19,593	11,695	17,518	11,674
SG	96	58	39	68	95	211	1,483	1,209	-28,997	-3,939

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.49 It appears that the existing policies (EM16, EM17, EM18 & EM19) continue to be successful in preventing loss, as permissions were granted for a gain in A1 uses in 2011/12.

4.5.50 The most significant permissions granted in this monitoring period are:

- Replacement nursing and care home and associated day centre at The Princess Alexandra Home, Common Road, Stanmore, 11,728 m² (C2 use)
- Two storey extension and a new four storey building at Tesco, Station Road, Harrow, 11,692 m² (6,078 m² net) (A1/A2/A3 uses) (Picture 13)
- Erection of a residential care home at the former Matrix Public House, Alexandra Avenue, Harrow, 4,075 m² (C2 use)

- Erection of a residential care home adjacent to Harrow Leisure Centre, Christchurch Avenue, Wealdstone, 3,245 m² (C2 use)
- A hotel development of 3,112 m² at Temple House, Station Road, Harrow (A3/A4/C1 uses)
- A hotel development of 2,962 m² at the former Sam Maguire Public House, High Street, Wealdstone (A3/C1 uses)

Picture 13 Tesco, Station Road, Harrow



Source: Harrow Council, Economic Development, Research & Enterprise

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Amount of vacant warehouse (B8) floorspace	EM14

4.5.51 Table 53 shows that the vacancy rate for Storage & Distribution uses in Harrow fell by 0.75% in 2011/12 to 14.07%, a slight decrease compared to 2010/11. However, this still demonstrates a continuing upward trend which as been evident over the last four monitoring periods. While this does raise some concern, it is not considered a

major problem. Older warehouse stock is largely located in South Harrow and Stanmore, with higher vacancy rates, it may provide cheap accommodation for small businesses or offer redevelopment opportunities.

Table 53 Storage & Distribution Floorspace in Harrow 2007/08 - 2011/12

	2007/08 Floorspace (m ²)	2008/09 Floorspace (m ²)	2009/10 Floorspace (m ²)	2010/11 Floorspace (m ²)	2011/12 Floorspace (m ²)
Vacant B8	9,541	11,726	12,702	14,666	14,096
Occupied B8	88,398	85,055	85,149	84,310	86,057
Total B8	97,939	96,781	97,851	98,976	100,153
% Vacant	9.74%	12.12%	12.98%	14.82%	14.07

Source: Harrow Council, Economic Development, Research & Enterprise

Employment, Town Centres and Retail Summary 2011/12

	Summary
Employment Land	<ul style="list-style-type: none"> There were no major employment generating developments completed in this period
Town Centres and Retail	<ul style="list-style-type: none"> The average vacancy rate for retail frontages in town centres across the borough continues to fall. The number of town centres that have a vacancy rate of over 10% has increased from two to three. Overall the footfall within town centres has fallen by 10.03% since 1999. Kenton has experienced an increase in footfall of 26%. However, of concern is Wealdstone which has experienced a drop in footfall of around 26%. In summer 2011 Harrow Council received £860,000 Outer London Funding for North Harrow and Harrow Town Centre. The funding was secured to invest in a range of projects to boost footfall and spend.
Change of use and Loss of Employment Land	<ul style="list-style-type: none"> Overall there was a net gain of floorspace in Use Classes A, C & D There was a net loss of Employment Land (Use Classes B1, B2 & B8) which continues the trend that the borough has experienced in the last few years

4.6 Recreation, Sports and Leisure

4.6.1 Sports, recreation, arts and cultural & entertainment activities are important within the community, enriching many people's lives and providing a wide range of benefits, such as better health, social integration and employment. Harrow has the potential to become a greater attraction to visitors and tourists. It has an internationally recognised name, good transport links with central London, attractions such as Headstone Manor, Harrow Museum and Harrow School as well as proximity to pleasant, accessible countryside. Harrow is well placed to participate in, and contribute to, the prospects and demands of London life, including opportunities arising from the London Olympics and Paralympics in 2012.

4.6.2 There are no specific indicators for leisure and tourism, but it is beneficial to give an update on progress in the implementation of the HUDP and other schemes being carried out in the borough.

The HUDP Recreation, Leisure and Tourism policy objectives are:

- I. To encourage provision, use and improvement, of a range of leisure and recreation facilities and participation by all sections of the community;
- II. To encourage the development and availability of land and buildings for sports, arts, cultural, entertainment and social activities; and
- III. To encourage tourism development that enhances the borough's attractions, makes the best use of cultural resources and opportunities in the borough and contributes to a high quality environment.

4.6.3 There are several facilities and initiatives taking these objectives forward including:

- Championing Harrow
- London 2012 Pre-Games Training Camps
- London 2012 Cultural Olympiad
- London Youth Games 2011
- Department for Culture, Music & Sport (DCMS) Swimming Development Plan
- Sports Development
- Football Development
- Harrow Leisure Centre
- Bannister Sports Centre
- Harrow Arts Centre
- Harrow Shed
- Headstone Manor, Harrow Museum and Heritage Centre
- Flash Musicals Youth Theatre
- Under One Sky
- Tourism

Championing Harrow

4.6.4 The aim of Championing Harrow is to use the 2012 London Olympics and Paralympics to inspire young people, residents and businesses and encourage greater participation in sport, culture, volunteering and community involvement as well as providing

opportunities for tourism and business development. A Championing Harrow Task Force was established in November 2006 to maximise the impact of the 2012 London Olympic and Paralympic Games for Harrow.

4.6.5 The Championing Harrow Action Plan is refreshed every month and the Championing Harrow Task Force includes representatives from all council services and key partners. A new Championing Harrow Officer was put in place (part-time) in August 2011. The Harrow Task Force will continue to steer the action plan which is a working document and now focuses on three key areas:

- Funding Opportunities
- Impact on Indicators
- Relevant Outcomes

4.6.6 In April 2012 the Championing Harrow microsite will be launched and in the run up to the Games it will be a refreshed interactive site which will be the source of all information regarding the Olympics and Paralympic Games in London 2012 and events which Harrow organises and delivers during this time. Also, it should prove to be a more palatable way for Harrow residents and others to receive information such as volunteering opportunities, news and information about exhibitions that the public can engage with. The microsite will prove to be a support to the legacy of the Championing Harrow brand after the Games.

London 2012 Pre-Games Training Camps

4.6.7 More than 600 sports facilities London-wide have been selected to appear in the London 2012 Organising Committee's Pre-Games Training Camp Guide and this was distributed at the 2008 Beijing Games. The Pre-Games Training Camp Guide contains details of sports facilities across the UK, and gives teams and individual athletes a selection of training venues in the run up to the London 2012 Olympic and Paralympic Games.

4.6.8 The venues selected for the Pre-Games Training Camp Guide in Harrow are as follows:

- Aspire National Training Centre - Boccia, Paralympic Volleyball (sitting), Wheelchair Basketball and Wheelchair Rugby
- Harrow Leisure Centre - Basketball, Fencing, Handball, Taekwondo and Volleyball
- Harrow School - Archery and Athletics
- Zoom Leisure Centre - Boxing

4.6.9 Three National Paralympic Committees have enquired about facilities in Harrow; Tunisia, Kyrgyzstan and Bangladesh. Officers are also working sub-regionally with other West London boroughs and participating countries to secure a pre-games training camp in the run-up to the London 2012 Olympic and Paralympic Games.

London 2012 Cultural Olympiad

- 4.6.10** The four-year London 2012 Cultural Olympiad started at the end of the Beijing 2008 Paralympic Games. The Cultural Olympiad will be the largest cultural celebration in the history of the modern Olympic and Paralympic Games, designed to give everyone in the UK a chance to be part of London 2012, staging a series of events to showcase the UK's arts and culture to the rest of the world.
- 4.6.11** The '2012 Open Weekend', was held at the end of July 2011 and was a celebration to mark a year to go until the Olympic and Paralympic games in 2012. Harrow's '2012 Open Weekend' hosted free sports and arts activities all over the borough, with activities taking place at the Harrow Arts Centre, Hatch End Swimming Pool and Library, the Aspire National Training Centre in Stanmore, the Harrow Weald Campus of Harrow College, Gayton Library and Harrow's new Neighbourhood Resource Centres (Byron Park, Kenmore and Vaughan).
- 4.6.12** The Paralympic celebration 'one year to go countdown' was held in September 2011 at the Aspire Centre. This event let children from schools in Harrow take part in taster sessions of Paralympic sports.
- 4.6.13** The London 2012 Cultural Olympiad will end in 2012 with a 12-week cultural celebration across the UK, bringing together leading artists from all over the world, including music, film, visual arts, fashion, theatre, carnival and more.
- 4.6.14** Other notable achievements so far include the award of a 'London 2012 Inspire Mark' to a scheme in Harrow. The Inspire Mark is awarded to exceptional projects inspired by the London 2012 Games. The exhibition 'Here in Harrow', led by Hatch End High School and celebrating Harrow's diverse community was awarded the Inspire Mark in 2009.

London Youth Games 2011

- 4.6.15** The Games, sponsored by Balfour Beatty, are managed by the London Youth Games Foundation, which is a registered charity. The London Youth Games Foundation was set up in 1986, nine years after the Games were established as one of Queen Elizabeth II's Jubilee projects.
- 4.6.16** The 2011 Balfour Beatty London Youth Games was the most successful in the event's 34 year history with a record 71,000 young participants from 33 London boroughs, representing their local borough in one of 60 competitions across 30 sports.
- 4.6.17** There were 26 competition days taking place across London featuring competitions, including Main Games, Mini Games, Central London School Games and some new development sports. There were competitions in both individual and team sports for male, female, able bodied and disabled competitors.
- 4.6.18** With over 120 young people taking part in the event at an atmospheric Lord's Indoor School, Harrow's Under 13 Boys Cricket Squad won the Cricket Tournament retaining the Rodney Fitzgerald Cricket Cup. Harrow took the title after a titanic struggle with Havering in the final. England and Middlesex Cricketer Beth Morgan, a Women's World Cup winner presented the prizes to the medallists.

DCMS Swimming Development Plan

4.6.19 Harrow Council was awarded £1.8 million by the Department for Culture, Music and Sport (DCMS) and Sport England to invest at Hatch End Pool. The money was used to fund improvements including a new reception area and new fully Disability Discrimination Act (DDA) compliant male and female changing facilities, the pool reopened in May 2010. Since the refurbishment was completed the number of people using the facilities has gone up year on year.

4.6.20 Harrow also received £65,000 to facilitate the DCMS Free Swimming Programme. The project was intended to allow people aged 16 and under and 60 plus to swim for free for two years and commenced in April 2009. However, DCMS funding was cut in July 2010 with free swimming for 16s and under now only offered during the school holidays until 2012 when the funding will come to an end. Swimming for people aged 60 and over continues to be free.

4.6.21 Attendance figures at the borough's swimming pools over the last three monitoring periods show a 21.6% fall in the total number of participants in swimming in Harrow since 2010/11 and a 49.8% fall since 2009/10. They also show a 7.1% increase in the number of 16s and under since 2010/11 but a 60.1% fall since 2009/10. The number of people aged 60 and over remained steady between 2009/10 and 2010/11 but fell by 34.4% in 2011/12 (Table 54).

Table 54 DCMS Free Swimming Programme Attendance 2009/10 - 2011/12

	2009/10			2010/11			2011/12		
	16 and under	60 and over	Total	16 and under	60 and over	Total	16 and under	60 and over	Total
Harrow Leisure Centre	33,483	22,760	56,243	13,374	23,383	36,757	13,087	12,102	25,189
Hatch End Pool	7,326	4,102	11,428	1,622	4,393	6,015	2,931	5,063	7,994
Aspire National Training Centre	-	1,008	1,008	200	948	1,148	250	1,013	1,263
Total	40,809	27,870	68,679	15,196	27,724	43,920	16,268	18,178	34,446
<small>Note: Hatch End Pool was closed for refurbishment in December 2009 and remained closed for the remainder of the 2009/10 monitoring period</small>									
<small>Source: Harrow Council, Sports & Leisure</small>									

4.6.22 Hatch End Pool and Harrow Leisure Centre are now managed by Greenwich Leisure Limited (GLL), a charitable social enterprise, who working in partnership with Harrow Council aim to provide a wide range of sport and recreation facilities. This partnership is dedicated to delivering first class facilities that reach out to all sections of the local community.

Sports Development

- 4.6.23** Watford Football Club, through its Community Sports & Education (CSE) Trust deliver various programmes within the borough. This includes Kickz, a Metropolitan Police/Premier League initiative, run at the Beacon Centre in Rayners Lane and at Hatch End High School. Activities including football, boxing, dance and table tennis were provided three evenings a week throughout the year.
- 4.6.24** Harrow Council and Watford FC having been successful in being awarded MyPlace lottery funding for the complete redevelopment of the Cedars Youth & Community Centre in Harrow Weald, started to see the commencement of the build programme. The old building was demolished in November 2010 and is being replaced with a brand new building costing £4.2 million which will open in May 2012. The Club will transfer its Harrow Weald Kickz provision and various sporting and education programmes to this facility, while the programmes delivered elsewhere will continue as before.
- 4.6.25** In addition, Safer Neighbourhoods programmes were run in, amongst other venues, Byron Park, Harrow Leisure Centre and Harrow High School.

Football Development

- 4.6.26** The Hive Football Centre in Camrose Avenue, Edgware which opened in December 2009 is a major sporting hub in the borough managed by Barnet Football Club, offering modern state-of-the-art facilities for local people.
- 4.6.27** The completed first phase provides two full size all-weather floodlit artificial pitches (divisible into six smaller pitches) and grass pitches, including dedicated training areas. The ground floor of the main building provides changing and associated facilities. The plans for Phase Two include a stadium (for which planning permission has been granted), and further indoor sports facilities to enable the complex to become an FA Centre of Excellence.
- 4.6.28** Another of the positives for Barnet FC is that The Hive meets the requirements of a Category 2 Academy, as laid out by the Premier League. The club has announced that they will be spending £4 million to improve the facilities, including a gym, classrooms, banqueting suite, offices and a restaurant. This will provide a new venue within the borough for conferences, corporate events and training days.

Harrow Leisure Centre

- 4.6.29** Harrow Leisure Centre is one of the largest multi purpose centres in London. It not only provides sports and leisure activities to the community but also has a licence to operate a range of functions including cultural activities such as prayers and religious festivals.
- 4.6.30** The facilities include a 33 metre x 16 metre swimming pool, 12 metre x 16 metre teaching pool, three multi purpose sports halls, 140 station gym, 1,600 capacity function hall, 300 capacity function suite, eight squash courts, climbing wall, three multi purpose rooms, dance studio, adventure world kids play area, snooker room, beauty treatment room, café and a crèche.

4.6.31 In 2009/10 Harrow Council invested £400,000 to pay for improvements at Harrow Leisure Centre. This included the refurbishment of the changing facilities, showers and toilets, which were in poor condition. The Masefield Suite, a conference and meeting facility, was also refurbished increasing the earning capacity of the Leisure Centre. The Harrow Leisure Centre was taken over by new management, Greenwich Leisure Limited on 1st May 2011.

Bannister Sports Centre

4.6.32 Bannister Sports Centre, opened in 1967 by Sir Roger Bannister, is the home of Harrow Athletics Club. Situated in Hatch End, this outdoor facility comprises an eight lane athletics track, adult and junior football pitches and rugby pitches. The facility is available to hold school sports days, corporate training days, sponsored charity events or training for your sports team. Bannister Sports Centre is also now managed by Greenwich Leisure Limited.

Harrow Arts Centre

4.6.33 Harrow Arts Centre (HAC) is Harrow's only professional arts venue and is committed to providing access to the arts for people from every background. HAC delivers year-round public entertainment programming, creative workshops, art, dance and drama classes and is supported by a facilities and functions hire business.

4.6.34 The main source of earned income at HAC is the private hire of classrooms and performance venues to a wide range of organisations and individuals, with over 85 groups regularly using HAC as the base for their activities. Alongside these organisations, the Adult and Community Learning Service deliver a wide range of arts and non-arts classes at HAC and support private tutors delivering their own classes. Two resident companies have offices within the HAC buildings; both are dance organisations producing new work, student and professional shows and providing classes for children. Harrow Council's Music Service is also based at HAC and uses the venue for five student music festivals each year as well as a rehearsal space for out-of-school groups. HAC is also a registered wedding venue.

4.6.35 During 2011/12 HAC presented more than 180 live performances and films, hosted 50 cultural, corporate and function events, and provided facilities for the delivery of over 7,000 workshops and classes.

4.6.36 Audiences to HAC events reached 16,000 this year, a 46% increase on 2010/11. HAC has exceeded the targets for reaching audiences in the Harrow Weald, Wealdstone, Central Harrow, South Harrow corridor, achieving a 39% increase in households from these areas buying tickets. Visits to HAC for classes, workshops and private events reached 172,000 this year, a 26% increase on 2010/11.

4.6.37 This year also saw the launch of three new programmes to engage the local community:

- Associate Groups are community and voluntary arts organisations who use HAC as their base for providing low-cost arts opportunities to local people and receive special benefits as support from HAC for this work

- HAC Ambassadors are volunteers who help engage new audiences, through promoting events and activities with their local communities, and advising on future programme events
- A youth engagement programme, funded by John Lyons Charity, to develop young audiences, artists and producers. Through this scheme and other projects with schools 151 children and young people achieved a nationally recognised Arts Award at HAC in 2011/12.

4.6.38 In 2011/12 HAC supported the work of two resident companies, the internationally renowned Srishti Dance Company, who staged their critically acclaimed *Love is in the Air* at HAC in April; and the highly successful Bearfoot School of Performing Arts whose original work *Class of '58* drew audiences of nearly 1,000 people.

Picture 14 Simply Daisy's Café



Source: Harrow Council, Harrow Arts Centre

4.6.39 Other achievements include:

- 150 people volunteered at HAC in 2011/12
- HAC hosted 20 work placements from local schools, and seven long term work placements from universities this year
- Hatch End Library opened in the main arts centre building on 27th March 2012 and has since had an increased level of visits

- Simply Daisy's Café opened next to the Studio Theatre on 1st March 2012 under a lease providing income to the arts centre (Picture 14)
- Community Pay Back is a supervised team of people on community service who are now working at HAC once a week to repair, clean and redecorate internal and external parts of the building. The standard of work has so far been excellent and brings an immediate benefit to the community for only the cost of the materials.
- Following a focused effort, working with partners, to detect and rectify leaks, and measures to reduce waste on site, water consumption and costs have been reduced by 75%
- Income from conferences, weddings and functions has increased by 58% on 2010/11
- Income from general room hire has increased by 20% on 2010/11
- Ticket sales have increased by 94% on last year, however event costs rose by 66%. HAC is now focusing on achieving 65-70% capacity audiences per show
- Earned income currently covers 47% of HAC's turnover
- Harrow Young Carers, Mind in Harrow, and Mustaqbal (refugee group) have been supported in securing funding to work with HAC and participate in arts activities here at HAC
- HAC worked with the Transport team to deliver a mural project on the Belmont Trail as part of the sustainable transport plan
- HAC worked with Economic Development, funded by the Outer London Fund to deliver a Dance Festival in Harrow Town Centre on 17th March 2012

Harrow Shed

4.6.40 Harrow Shed is an inclusive theatre group for young people, and outreach project Chicken Shed theatre company welcomes young people aged 7 to 16 from all backgrounds, abilities and disabilities. Harrow Shed runs two 'workshop' sessions on Wednesday evenings during term time in the new Performing Arts Theatre at Hatch End High School, the Children's Theatre group for children aged 7 to 11 and the Youth Theatre for children aged 11 to 16.

Headstone Manor, Harrow Museum and Heritage Centre

4.6.41 Harrow's historic past can be discovered at the Harrow Museum. Entry is free, and with a number of temporary exhibitions and special events throughout the year, there is always something new to see or do. There are also permanent displays about the history of local industries, and an exhibition detailing the significance of this intriguing historical site. The four remarkable buildings which make up Harrow Museum are all located in the beautiful grounds of Headstone Manor, records of which date back to 825 AD. All the buildings are listed by English Heritage, and the site as a whole is a Scheduled Ancient Monument.

4.6.42 A number of both regular and special events took place during 2011/12, these include:

- May Day - the largest event held on site and always takes place on the May Day Bank Holiday. It attracts thousands of local residents who take part in activities such as archery and may pole dancing, there are also combat displays and Morris dancing.

- Pre-school Alliance Play Day - a large scale event run in partnership with the Pre-school Alliance. It is a day when the whole site is taken over with stalls and activities specifically aimed at the under 5s and families.
- The Harrow in Leaf 7th Annual Show and Family Fun Day was held in the Harrow Museum grounds. The show held in 2011 was a great success with over 2,000 visitors enjoying the two-day event held over the August bank holiday weekend.
- Haunting at Headstone - a one-off event held on site in partnership with a local theatre company for Halloween 2011. The event included a spooky theatrical event inside the Manor House and there were over 500 people in attendance over two nights.

4.6.43 There were a total of 32,443 visitors to the Headstone Manor, Harrow Museum and Heritage Centre in 2011/12 (Picture 15).

Picture 15 Bridge at Headstone Manor, Harrow Museum and Heritage Centre



Source: Harrow Council, Design & Conservation

4.6.44 Harrow Council's Corporate Plan identified 'Working with the community to seek funding for restoring Headstone Manor Tithe Barn to create a major heritage centre' as a priority action for 2011/12. The pre-application was submitted to the Heritage Lottery Fund (HLF) in July 2011, the first stage of the bid to achieve this funding.

Flash Musicals Youth Theatre

- 4.6.45** The Flash Musical Youth Theatre is a community theatre in Edgware. Opened in 2005 by Flash Musicals, a voluntary youth organisation and registered charity which started in 1997, the theatre offers an opportunity for children from low-income or disadvantaged families to become involved in the performing arts. The theatre also operates a nursery school and after school club on weekdays. Other weekday activities include musical theatre workshops, wheel chair dancing, a radio station, adult drama group, special needs work shops and training in singing, dancing and acting. They also work closely with the Metropolitan Police's anti-social behaviour unit and St. Luke's Hospice. The Metropolitan Police fund the summer holiday workshops and over 500 people visit the theatre weekly throughout the year.
- 4.6.46** During 2011/12 Flash Musicals visited a number of venues around the borough putting on shows and entertainment such as 'All Our Yesterdays', a nostalgic look back at old time music halls and war time entertainment. Working closely with the Mayor of Harrow, Flash Musicals did a number of shows to raise money for the Mayor's chosen charities as well as raising funds for other charities.

Under One Sky

- 4.6.47** Communities across the borough came together to celebrate Harrow's rich cultural diversity at Under One Sky, a one-day showcase of sports, arts and culture in June 2011. This is Harrow's largest single cultural festival, and in 2011 attracted 8,000 people celebrating the best of music, song, dance, poetry, drama, sports and food. The 2011 Under One Sky festival put on 96 separate cultural events and activities across one main stage and three smaller stages along with a highly successful and busy Olympic 'One Year To Go' themed sports zone. The festival involved 77 local community organisations and performing groups, 15 council services, 11 schools and hosted 80 plus stalls. Although Under One Sky takes a break in 2012 due to the London 2012 Games, officers are engaging with the community to refresh and create a new look Under One Sky festival for 2013.

Tourism

- 4.6.48** Harrow's Tourism Strategy and Action Plan was adopted by Harrow's Cabinet in June 2009, to cover the period 2009 to 2012.
- 4.6.49** In 2011/12 preparations continued for the 2012 Olympics, the outcome of this planning will be delivered in 2012/13. In 2011/12 a series of events were held in Harrow Town Centre to promote the town centre. These included:
- The creation of Light Garden installations for Diwali and Christmas. These featured 6m high tulips for Diwali (Picture 16) and 6m high snowdrops and alliums for Christmas
 - The installation of 32 banners in Station Road celebrating the diversity of faith in Harrow
 - Animating the town centre in February, through the outdoor screening of a film promoting shopping, entertainment and restaurants in Harrow Town Centre for Valentines Day

- Dance festival celebrating the diversity of Harrow through dance
- Food festival and cookery demonstrations

4.6.50 The above all generated local, regional and national media coverage boosting Harrow's reputation as a venue.

Picture 16 Tulips, St. Anns Road, Harrow



Source: Harrow Council, Economic Development, Research & Enterprise

4.6.51 The council undertook a project 'Testing the Public Realm' to identify places within Harrow Town Centre to hold events and also secured £1,758,000 from Round 2 of the Outer London Fund for Harrow Town Centre. The purpose of this funding is to enable the creation of a town park, with a performance space to stage events and increase footfall in the town centre.

- 4.6.52** The 'Countdown to 2012: Wider Business Opportunities' in October was attended by over 50 local small and medium enterprises (SMEs) and focused on how those businesses can benefit from accessing CompeteFor.⁽²⁷⁾
- 4.6.53** Planning permission was granted in July 2011 at the former Sam Maguire Public House, High Street, Wealdstone for a part 3, part 4, part 5 storey hotel providing 79 bedrooms and a café. Permission was also granted in November 2011 at Temple House, Station Road, Harrow for a part 2, part 3 & part 4 storey hotel providing 101 bedrooms and a café/bar. There were no hotel developments completed in this monitoring period.
- 4.6.54** During 2011/12 the Visit Harrow website had 7,128 unique visitors and 9,243 visits - a visit is defined as one or more page views or hits in one session.

Recreation, Sport and Leisure Summary 2011/12

	Summary
Championing Harrow	<ul style="list-style-type: none"> An action plan has been refreshed, identifying a range of future activities and events leading up to 2012. A Harrow Task Force has also been developed and a new Championing Harrow Officer was appointed in August 2011.
London 2012 Pre-Games Training Camps	<ul style="list-style-type: none"> Four venues in Harrow have been selected for the London 2012 Pre-Games Training Camp guide: Aspire National Training Centre; Harrow Leisure Centre; Harrow School; Zoom Leisure Centre Officers are liaising with potential visiting countries regarding training camp venues
London Youth Games	<ul style="list-style-type: none"> A record 71,000 young participants from 33 London boroughs took part in the most successful event in the Games' 34 year history Harrow's Under 13 Boys Cricket Squad won the Cricket Tournament retaining the Rodney Fitzgerald Cricket Cup
Sports Development	<ul style="list-style-type: none"> The old Cedars Youth & Community Centre was demolished in November 2010 and is being replaced with a brand new building costing £4.2 million which will open in May 2012. Watford FC Community Sports & Education Trust will operate the facility. Through its Kickz and Safer Neighbourhood programmes, Watford FC CSE Trust has delivered sporting and dance opportunities across Harrow with over 10,000 young people having attended these during 2011/12
Football Development	<ul style="list-style-type: none"> The Hive Football Centre is a major sporting hub in the borough managed by Barnet FC, offering modern state-of-the-art facilities for local people As part of the Peace Week celebrations, over 200 young people attended the football tournament run by Watford FC

²⁷ CompeteFor is a free service that enables businesses to compete for contract opportunities linked to the London 2012 Games and other major public and private sector buying organisations, such as Transport for London (TfL), Crossrail and the Metropolitan Police

	Summary
DCMS Swimming Development Plan	<ul style="list-style-type: none"> • Number of people using the facilities at Hatch End Swimming Pool has increased year on year since improvements funded by the DCMS were completed in May 2010 • Attendance figures at the borough's swimming pools in 2011/12 fell by 21.6% compared to the previous year, after funding for the DCMS Free Swimming Programme was cut in July 2010
Harrow Arts Centre	<ul style="list-style-type: none"> • Visits to Harrow Arts Centre for classes, workshops and private events reached 172,000 this year, a 26% increase on 2010/11 • Audience figures for programmed events reached 16,000, a 46% increase on the previous year
Under One Sky	<ul style="list-style-type: none"> • Harrow's largest single cultural festival, held in June 2011 attracted 8,000 people celebrating the best of music, song, dance, poetry, drama, sports and food
Tourism	<ul style="list-style-type: none"> • A series of events took place in Harrow Town Centre to help promote the town centre • There were two planning permissions granted in 2011/12 for new hotel developments


4.7 Community Services and Accessibility

Community Services

4.7.1 The availability and provision of a wide range of social services, health care, public utilities and educational facilities is important in achieving sustainable development within Harrow. Various bodies and voluntary organisations in the borough provide these facilities. Harrow continues to seek the retention of these existing developments and the provision of new community facilities.

The HUDP Community Services policy objectives are:

- I. To improve and encourage the provision of community and health care services in the borough;
- II. To facilitate the proper location, design and distribution of land and buildings for health, education and community facilities in the borough; and
- III. To improve access for all, particularly ethnic minorities, disabled people and those with mobility difficulties.

HLI	Contextual Indicator	Policy Ref
8.1	Net increase in the number of community uses	C2
Target: A net increase in the number of sites providing community uses		

4.7.2 There have been a number of initiatives which have taken these objectives forward that will benefit the Harrow community:

- School Food Improvement Strategy
- Primary School Improvements
- Primary School Expansion Programme
- MyPlace
- Children's Centres
- Amalgamations of separate schools
- Expansion of Sports Facilities for Community Use
- Libraries

School Food Improvement Strategy

4.7.3 Following the development of a number of high school kitchens as hub kitchens, seven primary schools had modifications made to their kitchens to enable them to become satellites served by the hubs. Two primary schools had their kitchens and servery arrangements modified to receive food from the hub kitchens during the 2011 autumn term as part of capital works in support of amalgamation. Salvatorian College had its kitchen and dining room refurbished, and similar work was started at Park High School.

Primary School Improvements

- 4.7.4** Investment in primary school improvements has continued as far as possible in a challenging financial climate, and a number of projects are under discussion with schools. At the Roxbourne infant and junior schools six classrooms have been reprovided in a new block to replace dilapidated accommodation. The future priority for capital investment in primary schools will be the primary school expansion programme, though opportunities for school improvements will be incorporated wherever possible as part of the programme.
- 4.7.5** In the autumn of 2011 Harrow Council submitted applications from 11 schools with the highest priority condition issues for rebuild or refurbishment under the Government's Priority School Building Programme. The Department for Education later announced that eight Harrow Schools (on seven sites) had been selected for inclusion in the programme. Very few details of the Priority School Building Programme have been announced, though the aim is to rebuild the selected schools over a five year programme with the first school being delivered in 2014. Officers are seeking further clarification from the Department for Education about the programme to inform discussion with the selected schools.

Primary School Expansion Programme

- 4.7.6** During the autumn term 2011 a borough wide consultation was undertaken about the Primary School Expansion Programme. Following consideration of the outcome of the consultation, statutory processes were started during the Spring Term about proposals to permanently expand nine primary sector schools on seven sites from September 2013. Harrow Cabinet later approved the statutory proposals. A three year capital programme has been agreed in order to meet the costs of providing the additional accommodation that will be required. Design work is being progressed so that phased works can commence during 2012/13. In addition, internal adjustments are being planned to enable all the schools in the expansion programme to accommodate a temporary additional form of entry regardless of the timing of their permanent expansion.

MyPlace

- 4.7.7** MyPlace is a multi-million pound government programme to deliver world class places for young people. In a partnership approach, Harrow Council and Watford Football Club's Community Sports and Education Trust successfully joined together to bid for funding to demolish and replace the Cedars Youth Centre at Chicheley Road in Harrow Weald. The new state of the art facility incorporates a gym and changing room facilities, climbing wall, social area, arts and crafts room, music and drama room, café and external multi-use games area providing an excellent communal space for its users. The project particularly targets young people in Harrow from disadvantaged backgrounds.

Children's Centres

- 4.7.8** The council continues to work towards achieving the co-location of facilities and services within Children's Centres. The aim is to provide a range of integrated, care, education and early intervention and prevention services to young children and their families. Some of these centres are co-located within schools or on school sites, others in stand-alone premises. Development of the final two centres, Earlsmead and Elmgrove (Picture 17) was completed during this monitoring period.

Picture 17 Elmgrove Children's Centre



Source: Harrow Council, Economic Development, Research & Enterprise

Amalgamations of Separate Schools

- 4.7.9** Works to support amalgamations at Grange Primary School and Longfield Primary School were completed in 2011/12. These were carried out alongside enhancement of the catering facilities as referred to in the section on the School Food Improvement Strategy.

Expansion of Sports Facilities for Community Use

4.7.10 Following the rebuilding of Whitmore High School under the Building Schools for the Future programme, a new Multi-use Games Area (MUGA) has been developed which is available for community as well as school use. A similar facility is being planned for Hatch End High School.

Libraries

4.7.11 Hatch End Library opened in the main Harrow Arts Centre building on 27th March 2012 and has since had an increased level of visits. There are exciting plans to involve the new library with cultural activities at the Arts Centre. The old library building will become a dance/exercise studio.

4.7.12 The Libraries Transformation Customer Satisfaction Survey carried out in November 2011 showed that 60% of users deemed the library service as being better since the transformation. 68% of users said that it takes less time to complete transactions since the introduction of self-service.

Community Facilities


HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Retention of community uses	C2
Target: No net decrease in floorspace for community uses		

Table 55 Permissions & Net Losses/Gains of Floorspace for Community Uses

Use Class	Permissions for Development					Net Loss/Gain Floorspace (m ²)				
	07/08	08/09	09/10	10/11	11/12	07/08	08/09	09/10	10/11	11/12
D1 (Non-residential Institution)	107	122	126	145	129	11,589	13,777	10,857	14,592	11,789
D2 (Assembly & Leisure)	35	34	27	33	17	482	5,816	838	2,926	-115
Total	142	156	153	178	146	12,071	19,593	11,695	17,518	11,674
<small>Note: These figures include improvements and extensions to existing facilities, as well as proposals for new facilities. An increase in facilities can be interpreted from the total floorspace proposed.</small>										
<small>Source: Harrow Council, Economic Development, Research & Enterprise</small>										

4.7.13 In 2011/12 there was a net gain of 11,789 m² floorspace of D1 Use Class (Non-residential Institution), compared to 10,857 m² in 2009/10 and 14,592 m² in 2010/11. Over the same period there was a net loss of 115 m² of D2 (Assembly and Leisure), compared to a net gain of 838 m² in 2009/10 and 2,926 m² in 2010/11. Although the net proposed floorspace in 2011/12 is not as high as in 2008/09 and 2010/11, it still shows that there is a positive trend for more community facilities in the borough (Table 55).

4.7.14 In 2011/12 there was a slight increase in the amount of floorspace proposed for Health & Community facilities, 34,009 m² compared to 31,381 m² in 2010/11. However, there was a significant decrease in the amount of floorspace completed in the past year, 7,446 m² compared to 29,764 m² in 2010/11. In the same period the number of permissions fell from 114 to 83, whilst the number of developments completed was up by eight to 43 (Table 56). The majority of these completions related to schools, with the most significant of these being a new front entrance and classroom extension at St. Anselms School, Roxborough Park, Harrow (1,256 m²). However, the largest completion was the redevelopment of St. Panteleimon Greek Orthodox Church, Kenton Road, Harrow (1,858 m²) (Picture 18). This is the first Greek Orthodox church to be built in London for 134 years.

Picture 18 St. Panteleimon Greek Orthodox Church



Source: Harrow Council, Economic Development, Research & Enterprise

Table 56 Health and Community Facilities 2009/10 - 2011/12

Type of Development	2009/10			2010/11			2011/12					
	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)
Arts	5	320	1	0	2	124	-	-	-	-	-	-
Care Homes	6	239	2	356	3	3,983	2	453	8	7,750	1	193
Churches	2	218	2	0	4	211	-	-	5	1,013	1	1,858
Community Centres	5	2,073	4	2,582	6	3,967	3	3,149	2	322	4	845
Day Care									1	71	-	-
Day Nurseries	7	53	2	135	7	130	-	-	2	198	2	600
Education	19	4,981	3	4,176	25	8,072	3	3,197	20	8,188	5	1,881
Halls	2	10	2	0	1	0	2	310	1	82	-	-
Health/Medical Centres	14	688	2	907	11	876	3	128	9	1,018	4	234
Hospitals	-	-	1	0	1	0	-	-	-	-	-	-
Libraries	-	-	-	-	-	-	1	0	1	1,358	-	-
Museums	-	-	-	-	1	1,905	-	-	2	0	-	-
Nursing Homes	-	-	-	-	-	-	-	-	1	11,728	-	-
Schools	64	8,403	17	6,666	42	2,913	19	22,419	24	1,505	24	1,835
Scout Centres	2	43	-	-	-	-	-	-	-	-	-	-
Sports Facilities	5	7	-	-	10	3,472	1	1	6	776	1	0
Swimming Pools	2	21	-	-	-	-	1	21	-	-	-	-
Temples & Synagogues	1	0	-	-	1	5,728	-	-	1	0	1	0
Total	134	17,036	36	14,822	114	31,381	35	29,764	83	34,009	43	7,446

Note: These figures include improvements and extensions to existing facilities, as well as proposals for new facilities. An increase in facilities can be interpreted from the total floorspace proposed and completed.

Source: Harrow Council, Economic Development, Research & Enterprise

Community Services Summary 2011/12

	Summary
Community Services	<ul style="list-style-type: none"> • A number of schools have had modifications made to their kitchens to enable them to become hub kitchens or satellites served by the hubs • Development of the final two Children's Centres, Earlsmead and Elmgrove was completed • Works to support amalgamations at Grange Primary School and Longfield Primary School were completed • Hatch End Library opened in the main Harrow Arts Centre building • There was an increase in the amount of new floorspace proposed for health and community facilities, but a decrease in the amount of new floorspace completed

4.8 Appeals

Appeals

- 4.8.1** When a planning application is refused by the council the applicant has a right of appeal against that decision. The right of appeal also extends to cases where planning permission has been granted subject to conditions and the applicant wishes to challenge one or more of the conditions, where an application has not been determined in the statutory time period; and to cases involving the issue of a formal enforcement notice. The majority of appeals in Harrow concern the refusal of planning permission.
- 4.8.2** Appeals are administered, and in most cases decided, by the Planning Inspectorate on the behalf of the Secretary of State. This means that the administration of appeals and decisions on appeal cases are entirely independent of the council. There are four types of appeal process:
- **Householder Appeal Service (HAS):** This is a fast track procedure solely for refused householder applications. No further submissions from main or third parties are considered by the Inspector. The appointed Planning Inspector will carry out an unaccompanied visit to the site and surroundings. Decisions are usually issued within eight weeks.
 - **Written Representations:** Under this procedure arguments in support and against the proposal are made by submission to the Planning Inspectorate of statements by the main parties. The appointed Planning Inspector will visit the site and surroundings.
 - **Hearings:** Under this procedure arguments in support and against the proposal are also made by the submission of statements from the main parties, but this is then followed by a structured discussion (the hearing) led by a Planning Inspector. On the day of the hearing the Inspector and other parties will visit the appeal site where the discussion may continue.
 - **Public Inquiry:** This is the most formal of the four procedures. Formal evidence is submitted by the main parties and, on the day or days of the Inquiry, the main parties and others are the subject of formal cross-examination in front of the Planning Inspector. The Inspector will visit the site as part of the formal Inquiry.
- 4.8.3** In all appeals the third parties (neighbours, amenity societies, statutory consultees) are notified of the appeal. In all cases excluding HAS, third parties are invited to submit written comments for consideration by the Planning Inspector. In cases dealt with under the hearing and public inquiry procedure third parties may also attend and take part.
- 4.8.4** Under the written representation, hearing and public inquiry procedures the Planning Inspector is empowered to award costs against either or both of the main parties for unreasonable behaviour. This allows one party to recover some or all of its appeal expenses if it can show that the other party's conduct during the proceedings led to unnecessary, wasted expenditure.

4.8.5 Decisions on appeals take the form of a letter, explaining the Inspector's reasons and setting out the formal decision, which are usually issued some weeks after the Inspector has visited the site/conducted the hearing or inquiry. Appeals are either allowed, which means that the Planning Inspector has granted planning permission, or are dismissed, which means that the Planning Inspector has refused planning permission. Very infrequently Inspectors may issue a split decision, meaning that part of a proposal is granted and part is refused.

Why Monitor Appeals?


4.8.6 The proportion of appeals allowed/dismissed is one measure of the quality of the council's decision making on planning applications. Whilst each proposal must be considered on its own merits, an analysis of trends in the council's appeal performance as a whole and in respect of certain types of development can help to reveal areas for improvement in decision making or where council policies might need reviewing.

Refusal and Appeal Rate

4.8.7 During the 2011/12 period the council determined a total of 2,513 applications under the Planning Acts and of these, permission was refused in 799 cases. Excluding decisions made on Certificates of Lawful Development this represents a refusal rate of 40%, up on the previous year which had a refusal rate of 29.2%. A full breakdown of these decisions can be found in **Appendix G**.

4.8.8 A total of 190 appeals were lodged against refusal during 2011/12, representing a 23.8% proportion of the 799 cases refused by the council during the period. The corresponding appeal against refusal rate for 2010/11 was 29.2%.

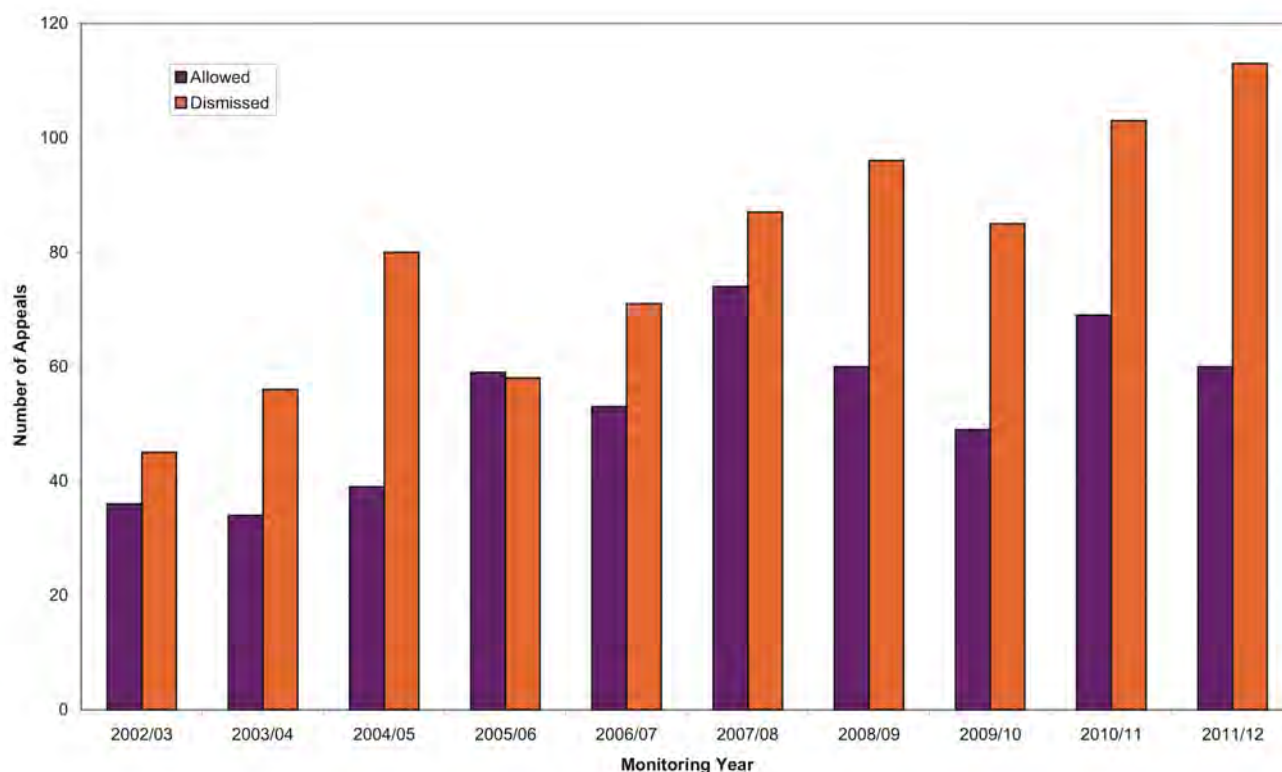
General Appeal Trends

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	% of appeals allowed	-
Target: Maximum of 40% of appeals allowed		

4.8.9 This Post UDP Indicator is based on Best Value Performance Indicator (BVPI) 112 which indicates that the proportion of appeals allowed should not exceed 40% of all appeal decisions in any year.

4.8.10 Figure 19 shows the total number of appeals, including non-determination, enforcement and conditions appeals, allowed and dismissed over the 2002/03 - 2011/12 period. The total number of appeal decisions increased in 2011/12 to its highest level since monitoring began.

4.8.11 Table 57 shows the total number of appeal decisions allowed and dismissed during the monitoring year. During 2011/12, 35% of Harrow's appeal decisions were allowed. The proportion is lower than in the previous six monitoring periods going back to 2005/06 and is below the target ceiling of 40% for the fourth consecutive year.

Figure 19 Number of Appeals 2002/03 - 2011/12

Source: Harrow Council, Economic Development, Research & Enterprise

Table 57 Appeals Summary 2002/03 - 2011/12

Monitoring Year	Total Appeal Decisions	Appeals Allowed	Appeals Dismissed	Percentage Allowed
2002/03	81	36	45	44%
2003/04	90	34	56	38%
2004/05	119	39	80	33%
2005/06	117	59	58	50%
2006/07	124	53	71	43%
2007/08	161	74	87	46%
2008/09	156	60	96	38%
2009/10	134	49	85	37%
2010/11	172	69	103	40%
2011/12	173	60	113	35%

Source: Harrow Council, Economic Development, Research & Enterprise

Residential Appeals

4.8.12 Residential appeals include new residential developments, conversions and householder developments. Table 58 shows that 152 residential appeals were determined in 2011/12, slightly higher than the number determined in previous

monitoring periods. The council's performance has improved with 66% of residential appeals dismissed in 2011/12, compared with 59% in 2010/11, and therefore the balance of appeals allowed has fallen from 41% to 34%.

Table 58 Residential Appeals 2004/05 - 2011/12

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2004/05	9	24%	28	76%	37
2005/06	37	38%	21	62%	54
2006/07	34	36%	61	64%	95
2007/08	55	43%	73	57%	128
2008/09	48	38%	79	62%	127
2009/10	43	34%	83	66%	126
2010/11	57	41%	82	59%	139
2011/12	52	34%	100	66%	152

Source: Harrow Council, Economic Development, Research & Enterprise

Appeal Decisions by Development Type

Table 59 Analysis of Appeal Decisions by Development Type 2011/12

Development Type		Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
		No.	%	No.	%	No.	%
New Residential	Major	1	1.7%	2	1.8%	3	1.7%
	Minor	5	8.3%	14	12.4%	19	11.0%
	Other	-	-	-	-	-	-
Conversions	Houses to Flats	3	5.0%	19	16.8%	22	12.7%
	Commerce to Flats	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Householder		43	71.7%	65	57.5%	108	62.4%
Telecommunications		1	1.7%	-	-	1	0.6%
Change of Use		4	6.7%	5	4.4%	9	5.2%
Advertisements		-	-	2	1.8%	2	1.2%
Commercial		-	-	2	1.8%	2	1.2%
Miscellaneous		3	5.0%	4	3.5%	7	4.0%
Total		60	-	113	-	173	-

Note: Percentages may not sum exactly due to rounding

Note: Major developments are those proposing 10 or more units

Source: Harrow Council, Economic Development, Research & Enterprise

- 4.8.13** Table 59 shows in greater detail appeal decisions for the monitoring period disaggregated according to development type and as a proportion of allowed, dismissed and total appeal decisions. An explanation of the development types and (where relevant) their sub categories is given below along with comparison data for previous monitoring periods.
- 4.8.14** Three decisions on major residential developments were taken to appeal in the monitoring period. One of these, an application to build 13 two storey houses in Pinner Park Gardens, Harrow was allowed. In the other two cases, the council's decision to refuse an outline application to build 12 houses and 15 flats at St. George's Church Field, Pinner View, Harrow (Picture 19) and an application to build 13 residential units in Becket Fold, Harrow were upheld. However, a subsequent outline planning application was later granted in the same monitoring period at St. George's Church Field for 27 new homes and the provision of 0.69 ha of open space.
- 4.8.15** In all categories, except telecommunications, more appeals were dismissed than were allowed. Householder applications account for 62% of all appeal decisions, 72% of all appeals allowed and 58% of all appeals dismissed. This is significantly higher than the previous monitoring period when householder decisions accounted for only 42% of all decisions taken to appeal.

Picture 19 St. George's Church Field, Pinner View, Harrow



Source: Harrow Council, Economic Development, Research & Enterprise

New Residential Development

- 4.8.16** This category comprises appeal proposals for new-build residential development, but excludes proposals for conversions to flats and householder extensions which are dealt with separately below. The 'major' sub-category refers to proposals for ten or more homes and the 'minor' sub-category is for proposals of between one and nine homes. The 'other' sub-category is for appeal cases that are related to new residential development, such as those for the approval of details pursuant to a planning permission already granted or where the relaxation or removal of a condition of planning permission is sought.
- 4.8.17** Table 60 shows that the total number of new residential development decisions for the monitoring period 2011/12 was 22. This represents a significant proportion of the total number of appeals decided in the 2011/12 period (just over 25%). In terms of outcomes, the proportion of new residential development appeals allowed has fallen from 32% to 27%.
- 4.8.18** Table 60 also shows that six residential development appeals were allowed in 2011/12. Together these applications constitute permission for a total of 20 residential units or 4.3% of the total number of residential units (including conversions and changes of use) granted permission in the monitoring year. This is higher than the previous monitoring period when new build applications allowed on appeal accounted for 2.5% of all residential units granted permission.

Table 60 New Residential Development Appeal Decisions Trends 2007/08 - 2011/12

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	18	53%	20	47%	38
2008/09	8	21%	30	79%	38
2009/10	11	39%	17	61%	28
2010/11	13	32%	28	68%	41
2011/12	6	27%	16	73%	22

Source: Harrow Council, Economic Development, Research & Enterprise

Conversions

- 4.8.19** This category comprises appeals for schemes which seek to convert existing properties to flats, with or without extensions and alterations. The majority of conversions continue to involve the subdivision of houses, but a further sub-category involves proposals for the conversion of other types of premises such as redundant offices. Again, the 'other' sub-category is for appeal cases that are related to conversions, such as those for the approval of details pursuant to a planning permission already granted or where the relaxation or removal of a condition of planning permission is sought.

4.8.20 As can be seen from Table 61, there has been a slight decrease in the total number of conversion appeal decisions compared to the previous monitoring year. However, the number of appeals allowed as fallen significantly to only three compared to 12 in 2010/11. The proportional split of appeal decision outcomes has also changed significantly with fewer appeals being allowed (14% down from 48%) and more being dismissed (86% up from 52%).

Table 61 Conversions Appeal Decisions Trends 2007/08 - 2011/12

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	14	48%	15	52%	29
2008/09	16	48%	17	52%	33
2009/10	8	42%	11	58%	19
2010/11	12	48%	13	52%	25
2011/12	3	14%	19	86%	22

Source: Harrow Council, Economic Development, Research & Enterprise

Householder Development

4.8.21 Householder development includes all domestic extensions and outbuildings for which planning permission is required, but excludes 'certificate of lawfulness' cases⁽²⁸⁾ which are dealt with as part of the miscellaneous category. Proposals for domestic extensions and related householder development make up the majority of planning applications received by the council and as a result constitute the largest single category of appeal decisions (62%).

4.8.22 Table 62 shows that the total number of householder appeal decisions increased from 73 in 2010/11 to 108 in 2011/12. In this same period the number of appeals allowed increased from 32 to 43 and the number of appeals dismissed increased from 41 to 65. However, the balance of decision outcomes remained steady and in line with 2007/08, 2008/09 and 2010/11 levels, with 40% allowed and 60% dismissed.

Table 62 Householder Development Appeal Decisions Trends 2007/08 - 2011/12

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	28	42%	38	58%	66
2008/09	25	44%	32	56%	57
2009/10	24	33%	48	67%	72
2010/11	32	44%	41	56%	73
2011/12	43	40%	65	60%	108

Source: Harrow Council, Economic Development, Research & Enterprise

28 These are cases which seek to establish the lawfulness of development already carried out, or which propose development that falls within permitted tolerances and therefore does not require planning permission.

Telecommunications

4.8.23 This category comprises appeals involving proposals for telecommunications development, either as a result of the refusal of planning permission or the refusal of 'prior approval' of details of siting and appearances in cases of permitted development. There was just one appeal in this monitoring period, which was allowed, compared to three in 2010/11.

Change of Use

4.8.24 This category concerns appeals against the refusal of planning permission for changes of use, such as from a retail shop to a food and drink outlet. Table 63 shows that the total number of appeal cases in this category was nine during the monitoring period, down from 15 in 2010/11.

4.8.25 More appeals on change of use decisions were dismissed during 2011/12 than allowed, continuing a recent trend.

Table 63 Change of Use Appeal Decisions Trends 2007/08 - 2011/12

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	7	78%	2	22%	9
2008/09	3	37%	5	63%	8
2009/10	0	0%	4	100%	4
2010/11	5	33%	10	67%	15
2011/12	4	44%	5	56%	9

Source: Harrow Council, Economic Development, Research & Enterprise

Advertisements

4.8.26 This category relates to appeals against the refusal of consent to display an advertisement. There were two appeals decided in this category during 2011/12, both were dismissed. In 2010/11 there were none as was the case in 2009/10, whilst in 2008/09 there was one advertisement consent appeal decision, which was allowed.

Commercial Development

4.8.27 The commercial development category covers all types of development to non-residential buildings, such as extensions to shops, the development of new office buildings, etc.

4.8.28 Monitoring of the number of appeals and their outcomes for commercial development started in the 2008/09 AMR. In this monitoring period there were only two appeal decisions for commercial development, which were both dismissed. In 2010/11 there were a total of nine appeal decisions for commercial development, of which five were allowed and four were dismissed.

Miscellaneous

- 4.8.29** This category collates the remaining appeal decisions for the monitoring period that do not fall within any of the other categories. There were a total of seven such cases in 2011/12.

Appeals Summary 2011/12

	Summary
Appeal Trends	<ul style="list-style-type: none"> The number of appeal decisions received has risen slightly compared to last year, and as such remains at a very high level The proportion of appeals allowed fell by 5% compared to last year and is now at the lowest level since 2004/05 remaining well within the 40% target During 2011/12 the council's refusal rate was 32.4%, leading to an appeal against refusal rate of 23.8% Of the appeals allowed: 2% were cases involving major new residential development, 8% were cases involving minor new residential development; 5% were house conversions; and 72% were householder proposals
Residential Appeals	<ul style="list-style-type: none"> Decisions on appeals for new residential development accounted for 13% of all appeal decisions in Harrow in 2011/12; 73% were dismissed and 27% were allowed Decisions on appeals for conversions accounted for 13% of appeal decisions in Harrow in 2011/12; 86% were dismissed and 14% were allowed
Householder Appeals	<ul style="list-style-type: none"> Decisions on appeals for householder development accounted for 62% of all appeal decisions in Harrow in 2011/12; 60% were dismissed and 40% were allowed
Commercial Appeals	<ul style="list-style-type: none"> Decisions on appeals for commercial development accounted for only 1.2% of all appeal decisions in Harrow in 2011/12; there were two appeals decided both of which were dismissed

4.9 Planning Obligations (S.106 Agreements)

- 4.9.1** Harrow's adopted Core Strategy not only establishes the spatial strategy for sustainable development and economic growth in the borough to 2026, but also lays the foundation for the co-ordinated provision of infrastructure needed to support that development and growth. Underpinning the Core Strategy is an Infrastructure Assessment and Delivery Plan which identifies the infrastructure that will be required over the plan period and the cost of providing that infrastructure.
- 4.9.2** Planning Obligations, secured under section 106 of the Town and Country Planning Act (1990) (as amended) have traditionally been used to secure financial contributions to the provision of infrastructure made necessary by the development or by several developments, as well as dealing with site specific requirements and the provision of affordable housing. However, following the publication of the Community Infrastructure Levy Regulations (2010), as revised by the Community Infrastructure Levy (Amendment) Regulations (2011), the Mayor of London and local planning authorities are empowered to introduce a levy on certain types of development to contribute to the funding of infrastructure. The Regulations limit the use of section 106 Planning Obligations so that they may not be used to fund infrastructure covered by an adopted Levy and so as to prevent their use for funding the collective provision of infrastructure from multiple developments⁽²⁹⁾ after 6th April 2014.
- 4.9.3** The Department for Communities and Local Government has published the short summary document *Community Infrastructure Levy: An overview* (2011).
- 4.9.4** On 1st April 2012 the Mayor of London's Community Infrastructure Levy came into force across all London boroughs. The Mayor's Levy has been introduced to raise £300 million towards the cost of the Crossrail project and has been set at variable rates for different boroughs, informed by an assessment of viability. In Harrow the Levy rate has been set at £35 per square metre and applies to all qualifying development⁽³⁰⁾ except educational, medical and health services development. London boroughs are the collecting authorities for the Mayor of London's CIL.
- 4.9.5** The Core Strategy includes a commitment to introduce a Community Infrastructure Levy in Harrow to help fund the following infrastructure:
- A new primary school
 - A new secondary school
 - Flood mitigation works
 - A new health polyclinic
 - Performing arts space
 - Implementation of the Harrow Green Grid and Biodiversity Action Plan
 - Improvements in the accessibility to, and quality of, Harrow's network of parks
 - Provision of areas of play and facilities for young people in areas identified as deficient
 - The provision of cemetery space
 - Junction improvements required to improve bus service efficiency

29 More than five separate Planning Obligations.

30 i.e. chargeable development within the meaning of the CIL Regulations

- 4.9.6** The council has commissioned consultants to undertake preparatory work including viability assessment pursuant to a preliminary draft charging schedule for consultation. Further details will be reported in the next AMR for the period 2012/13.
- 4.9.7** Following the adoption of Harrow's Community Infrastructure Levy, section 106 Planning Obligations will continue to be used to secure affordable housing (where this is required) and any site specific requirements that are not addressed by the Levy. It is the council's intention to prepare a Planning Obligations SPD to give certainty as to the continuing role of section 106 in respect of these matters.

Monitoring Planning Obligations

- 4.9.8** Monitoring Planning Obligations, often referred to as S.106 agreements, ensures that community benefits are delivered on time. It has enabled the council to secure contributions towards the provision of a range of planning benefits including affordable housing. Table 64 shows that:
- There was a decrease in the number of housing units in shared ownership to zero in 2011/12 from 53 in 2009/10 and 22 in 2010/11. The number of shared ownership units has fluctuated considerably over the past five monitoring years, peaking at 167 in 2007/08.
 - The number of social housing units in the rented sector decreased to 34 in 2011/12 compared to 97 in 2009/10 and 143 in 2010/11.
 - As in the previous three monitoring periods there were no key worker units provided in 2011/12
 - In 2011/12 there were 16 intermediate units provided, compared to 62 in 2010/11 and six in 2008/09. There were no intermediate housing units provided in 2009/10.
 - In 2011/12 four developments were secured through S.106 agreements for on site affordable housing units and a further two developments for alternative affordable housing provision within the borough
- 4.9.9** The increase in affordable housing contributions in 2009/10 was due to large residential schemes which were deferred in 2008/09 being approved in 2009/10. The relatively high rate of contributions in 2010/11 was due to a greater number of eligible residential schemes coming forward and being approved. The significant decrease in the number of affordable housing units being secured in 2011/12 is attributed to the slump in housing development within the borough due to the current economic climate.

Table 64 Affordable Housing Contributions 2007/08 - 2011/12

Housing Type	Number of Units				
	2007/08	2008/09	2009/10	2010/11	2011/12
Shared Ownership	167	3	53	22	0
Social Rented	282	19	97	143	34
Key Worker	2	0	0	0	0
Intermediate Affordable	-	6	0	62	16
Commuted Sum	-	-	-	£1,000,000	£1,136,000

Source: Harrow Council, Design & Conservation

4.9.10 Table 65 shows that S.106 contributions towards infrastructure have varied considerably over the past five monitoring periods, peaking at £1,818,544 in 2010/11. The figure for 2011/12, £756,062 is the lowest during the last five years, a decrease of £1,062,482 compared to 2010/11. The total amount contributed in 2011/12 including the Commuted Sum⁽³¹⁾ is £1,892.062.

Table 65 Contributions towards Infrastructure 2007/08 - 2011/12

Infrastructure	Amount Contributed (£)				
	2007/08	2008/09	2009/10	2010/11	2011/12
Public Transport	-	£125,000	£540,000	£578,000	£250,000
Highways/Infrastructure	£55,000	£80,000	£219,692	£364,457	£90,000
Green Belt	-	-	-	£260,000	-
Public Open Space	£350,000	-	-	£162,325	-
Parks	£7,050	£50,000	£25,000	£43,850	£100,000
Community Services	-	£250,000	£6,759	£81,218	£53,440
Leisure/Sports Ground	£500,000	£536,973	£85,331	£15,000	-
Drainage	£55,000	£10,000	£10,000	-	-
Health Care	-	£50,000	£99,885	£125,000	£35,000
Public Art	-	£50,000	-	-	£50,000
Education	-	-	-	£188,694	£177,622
Total	£967,050	£1,151,973	£986,667	£1,818,544	£756,062

Source: Harrow Council, Design & Conservation

4.10 UDP Proposal Sites - Current Status

- 4.10.1** Table 66 gives an update on the progress on the Proposals Sites since the Unitary Development Plan was adopted in July 2004 (refer to section 10 of the HUDP).
- 4.10.2** Following the adoption of the Core Strategy in February 2012 a number of the UDP proposals sites have been deleted. Many of the proposal sites that have been deleted have been redeveloped and have therefore had their development potential realised. Of the remaining sites, a number are within the council's ownership and are likely to be brought forward for development in forthcoming years as a result of the council's site disposal programme, and the emerging Area Action Plan for the Heart of Harrow will help to create conditions that encourage development within the Intensification Area particularly when the economic climate improves.
- 4.10.3** Both the Area Action Plan (for the Harrow & Wealdstone Intensification Area) and the Site Allocations DPD (for land outside of the Intensification Area) will allocate sites to meet the borough's development needs over the Core Strategy plan period 2009-2026. Upon adoption these site allocations will supersede the HUDP proposals map. Further information on the Area Action Plan (AAP) and Site Allocations DPD (SA) site allocations are given below (Table 67 & Table 68). The following table of HUDP proposal sites cross refers relevant allocations in the emerging AAP and SA documents.⁽³²⁾

Table 66 Update on status of existing HUDP Proposal Sites

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2011/12)
Site 1	Land south of Greenhill Way, r/o Debenhams, Harrow	0.80	None (see AAP Site 13)
Site 2	Land north of Greenhill Way, Harrow	0.20	Planning permission granted in March 2009 for 37 flats. Application for extension of time refused in February 2012. Planning permission has now lapsed. (see AAP Site 12)
Site 3	2 St John's Road, Harrow	0.50	None
Site 4	9-11 St John's Road, Harrow	0.20	None
Site 5	Gayton Road car park, lending library and Sonia Court, Harrow	1.30	Planning permission granted in October 2009 for 383 flats (gross) in five blocks of 4-10 storeys; a 200 space public car park and 81 residents spaces. (see AAP Site 23)

32 Note that site numbering is subject to change pending an Examination in Public and any subsequent Planning Inspector recommendations of these documents

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Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2011/12)
Site 6	Harrow-on-the-Hill Station, and land in College Road and Lowlands Road, Harrow	5.80	Planning permission granted in May 2008, subject to completion of a legal agreement. The legal agreement was not completed and the permission lapsed. Planning application for the redevelopment of the former Post Office in College Road to provide 410 flats in three blocks ranging from 3-19 storeys, 1,120 m ² of A1/A2/A3/A4/B1 space and a pedestrian footbridge over the Metropolitan railway line was refused in August 2009 and appeal dismissed in July 2010. (see AAP Site 18)
Site 7	Land north of Junction Road, Harrow	0.30	Development of 144 flats and ancillary office/retail/leisure uses, although under construction, work stopped in October 2008. The developer of the site went into administration in July 2011. (see AAP Site 15)
Site 8	16-24 Lowlands Road, Harrow	0.10	None (see SA Site H24)
Site 9	St Ann's Service yard and College Road frontage, Harrow	0.70	None (see AAP Site 17)
Site 10	Former YWCA, 51 Sheepcote Road, Harrow	0.10	Building refurbished and opened as an independent primary school in April 2010
Site 11	Belmont Health Centre and adjacent land, Belmont Circle, Harrow	0.60	None (see SA Site G02)
Site 12	Prince Edward Playing Fields, Whitchurch Lane/Camrose Ave, Edgware	17.30	Planning permission granted to Barnet Football Club for the development and management of the site as a sports complex, football stadium and ancillary leisure uses. Development completed on this application but further phases of this development anticipated. (see SA Site MOS6)
Site 13	Former Harrow Hospital, and nurses hostel, Roxeth Hill, Harrow on the Hill	1.50	Development completed by 31/03/07 providing a hostel and 96 units. Site deleted.
Site 14	Former Kings Head Hotel, High Street, Harrow on the Hill	0.56	Development completed by 31/03/07 providing 31 units and restaurant premises. Subsequent permission for change of use to health use was implemented in September 2010. Site deleted.
Site 15	Harrow Weald Park, Brookshill, Harrow Weald	6.90	None (see SA Site MOS3)
Site 16	Harrow Arts Centre, Uxbridge Road and associated land and buildings, Hatch End	3.40	None (see SA Site G04)
Site 17	TA Centre, Honeypot Lane, Kingsbury	1.40	Site deleted as Defence Estates has indicated that the site is not currently earmarked for disposal

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2011/12)
Site 18	149 and 151 Pinner View, North Harrow	0.16	None
Site 19	Eastern Electricity Plc land, the Brember Day Centre, South Harrow	1.50	Planning permission granted for 180 flats, offices and use of 11 railway arches for A1/A2/A3/A4/B1/D1/D2 uses. Residential part of development completed on 31/03/09 and refurbishment of the arches completed by 31/03/11. The Brember Day Centre, which is currently vacant, closed on 02/03/11 and was subsequently sold by the council for D1 Community Use. Site deleted as the Brember Day Centre will remain designated as an Industrial & Business Use area.
Site 20	Roxeth Allotments, Kingsley Road, South Harrow	0.80	Site deleted as it will be considered through the open space strategy following the PPG17 study
Site 21	201-209 Northolt Road, South Harrow	0.08	Development Brief adopted (<i>see SA Site H4</i>)
Site 22	Roxeth Nursery, The Arches, South Harrow	0.38	Development completed 12/07/05 providing 22 flats. Site deleted.
Site 23	Glenthorne, Common Road, Stanmore	3.30	None (<i>see SA Site MOS4</i>)
Site 24	Land at Stanmore Station and adjacent land, London Road, Stanmore	6.60	None (<i>see SA Site H14</i>)
Site 25	BAE Systems Site, Warren Lane, Stanmore	4.40	Development completed by 31/03/09 providing 198 units. Site deleted.
Site 26	Anmer Lodge, Coverdale Close, Stanmore	0.60	This Council owned site was marketed for development in June 2011, and three short listed proposals were subject to public consultation in December 2011. The Council's preferred bidder is currently carrying out technical due diligence prior to agreement on heads of terms for a mixed-use development. A planning application is anticipated in 2013 following pre-application consultation. (<i>see SA Site R7</i>)
Site 27	Former Government Offices, Honey Pot Lane, Stanmore	4.10	Permission allowed on appeal in November 2007 for comprehensive mixed-use redevelopment including 798 residential units and A1/A2/A3/A4/A5/D1/D2 and B1 floorspace, including a business incubator centre. Under construction. Site deleted.
Site 28	24-38 Station Road, Harrow	0.40	New Mosque currently under construction. Though substantially complete, planning permission was granted in March 2009 for the retention and completion of the Mosque. Site deleted.

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Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2011/12)
Site 29	Land adjacent to the Leisure Centre/former outdoor pool, Christchurch Ave, Wealdstone	0.60	Planning permission granted in September 2007 for a Neighbourhood Resource Centre. Development is now complete. Planning permission granted in December 2011 for a part two/three storey building to provide a residential care home. Work not started. (see AAP Site 7)
Site 30	Parks depot site and former mortuary, Peel Road, Wealdstone	0.30	Planning permission granted in January 2009 for 46 residential units (gross). Under construction.
Site 31	Land north of the Bridge Day Care Centre adjacent to the Leisure Centre car park, Christchurch Ave, Wealdstone	0.23	None
Site 32	Driving Centre, Christchurch Ave, Wealdstone	1.40	None (see AAP Site 7)
Site 33	Land west of High Street, Wealdstone	1.50	Development was completed on 16/03/05 for a change of use from offices to 33 affordable flats on that part of the site fronting Headstone Drive. Planning permission was granted in July 2011 for a 79 bedroom hotel on part of the site at 19 High Street, occupied by a vacant public house. Work not started. (see AAP Site 5)
Site 34	Ex BR Site, Cecil Road, Wealdstone	0.60	New office building with light industrial use granted planning permission in January 2005. Completed June 2009. Site deleted.
Site 35	Wealdstone Library/Youth Centre and Canning Road car park, Wealdstone	0.60	Development completed on 01/12/06 providing 10 houses and 87 flats (71 affordable). Site deleted.
Site 36	1-33 The Bridge and 6-14 Masons Ave, Wealdstone	0.15	None (see AAP Site 6)
Site 37	Land at Oxford Road and Byron Road, Wealdstone	0.38	Planning permission was granted in December 2011 for change of use from mixed office and training centre use (Class B1/D1) to Class D1 with ancillary office accommodation. Work not started.
Site 38	87-111 High Street and land to the rear, Wealdstone	0.45	None
Site 39	Land r/o 121-255 Pinner Road, West Harrow	0.90	None
Site 40	Vaughan Centre, Vaughan Road/Wilson Gardens, West Harrow	0.30	The locally listed status of the Vaughan Centre was lifted to facilitate the development of part of the site as a Neighbourhood Resource Centre, which was granted planning permission in September 2007 and is now complete. Remainder of site sold for residential development and permission was granted in November 2009 for 13 flats. Work not started.(see SA Site H7)

Emerging Area Action Plan and Site Allocations development plan documents

4.10.4 The Harrow & Wealdstone Area Action Plan and the Site Allocations DPD were submitted to the Planning Inspectorate for independent Examination in Public (EiP) on Monday 8th October 2012. As noted above, the documents contain site allocations to meet the borough's development needs over the Core Strategy plan period 2009-2026. Pre-submission consultation on the Area Action Plan and Site Allocations DPD was carried out from 27th July until 7th September 2012. As a result of representations received the council published a schedule of proposed 'minor modifications' for consideration by the Planning Inspector as part of the EiP process. These were published for consultation from 11th October until 8th November 2012.

4.10.5 The following tables list the site allocations contained within the emerging Area Action Plan and Site Allocations DPD and show that, on a number of sites, some progress has already been made. An update on the status of these development plan documents and any further progress on the emerging site allocations will be included in the next AMR.

Table 67 Submission Area Action Plan sites (incorporating proposed minor modifications)

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Number of Jobs	Status
Site 1	Headstone Manor and environs Pinner View	Leading uses: D1 (non residential institutions) and D2 (assembly & leisure) Supporting uses: A3 (restaurants and cafés)	0.97	n/a	n/a	None
Site 2	Kodak and Zoom Leisure Headstone Drive/Harrow View	Leading uses: B1 (business); B2 (general industrial) and B8 (storage and distribution) Supporting uses: Enabling C3 (residential); C2 (residential institutions); A1 (retail); A2 (financial and professional services); A3 (restaurants & cafés); A4 (public houses); A5 (hot food take-aways); Education D1 (non residential institutions) and D2 (assembly & leisure)	24.1	985	1,230	Resolution to grant outline planning permission for a comprehensive, phased, mixed-use development of land at Harrow View and Headstone Drive, as set out in the Development Specification (March 2012). The development comprises the demolition of existing buildings and structures (with the exception of the chimney and part of powerhouse) and redevelopment of the site for a mix of uses comprising business and employment uses (within Use Classes B1(a), B1(b), B1(c), B2 and B8 - up to 35,975 m ²); residential dwellings (within Use Class C3 -

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Number of Jobs	Status
						up to 985 units); student accommodation (Sui Generis use - up to 220 units); senior living accommodation (within Use Class C2); assisted living care home (within Use Class C2) (total C2 uses up to 9,300 m ²); retail and restaurant uses (within Use Classes A1, A2, A3, A4 and A5 - up to 5,000 m ²); commercial leisure uses (Use Class D2); community uses (Use Class D1); health centre (Use Class D1); a primary school (Use Class D1) (total D1/D2 uses up to 8,830 m ²); energy centre (Sui Generis use - up to 4,500 m ²); together with new streets and other means of access and circulation; highway improvements; associated parking; re-profiling of site levels; utilities diversions and connections; open space; landscaping and ancillary development including infrastructure, works and facilities (P/3405/11).
Site 3	Teachers' Centre Tudor Road	Leading uses: Education D1 (non residential institutions); B2 (general industrial); B8 (storage and distribution) and <i>sui generis</i> building construction yard Supporting uses: open space and recreation	4.04	n/a	50	Avanti House Free School opened in existing Teachers' Centre premises September 2012.
Site 4	ColArt Whitefriars Avenue	Leading uses: B1 (business) including studio/creative uses; B2 (general industrial); Education D1 (non residential institutions) and D2 (assembly & leisure) Supporting uses: Enabling C3 (residential) and A3 (restaurants & cafés)	2.4	150	130	None

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Number of Jobs	Status
Site 5	Wealdstone Infills	Leading uses: A1 (retail); A2 (financial and professional services); A3 (restaurants & cafés); A4 (public houses); C1 (hotels) and C3 (residential) Supporting uses: Office B1 (business); Education & Training D1 (non residential institutions) and Community D2 (assembly & leisure)	Various sites	100	95	Land at Canning Road: Planning permission granted 3 rd August 2011 for construction of 51 flats (P/1770/09). Development underway. 72 High Street (former Case is Altered public house): Planning permission granted 30 th August 2011 for construction of 31 flats and ground floor retail space (P/1426/11). Development not started. 19 High Street (former Sam Maguire Public House): Planning permission granted 27 th July 2011 for construction of 79 bedroom hotel and ground floor café (P/1856/09). Development not started. 19 High Street (former Sam Maguire Public House): Planning application received 11 th October 2012 for construction of 27 flats and ground floor retail space (P/2418/12).
Site 6	Palmerston Road/ George Gange Way	Leading uses: Office B1 (business) and B2 (general industrial) Supporting uses: Enabling C3 (residential); Education & Training D1 (non residential institutions) and <i>sui generis</i> student accommodation	Various sites	95	95	None
Site 7	Harrow Leisure Centre Christchurch Avenue	Leading uses: Reprovision/refurbishment of recreational uses, community facilities and car parking Supporting uses: C3 (residential)	4.98	180	25	None

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Number of Jobs	Status
Site 8	Civic Amenity site and Council Depot Forward Drive	Leading uses: Industrial refuse, recycling and public sector related employment B2 (general industrial) and B8 (storage and distribution) Supporting uses: none	2.73	n/a	100	None
Site 9	Civic Centre Station Road	Leading uses: C3 (residential) Supporting uses: Community floorspace and crèche D1 (non residential institutions); A1 (retail); A2 (financial and professional services); A3 (restaurants & cafés); Office B1 (business); C1 (hotels)	4.1	250	120	None
Site 10	High Road opportunity area	Leading uses: retention of retail, café and community uses (ground floor) Supporting uses: retention of residential (upper floors)	Various sites	Not stated	Not stated	None
Site 11	Tesco Station Road	Leading uses: A1 (retail) Supporting uses: A1 (retail); A2 (financial and professional services); A3 (restaurants & cafés) and C3 (residential)	2.10	14	130	Planning permission granted 30 th March 2012 for extensions to provide 5,641m ² (gross) additional floorspace, construction of a decked car park and a new building fronting Station Road to provide 14 flats and ground floor retail/financial & professional services/food & drink space (P/0832/11). Development not started.
Site 12	Greenhill Way car park (north)	Leading uses: C3 (residential) and C1 (hotels) Supporting uses: none	0.29	35	30	Planning permission granted 10 th March 2009 for construction of 37 flats (P/1721/08). Permission now expired.

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Number of Jobs	Status
Site 13	Greenhill Way car park (south)	Leading uses: A1 (retail); A2 (financial and professional services); A3 (restaurants & cafés); Office B1 (business) and Community D2 (assembly & leisure) Supporting uses: C3 (residential)	1.2	90	100	None
Site 14	Neptune Point Pinner Road	Leading uses: A1 (retail) and C3 (residential) Supporting uses: A3 (restaurants & cafés)	Not stated	146	120	Planning permission granted 11 th June 2009 for the construction of a 3,458 m ² supermarket, café/restaurant and 146 flats (P/0596/08). Development underway.
Site 15	Bradstowe House Headstone Road	Leading uses: A1 (retail); A3 (restaurants & cafés); Office B1 (business); C3 (residential) and D2 (assembly & leisure) Supporting uses: A3 (restaurants & cafés)	Not stated	144	150	Construction of 144 flats, 1,617 m ² retail floorspace and 3,273 m ² health club/leisure floorspace started, but development stalled (E/106/01).
Site 16	College Road west	Leading uses: A1 (retail); A2 (financial and professional services); A3 (restaurants & cafés) and Office B1 (business) Supporting uses: C3 (residential)	0.52	140	340	None
Site 17	Havelock Place	Leading uses: public space Supporting uses: A1 (retail); A3 (restaurants & cafés); Office B1 (business) and C3 (residential)	0.57	Not stated	Not stated	None

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Number of Jobs	Status
Site 18	17-51 College Road	Leading uses: A1 (retail) and Civic/community D1 (non residential institutions) Supporting uses: A2 (financial and professional services); A3 (restaurants & cafés); A4 (public houses)	1.05	400	40	Planning permission refused 22 nd July 2010 for construction of 410 flats and 1,120 m ² of retail/financial & professional services/food & drink space/drinking establishment/office space (P/1620/08).
Site 19	Harrow on the Hill car park (west) Lowlands Road	Leading uses: C3 (residential) Supporting uses: Office B1 (business) and A3 (restaurants & cafés)	Not stated	45	15	None
Site 20	Lowlands Recreation Ground Lowlands Road	Leading uses: recreation, open green space Supporting uses: Outdoor performance space and A3 (restaurants & cafés)	Not stated	n/a	n/a	None
Site 21	Harrow on the Hill car park (east) Lowlands Road	Leading uses: Community/play facilities D1 (non residential institutions)/D2 (assembly & leisure) Supporting uses: D1 (non residential institutions)	0.29	n/a	85	None
Site 22	Lyon Road	Leading uses: Office B1 (business) and C3 (residential) Supporting uses: A1 (retail); A2 (financial and professional services); A3 (restaurants & cafés); Community/health D1 (non residential institutions); public realm	1.32	287	160	Planning permission granted 31 st October 2012 subject to legal agreement for construction of 287 flats, public realm improvements to Lyon Road/St. John's Road and 1,503 m ² office floorspace and 1,548 m ² retail/financial & professional services/food & drink space/community/health space (P/3118/11). Development not started.

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Number of Jobs	Status
Site 23	Gayton Road	Leading uses: C3 (residential) Supporting uses: Office B1 (business) and Civic/community D1 (non residential institutions)	1.2	350	30	Planning permission granted 2 nd October 2010 for construction of 383 flats and provision of 200 public car parking spaces (P/1254/08). Development not started.

Table 68 Submission Site Allocations DPD sites (incorporating proposed minor modifications)

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
R1	Land between High Street and Love Lane, Pinner	Leading uses: A1 (retail) Supporting uses: none	0.31	n/a	None
R2	Units south of Rayners Lane Station, Alexandra Avenue, Rayners Lane	Leading uses: A1 (retail) Supporting uses: C3 (residential)	0.11	15	None
R3	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	Leading uses: A1 (retail) Supporting uses: none	0.19	n/a	None
R5	Roxeth Library and Clinic, Northolt Road, South Harrow	Leading uses: A1 (retail) Supporting uses: C3 (residential) and replacement Community D1 (non residential institutions)	0.165	34	None

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
R6	Land at junction of Kenton Road and Honeypot Lane, Kingsbury	Leading uses: A1 (retail) Supporting uses: C3 (residential)	0.18	18	None
R7	Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore	Leading uses: A1 (retail) Supporting uses: C3 (residential) and Community D1 (non residential institutions)	0.67	105	This Council owned site was marketed for development in June 2011, and three short listed proposals were subject to public consultation in December 2011. The Council's preferred bidder is currently carrying out technical due diligence prior to agreement on heads of terms for a mixed-use development. A planning application is anticipated in 2013 following pre-application consultation.
EM1	Northolt Road Business Use Area (north and south), South Harrow	Leading uses: Office B1 (business) and other employment generating uses (excluding main town centre uses) Supporting uses: Enabling C3 (residential)	2.6	150	None
EM2	Rayners Lane Offices, Imperial Drive, Rayners Lane	Leading uses: Office B1 (business) and other employment generating uses Supporting uses: Enabling C3 (residential)	1.0	150	None
EM3	Ballards Mews Estate, High Street, Edgware	Leading uses: Office B1 (business) and other employment generating uses (excluding main town centre uses) Supporting uses: Enabling C3 (residential)	0.54	78	None

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
EM4	47-49 High Street, Edgware	Leading uses: Office B1 (business) and other employment generating uses (excluding main town centre uses) Supporting uses: Enabling C3 (residential)	0.26	68	None
EM5	57-59 High Street, Edgware	Leading uses: Office B1 (business) and other employment generating uses Supporting uses: Enabling C3 (residential)	0.18	47	None
H1	1-5 Sudbury Hill, Harrow	Leading uses: C3 (residential) Supporting uses: none	0.64	49	Planning permission granted 13 th October 2010 (subject to S106 legal agreement) for demolition of five dwellings and construction of 54 flats (P/1989/09). Development not started.
H3	79-89 Greenford Road, Harrow	Leading uses: C3 (residential) Supporting uses: none	0.14	20	None
H4	205-209 Northolt Road, South Harrow	Leading uses: C3 (residential) Supporting uses: none	0.027	7	None
H5	1/1A Silverdale Close, Northolt	Leading uses: C3 (residential) Supporting uses: none	0.092	6	Planning permission granted 2 nd March 2012 for change of use and alterations to form six dwellings (P/3497/11). Development not started.
H6	Former Matrix P.H., 219 Alexandra Avenue, South Harrow	Leading uses: C3 (residential) Supporting uses: none	0.28	28	Planning permission granted 18 th November 2011 for construction of 87 bedroom care home (P/2559/11). Development not started.

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
H7	Former Vaughan Centre, Wilson Gardens, West Harrow	Leading uses: C3 (residential) Supporting uses: none	0.114	13	Planning permission granted 11 th November 2009 for construction of 13 flats (P/1733/09). Development not started.
H8	Former Rayners Hotel, Village Way East, Rayners Lane	Leading uses: C3 (residential) Supporting uses: Public House A4 (public houses) or other town centre/ community uses	0.32	19	Outline planning permissions granted 27 th February 2012 for (i) 448 m ² mixed-use floorspace, 28 flats and educational use of the former public house (P/1083/11); and (ii) 801 m ² retail floorspace, 28 flats and educational use of the former public house (P/1018/11). Development not started.
H9	Land at Rayners Lane Station, High Worpole, Rayners Lane	Leading uses: C3 (residential) Supporting uses: retention of adequate car parking provision	0.72	50	None
H10	North Harrow Library and Children's Services, 429/433 Pinner Road, North Harrow	Leading uses: C3 (residential) Supporting uses: Replacement library and town centre uses	0.122	18	None
H11	Enterprise House, 297 Pinner Road, North Harrow	Leading uses: C3 (residential) Supporting uses: none	0.137	6	None
H12	Rear of 57-65, Bridge Street, Pinner	Leading uses: C3 (residential) Supporting uses: none	0.118	26	Planning permission granted 17 th December 2010 for construction of 26 flats (P/1966/09). Development not started.

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
H13	Jubilee House, Merrion Avenue, Stanmore	Leading uses: C3 (residential) Supporting uses: Office B1 (business) and other employment generating uses (excluding main town centre uses)	0.57	35	Planning permission granted 27 th September 2007 for two and three storey extension to provide 35 flats (P/1220/07). Planning permission renewed 23 rd May 2011 (P/1444/10). Development not started.
H14	Land at Stanmore Station, London Road, Stanmore	Leading uses: C3 (residential) Supporting uses: retention of adequate car parking provision	1.45	44	None
H15	Paxfold, Elizabeth Gardens, Stanmore	Leading uses: C2/C3 (sheltered housing) Supporting uses: reconfigured open space	0.813	n/a	None
H16	Gillian House, Elms Road, Harrow Weald	Leading uses: C2/C3 (sheltered housing) Supporting uses: none	0.253	n/a	None
H17	Wolstenholme, Rectory Lane, Stanmore	Leading uses: C2/C3 (sheltered housing) Supporting uses: none	0.251	n/a	None
H18	Edgware Town Football Club, Burnt Oak Broadway, Edgware	Leading uses: C3 (residential) Supporting uses: none	1.22	189	Outline planning permission granted 22 nd April 2010 for the development of 189 dwellings (P/1941/07). Development not started.
H19	Hill's Yard, Bacon Lane, Edgware	Leading uses: C3 (residential) Supporting uses: none	0.26	28	None

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
H20	19 Buckingham Road, Edgware	Leading uses: C3 (residential) Supporting uses: none	0.128	7	None
H21	Land at Canons Park Station, Donnefield Avenue, Canons Park	Leading uses: C3 (residential) Supporting uses: retention of adequate car parking provision	0.41	17	None
H23	Former Tyneholme Nursery, Headstone Drive, Wealdstone	Leading uses: C3 (residential) Supporting uses: none	0.22	15	Planning permission granted 19 th January 2011 for the construction of a 41-bed care home for the elderly (P/2437/10). Development not started.
H24	16-24 Lowlands Road, Harrow	Leading uses: C3 (residential) Supporting uses: none	0.07	9	None
GB1	Former RAF Bentley Priory, The Common, Stanmore	Leading uses: C3 (residential) Supporting uses: Museum D1 (non residential institutions)	5.6	103	Planning permission granted 13 th September 2010 for conversion and redevelopment of existing buildings to provide a museum/educational facility and 103 dwellings (P/1452/08). Development underway.
GB2	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore	Leading uses: Hospital D1 (non residential institutions) Supporting uses: C3 (residential)	41	127	Outline planning permission granted 15 th January 2007 for partial redevelopment to provide a new hospital and 127 dwellings (P/1704/05). Planning permission renewed 4 th June 2010 (P/0083/10). Development not started.
GB3	Harrow College, Brookshill, Harrow Weald	Leading uses: Education/training D1 (non residential institutions) Supporting uses: none	2.3	n/a	None

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
GB4	Wood Farm, Wood Lane, Stanmore	Leading uses: country park extension Supporting uses: C3 (residential)	25	9	Planning permission granted 17 th November 2009 for the redevelopment of redundant farm buildings to provide 10 dwellings and the change of use of the residual land to country park/public space (P/2203/06). Development not started.
MOS1	Land at Brigade Close, Harrow on the Hill	Leading uses: community outdoor sports use D2 (assembly & leisure) Supporting uses: none	1.6	n/a	None
MOS3	Harrow Weald Park, Brookshill, Harrow Weald	Leading uses: public open space Supporting uses: none	6.9	n/a	None
MOS4	Glenthorne, Common Road, Stanmore	Leading uses: use in association with Bentley Priory public open space Supporting uses: none	3.3	n/a	None
MOS5	The Santway, Clamp Hill, Stanmore	Leading uses: public open space Supporting uses: none	2.8	n/a	None
MOS6	Prince Edward Playing Fields, Whitchurch Lane/ Camrose Avenue, Edgware	Leading uses: community outdoor sports use D2 (assembly & leisure) Supporting uses: none	17.3	n/a	Planning permission granted 8 th April 2008 for development to provide enlarged football stadium and clubhouse, floodlighting, playing pitches, banqueting facilities and health and fitness facilities (P/0002/07). Development underway/completed.

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
MOS7	Whitchurch Playing Fields, Wemborough Road, Belmont	Leading uses: community outdoor sports use D2 (assembly & leisure) Supporting uses: none	10.707	n/a	None
G01	Harrow School Estate, Harrow on the Hill	Leading uses: refurbishment/redevelopment of school buildings C2 (residential institutions) and sports facilities and enhancement of playing fields D2 (assembly & leisure) Supporting uses: none	113	n/a	None
G02	Belmont Clinic, Kenton Lane, Belmont	Leading uses: Medical/community D1 (non residential institutions) Supporting uses: none	0.6	n/a	None
G03	St. George's Playing Field, Pinner View, North Harrow	Leading uses: C3 (residential) Supporting uses: public open space	1.7	27	Outline planning permission granted 10 th February 2012 for construction of 27 homes and provision of 0.69 ha public open space. (P/2336/11) Development not started.
G04	Harrow Arts Centre car park and ancillary buildings, Uxbridge Road, Hatch End	Leading uses: arts and leisure facilities D2 (assembly & leisure) Supporting uses: retention of adequate car parking	0.72	n/a	None
G05	Watling Farm Gypsy and Traveller Site, Watling Farm Close, Stanmore	Leading uses: Gypsy and Traveller Site Supporting uses: none	0.5	3 additional pitches	None

Site Number	Site Address	Allocated Uses	Site Area (ha)	Number of Homes	Status as at December 2012
G06	Kenton Lane Farm, Kenton Lane, Belmont	Leading uses: C3 (residential) Supporting uses: public open space	0.74	32	None
G07	North Harrow Methodist Church, Pinner Road, North Harrow	Leading uses: Place of worship/community uses D1 (non residential institutions) Supporting uses: A1 (retail) and C3 (residential)	0.34	48	None

Key Findings and Conclusions 5

Authority's Monitoring Report 2011-12

5 Key Findings and Conclusions

- 5.0.1** The eighth AMR shows that the council's planning activities continue to be effective in delivering Harrow's housing needs and contributing to economic development, whilst protecting the borough's Green Belt, heritage and other environmental resources. In future years, the AMR will take on an important additional role in monitoring the delivery of infrastructure funded through Harrow's emerging Community Infrastructure Levy.
- 5.0.2** The following sections give a summary of some of the achievements identified in this report, as well as some key opportunities for the borough to improve.

Environmental Protection and Open Space

- 5.0.3** The Harrow Green Grid project is combining the energy and enthusiasm of Harrow's residents and voluntary groups with strategic planning, and funding from the council and other sources, to bring about better and more co-ordinated management of the council's green spaces, and the linkages between them. A number of areas have already benefited the delivery of the Green Grid project in 2011/12.
- 5.0.4** The Biodiversity Action Plan (BAP) provides Harrow with a stout mechanism not just to monitor and protect the borough's flora and fauna, but also to raise awareness and interest in Harrow's natural heritage. In 2010/11, Pinner Memorial Park became the fourth of the borough's parks to achieve the Green Flag standard. Although none of Harrow's remaining parks were awarded Green Flags in 2011/12, the four existing parks did maintain their Green Flag status.
- 5.0.5** The borough has met the 40% waste recycling target agreed with the West London Waste Authority for the fourth consecutive year. The amount of commercial waste has decreased since 2007/08 and composting and recycling rates have increased. In 2011/12 the amount of household waste generated increased unexpectedly reversing the recent downward trend. Both the adoption of the BAP and the increased level of recycling will be important in taking forward our emerging climate change strategy.
- 5.0.6** In 2011/12, four new Tree Preservation Orders (TPOs) were confirmed, covering in the region of 40 trees. This is a reflection on the hard work of officers and the council's commitment to preserving the leafy character of the borough through the protection of valuable trees.

Design and the Built Environment

- 5.0.7** The pre-application advice service is proving popular. Developers are able to discuss proposals and gain feedback from officers across a range of disciplines. Comments were made on 52 schemes during the last monitoring period.
- 5.0.8** Harrow's heritage is being safeguarded through 25 adopted Conservation Area Appraisals, one of which was revised during the monitoring period. 96% of the land covered by Conservation Areas is now protected by a Conservation Area Appraisal.

Transport

- 5.0.9** Improvements have been made to bus stop accessibility and to Harrow's cycle network. This reflects the continuing need to improve the attractiveness and reliability of forms of transport other than the private motor vehicle. However, there has been little progress in fulfilling the council's strategic objective to improve accessibility at some of the borough's busier railway stations. These proposals have been identified: as a Priority Action in the council's Corporate Plan 2012/13; as a Proposed Action in the Harrow Transport Local Implementation Plan 2011/12 - 2013/14; and is an Objective in the Harrow Core Strategy. External funding is required to take these initiatives forward, but the council remains optimistic that this will be achieved.
- 5.0.10** The council continues to seek travel plans from developers as another means of promoting sustainable development and encouraging other modes of transport. 96% of schools in Harrow have School Travel Plans which encourage the use of sustainable transport to and from school to improve safety, improve health and protect and enhance the environment. Two of these schools have achieved silver accreditation which means they have attained higher than average standards and one school has achieved an outstanding gold accreditation.
- 5.0.11** A new public realm scheme was introduced around Mollison Way in Edgware ward. This cost around £1.1 million and provided improvements to road safety, traffic congestion, access to bus stops, improved road crossing facilities, local community areas where people could sit and socialise, improved local personal security as well as a local historic heritage trail commemorating the area's aviation history.
- 5.0.12** New large residential developments have been built at higher densities in locations with high transport accessibility.
- 5.0.13** Road accident rates fell significantly compared to the previous monitoring period with a total of 367 recorded accidents including three fatalities in Harrow in 2011/12. Total casualties in Harrow were at their lowest level for the entire last decade. Although, the Government has removed national road safety targets, the borough has set its own targets for the three year average for 2012-2014.

Housing

- 5.0.14** Housing completions in 2011/12 were again above the Mayor's London Plan target for the tenth consecutive year, and with an average density still above the HUDP target, despite a drop compared to the 10 year average. Affordable completions are above the HUDP target and constitute over 40% of total completions. The number of housing units granted permission in 2011/12 has decreased and is 30.2% lower than the 6 year average. Affordable permissions have also decreased this year and represent only 10% of all permissions.
- 5.0.15** Harrow is expected to meet and exceed housing targets for the next five years. The Housing Trajectory to 2025/26 forecasts an over-delivery of 1621 units; the plan target will be met five years early, by 2021/22.

Employment and Town Centres

- 5.0.16** Within the borough's town centres footfall has continued to drop, but only by around 10% since 1999 across all the town centres, despite the competition from many major new retail attractions close at hand and across London. Overall the percentage of vacant retail frontage in Harrow's town centres remains low at 6.51%. Office vacancy rates across the borough fell during the monitoring period from 15.8% to 14.95%, reversing a trend seen over the previous three years. The amount of employment land has reduced by a small margin, reflecting trends over the entire country as the UK's economy moves away from manufacturing.
- 5.0.17** In summer 2011 Harrow Council received £860,000 Outer London Funding for North Harrow and Harrow Town Centre. The funding was secured to invest in a range of projects to boost footfall and spend.

Recreation, Sports and Leisure

- 5.0.18** Further advances in promoting sport are being made throughout the borough with continuing success for Harrow in the London Youth Games which had a record 71,000 young participants. Hatch End Swimming Pool now fully refurbished has seen the number of people using the facilities increase year on year since the refurbishment was completed. Although funding for the DCMS Free Swimming Programme was cut in July 2010, it still enables under 16s to swim for free during school holidays and over 60s to swim for free all year round. Championing Harrow continues to build on this success with the aim of using the 2012 London Olympics and Paralympics to inspire more residents of all ages to take up sport.
- 5.0.19** Harrow Council and Watford FC were successful in being awarded MyPlace lottery funding for the complete redevelopment of the Cedars Youth & Community Centre in Harrow Weald. This redevelopment currently underway and costing £4.2 million will be completed in May 2012.
- 5.0.20** Harrow enjoys a rich culture and this diversity is celebrated each year at the Under One Sky festival. In June 2011, Harrow's largest single cultural festival attracted 8,000 people celebrating the best of music, song, dance, poetry, drama, sports and food.
- 5.0.21** Harrow Arts Centre is Harrow's only professional arts venue and is committed to providing access to the arts for people from every background. In 2011/12, 172,000 people visited Harrow Arts Centre and programmed events reached an audience of 16,000 people.

Community Services and Accessibility

- 5.0.22** This AMR monitoring period saw an increase in investment in community services. There was an increase in the amount of new floorspace proposed for health and community facilities, but a decrease in the amount of new floorspace completed.
- 5.0.23** Development of the final two Children's Centres, Earlsmead and Elmgrove was completed. A number of schools have had modifications made to their kitchens to enable them to become hub kitchens or satellites served by the hubs. Works to support amalgamations at Grange Primary School and Longfield Primary School were completed.

Appeals

- 5.0.24** The number of appeal decisions was 173 in this monitoring period compared to 172 the previous year. 35% of Harrow's appeal decisions were allowed, this proportion is lower than in the previous six monitoring periods going back to 2005/06 and is within the target ceiling of 40% for the fourth consecutive year.



Planning Obligations

- 5.0.25** Monitoring the contributions made as a result of Planning Obligations ensures that the community benefits are delivered. There was a significant decrease in the number of affordable housing units being secured in 2011/12, including the number of housing units in shared ownership, the number of intermediate housing units provided and the number of social housing units in the rented sector. This is attributed to the slump in housing development within the borough due to the current economic climate.
- 5.0.26** Under the Community Infrastructure Levy Regulations the Mayor of London has introduced a levy on qualifying development to contribute £300 million towards the funding of the Crossrail project. For Harrow, the rate has been set at £35 per square metre. The council is preparing a Harrow levy to help fund local infrastructure and a preliminary draft charging schedule for certain types of development has been published for consultation during the period 2012/13. Further details will be reported in the next AMR.

Performance Indicators

- 5.0.27** Performance Indicators help to identify the policy areas where the council is struggling to meet its targets and provide an opportunity to make proactive changes to failing plans and strategies where necessary. It is the council's aim to increase the percentage of targets being achieved in future monitoring periods.
- 5.0.28** There are a total of 57 indicators monitored in this Authority's Monitoring Report, 27 of which have targets outlined in the Harrow Unitary Development Plan. In the 2011/12 monitoring period 78% of the targets were met compared to 74% in 2009/10 and 2010/11 (Table 69).

Table 69 Performance Indicators

Report Section	 Target Achieved	 Target Missed
Environmental Protection and Open Space	7	1
Design and the Built Environment	1	1
Transport	2	1
Housing	6	0
Employment, Town Centres and Retail	2	3
Community Services and Accessibility	2	0
Appeals	1	0
Total	21	6
Overall Percentage	78%	22%

Note: Not all of the sections in this report contain indicators measurable against targets, these sections are omitted from this table

5.0.29 The indicators which missed their targets in this monitoring period were:

- Provide new facilities to increase the capacity of dealing with waste
- 100% Conservation Areas to be covered by Conservation Area Appraisals
- All new residential development sites to be located in areas rated 'Good' under the Public Transport Accessibility Level system
- No loss of floorspace in defined Business, Industrial and Warehousing Use areas
- Less than 10% of town centre retail frontages to be vacant
- No loss of employment land in designated Employment Areas

5.0.30 While the overall picture remains fairly static there is some change in the specific indicators being achieved. In 2010/11 and 2011/12 the target requiring new residential development to take place on previously developed land was achieved, while in 2009/10 it was missed. In 2009/10 and 2011/12 the target to build 165 affordable units was achieved but in 2010/11 it was missed. There were six indicators which failed to achieve their target in all three years.

Conclusions

5.0.31 Monitoring remains an integral part of the planning process, informing the preparation and application of policies to ensure that desired outcomes are met. The Harrow Core Strategy contains a number of new monitoring indicators and the collection of information in relation to these has commenced during the period 2012/13. This AMR monitors performance for the period 2011/12 against the Government's former Core Output Indicators (COIs) and to Harrow's Local Indicators (HLIs). The next AMR, for the period 2012/13, will monitor the Core Strategy indicators and provide further information on the progress of the council's other DPDs and the Harrow Community Infrastructure Levy.

Core Output Indicator Summaries

Appendix A

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Appendix A Core Output Indicator Summaries

The following tables include a summary of how well Harrow is performing against the National Core Output Indicators.

Business Development and Town Centres

	B1(a)	B1(b)	B1(c)	B2	B8	Total
BD1	Gross (m ²)	370	0	0	0	370
	Net (m ²)	-6,075	0	0	-263	-6,338
BD2	Gross (m ²)	370	0	0	0	370
	% gross on PDL	100	-	-	-	100
BD3	Land (ha)	n/a	n/a	n/a	n/a	58,751

Page 119 - Table 39, Page 120 - Section 4.5.3, Page 121 - Table 40

n/a = data not available

	A1	A2	B1(a)	D2	Total
BD4(i)	Gross (m ²)	414	370	0	797
	Net (m ²)	38	-4,111	0	-4,893
BD4(ii)	Gross (m ²)	414	370	326	1,133
	Net (m ²)	-873	-6,075	-89	-7,125

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Housing

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2003/04	2006/07	1,324	London Plan February 2004
H1(b) (if required)	2007/08	2025/26	6,300	Alterations to London Plan December 2006 to 2016/17 and extension to 2025/26
<i>Page 99 - Section 4.4.22</i>				

	Units (Gross)	% Gross on PDL
H3	695	100%
<i>Page 89 - Section 4.4.8</i>		

	Permanent	Transit	Total
H4	0	0	0
<i>Page 113 - Section 4.4.48</i>			

	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	233 (57%)	175 (43%)	408
<i>Page 108 - Section 4.4.37</i>			

	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12 Rep	12/13 Cur	13/14 1	14/15 2
H2(a)	475	568	620	373	766	460	434				
H2(b)								445			
H2(c)	a) Net additions								542	546	641
	b) Hectares								8.20	9.71	13.72
	c) Target									350	350
H2(d)							342	332	316	297	

	15/16 3	16/17 4	17/18 5	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
H2 (a)											
H2 (b)											
H2 (c)	a) Net additions	789	742	611	348	306	304	353	171	260	133
	b) Hectares	17.28	5.20								
	c) Target	350	350	350							
H2 (d)	265	213	154	97	61	20	-80	-176	-352	-614	-1488

	Building for Life Score	Number of Sites	Number of dwellings on those sites	% of total dwellings
H6	16+	n/a	n/a	n/a
	14-15	n/a	n/a	n/a
	10-13	n/a	n/a	n/a
	<10	n/a	n/a	n/a
	Total	n/a	n/a	n/a

Page 68 - Table 14
n/a = data not available

Environmental Quality

	Flooding	Quality	Total
E1	0	0	0

Page 51 - Section 4.1.4

	Loss	Addition	Total
E2	0	0	0

Page 55 - Section 4.1.23

	Biomass										
E3		Wind Onshore	Solar Photovoltaics	Hydro	Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	Total
		Permitted installed capacity (MW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Completed installed capacity (MW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Page 59 - Section 4.1.43
n/a = data not available

Minerals

	Crushed Rock	Sand and Gravel
M1	0	0
<i>Page 63 - Section 4.1.56</i>		

	Secondary	Recycled
M2	0	0
<i>Page 63 - Section 4.1.56</i>		

Waste

W1	Total																					
	Inert Landfill	Non-hazardous Landfill	Hazardous Landfill	Energy from Waste Incineration	Landfill Gas Generation Plant	Pyrolysis/ Gasification	Metal Recycling Site	Transfer Stations	Material recovery/recycling facilities (MRFs)	Household civic amenity sites	Open windrow composting	In-vessel composting	Anaerobic digestion	Any combined mechanical, biological and/or thermal treatment	Sewage Treatment Works (MBT)	Other treatment	Recycling facilities construction, demolition & excavation waste	Storage of waste	Other waste management	Other developments		
The total capacity (m ³ , tonnes or litres)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum annual operational throughput put tonnes (or litres if liquid waste)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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W2	Landfill	Incineration with EfW	Incineration without EfW	Recycled/Composted	Other	Total Waste Arising
	Amount of waste arising (in tonnes)	57,038	0	0	44,621	0

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Changes to Core Output Indicators

Appendix B

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Appendix B Changes to Core Output Indicators

Removal of Core Output Indicators by CLG

B.1 The following tables highlight the key changes to the Core Output Indicator set between the 2006/07 and the 2007/08 monitoring periods. As mentioned earlier, the removal of indicators from the COI set should not prevent their future collection and reporting within the AMR, especially where the council considers they are necessary to monitor the implementation of spatial strategies or to reflect requirements of other Government guidance.

Table 70 Core Output Indicators (COI) removed (by DCLG in 2007/08)

Removed COI Indicators	
1e - Losses of employment land in: (i) employment/regeneration areas and (ii) local authority area	Authorities can use indicator BD3 to apply to other spatial scales and policy areas as appropriate. Similarly tracking changes to BD3 over time will enable authorities to identify competing uses and pressures to employment land lost to residential development.
1f - Amount of employment land availability	
2c - Percentage of new housing densities	CLG will continue to collect density information through land use change statistics. Authorities should continue to report density information in their AMR in the form most relevant to their policy and characteristics.
3a - Amount of completed non residential development complying with car parking standards	Authorities should continue to report any policies on car parking where part of their Development Plan.
3b - Amount of new residential development within 30 minutes of key services	Authorities should continue to monitor accessibility, reflecting policy and characteristics of their area. National Indicator NI 175 Access to services and facilities by public transport, walking and cycling may also be useful in monitoring accessibility.
4c - Amount of eligible open spaces managed to Green Flag award standard	Authorities with Green Flag policies or signed up to the scheme should continue to monitor against the standard. In addition, National Indicator NI 197 Improved local biodiversity - proportion of local sites where positive conservation management has been or is being implemented - could help authorities monitor the quality of any open spaces also covered by NI 197.
8(i) - Change in priority habitats and species by type	Authorities should continue to develop this information with local and regional biodiversity partnerships and use it as a contextual indicator, to be reported less frequently, as part of a suite of indicators (including ENV3) monitoring the impact of new development on sites of biological importance. National Indicator 197 Improved local biodiversity - proportion of local sites where positive conservation management has been or is being implemented could also be included within this suite.

Table 71 Core Output Indicators (included by DCLG as of 2007/08)

New Core Output Indicators	
H4: Net additional pitches (Gypsy and Traveller)	
H6: Housing Quality - Building for Life Assessments Design	
Key Indicator changes	Explanation
<p>Business Development and Town Centres</p> <p>Removal of employment and regeneration areas in employment indicators</p> <p>BD2 Previously developed land definition updated</p>	<p>Local authorities can apply information they capture for BD1 and BD3 for whichever policy areas they need to including any relevant employment or regeneration areas.</p> <p>To be consistent with PPS3 PDL definition</p>
<p>Housing</p> <p>Dwelling and Net addition definition changes</p> <p>The addition of five year housing supply information as part of the housing trajectory</p>	<p>Definitions have been aligned across PPS3 the Housing Flows Reconciliation Return and National Indicator set</p> <p>To reflect consistency with guidance published as part of the National Indicator set and the approach to managing housing delivery in PPS3</p>
<p>Environmental Quality</p> <p>Clarifying the capture of renewable energy generation</p>	<p>The definition has been clarified and aligned with BERR data collection and reporting categories</p>
<p>Minerals</p> <p>M1 & M2 (not relevant in Harrow)</p>	<p>Primary land won aggregates have been defined in order to allow comparable data collection and reporting (i.e. excluding marine dredged aggregate)</p> <p>Recycled aggregate has been more clearly described</p>
<p>Waste</p> <p>W1 & W2</p>	<p>In order to allow consistent and comparable (year on year) collection and reporting of figures 'management types' have been linked to those that are used in planning policy supporting guidance, the standard planning application form and existing Department for Environment Farming and Rural Affairs (Defra) data collections.</p>

LDS Timetable **Appendix C**

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Appendix C LDS Timetable

C.1 Figure 20 is Harrow's current adopted Local Development Scheme (LDS), Version 5 of the timetable for the production of the council's Local Plan documents. This timetable was adopted after this AMR monitoring period in June 2012, it and is an updated version of the previous LDS timetables (June 2005, November 2006, November 2007 & December 2010).

Figure 20 LDS Timetable (Version 5)

Development Plan Documents	2010												2011												2012												2013													
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
Development Management Policies																																																		
Site Allocations																																																		
Harrow & Wealdstone AAP																																																		
West London Waste																																																		

C = Commencement of Preparation

D = Draft Preferred Option (Reg 25)

P = Pre-submission (Reg 27)

S = Submission (Reg 30)

I = Pre-examination Meeting (PINS to confirm)

E = Public Examination (PINS to confirm)

A = Adoption

C.2 Table 72 details the LDF documents that have already been adopted by the authority.

Table 72 Adopted Local Plan Documents

Document	Purpose & Content
Core Strategy Development Plan Document (2012)	The Core Strategy sets the objectives, spatial vision, and strategic policies to manage development in the borough to 2026. All other DPDs must be in conformity with its objectives.
Access for All SPD (April 2006)	This SPD guides designers and developers to create an environment that promotes easy to access buildings, facilities and surroundings. This SPD applies to the whole borough of Harrow and provides detailed design advice and illustrations on how to achieve greater accessibility.
Statement of Community Involvement (August 2006)	Sets out the standards and the different approaches the council will adhere to when undertaking community engagement on DPDs and SPD, and in the consideration of major and minor planning applications.
RAF Bentley Priory Conservation Area SPD (October 2007)	Provides guidelines for the development of listed buildings and adjacent land on the RAF Bentley Priory site, formerly a Ministry of Defence site. The MOD released this site in 2008. The SPD provides guidelines for development based on the sites status under the UDP as a Major Developed Site in the Green Belt and including advice on the future of the Grade II* listed Priory building and the Listed Park and Garden.
Harrow on the Hill Conservation Area SPD (May 2008)	This SPD replaced the existing SPGs for the following conservation locations - Harrow on the Hill Village, Harrow Park, Mount Park Estate, Roxborough Park & The Grove, South Hill Avenue, Sudbury Hill and Harrow School.
Sustainable Building Design SPD (May 2009)	To provide guidance on how to integrate environmental sustainable initiatives within new and existing development. This document introduces a sustainability checklist for inclusion within the validations process for planning applications.
Pinner Conservation Area SPD (December 2009)	To detail an area appraisal and management plan for the following conservation locations within the wider Pinner conservation Area. This document will apply to the following Pinner conservation area locations - Pinner High Street, Tookes Green, Waxwell Lane, East End Farm, Moss Lane, Pinnerwood Park Estate, Pinner Hill Estate, Waxwell Close, Eastcote Village, West Towers, Pinnerwood Farm and Rayners Lane.
Accessible Homes SPD (March 2010)	To provide guidance on how to make housing more accessible through design, within the borough.
Residential Design Guide SPD (December 2010)	To provide guidance on acceptable forms of residential design, including extensions and conversions.

Deleted UDP Policies **Appendix D**

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Appendix D Deleted UDP Policies

D.1 The following tables list the policies, schedules and proposal sites of the Harrow Unitary Development Plan (2004) that were deleted by the Secretary of State on 28th September 2007 and those deleted upon the adoption of the Harrow Core Strategy on 16th February 2012. The remaining Unitary Development Plan provisions are saved pending the adoption of the Harrow & Wealdstone Area Action Plan, the Development Management Policies DPD and the Site Allocations DPD (anticipated April 2013).

D.2 A schedule of the London Plan and Core Strategy policies that replace the deleted policies of the Unitary Development Plan can be downloaded from the council's website at:
http://www.harrow.gov.uk/downloads/file/3397/harrow_udp_saved_deleted_and_replacement_policies.

Table 73 Harrow Unitary Development Plan Part 1 Policies

Policy	Title	Saved/Date of deletion
S1	Form of Development and Pattern of Land Use	16 th February 2012
SEP1	Energy Use and Conservation	28 th September 2007
SEP2	Water	28 th September 2007
SEP3	Waste General Principles	28 th September 2007
SEP4	Biodiversity and Natural Heritage	28 th September 2007
SEP5	Structural Features	16 th February 2012
SEP6	Areas of Special Character, Green Belt and Metropolitan Open Land	28 th September 2007
SD1	Quality of Design	28 th September 2007
SD2	Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks & Gardens	28 th September 2007
SD3	Mixed-use Development	28 th September 2007
ST1	Land Uses and the Transport Network	28 th September 2007
ST2	Traffic Management	28 th September 2007
ST3	London-wide Highway Network	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
ST4	London-wide Transport Investment	16 th February 2012
ST5	London-wide Traffic Restraint Proposals	16 th February 2012
SH1	Housing Provision and Housing Need	28 th September 2007
SH2	Housing Types and Mix	28 th September 2007

Policy	Title	Saved/Date of deletion
SEM1	Development and the borough's Regeneration Strategy	16 th February 2012
SEM2	Hierarchy of Town Centres	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
SEM3	Proposals for New Employment Generating Development	28 th September 2007
SR1	Open Air Leisure and Sporting Activities	28 th September 2007
SR2	Arts, Cultural, Entertainment, Tourist and Recreational Activities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
SC1	Provision of Community Services	28 th September 2007
SI1	Implementation and Resources	16 th February 2012
SI2	Monitoring and Review	28 th September 2007

Table 74 Harrow Unitary Development Plan Part 2 Policies: Environmental Protection and Open Space

Policy	Title	Saved/Date of deletion
EP7	Renewable Energy	28 th September 2007
EP8	Energy, Conservation and Efficiency	28 th September 2007
EP9	Water Quality, Supply and Disposal	28 th September 2007
EP10	Sustainable Urban Drainage	28 th September 2007
EP11	Development within Floodplains	16 th February 2012
EP12	Control of Surface Water Run-Off	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP13	Culverting and Deculverting	16 th February 2012
EP14	Development Within Areas at Risk from Sewerage Flooding	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP15	Water Conservation	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP16	Waste Management, Disposal and Recycling Facilities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP17	Waste Generating Activities	28 th September 2007
EP18	Landfilling	28 th September 2007
EP19	Aggregates	28 th September 2007
EP20	Use of Previously-Developed Land	16 th February 2012
EP21	Vacant and Disused Land and Buildings	16 th February 2012

Policy	Title	Saved/Date of deletion
EP22	Contaminated Land	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP23	Dangerous Substance Establishments and Major Accident Hazard Pipelines	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP24	Air Quality	28 th September 2007
EP25	Noise	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP26	Habitat Creation and Enhancement	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP27	Species Protection	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP28	Conserving and Enhancing Biodiversity	16 th February 2012
EP29	Tree Masses and Spines	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP30	Tree Preservation Orders and New Planting	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP31	Areas of Special Character	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP32	Green Belt-Acceptable Land	16 th February 2012
EP33	Development in the Green Belt	28 th September 2007
EP34	Extension to Buildings in the Green Belt Uses	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP35	Major Developed Sites in the Green Belt	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP36	Agriculture	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP37	Re-Use of Existing Buildings in the Green Belt	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP38	Recreational Uses in the Green Belt	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP39	Land for Recreation in the Green Belt	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP40	Buildings for Indoor Recreation Use in the Green Belt	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP41	Green Belt Management Strategy	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP42	Watling Chase Community Forest	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP43	Green Belt and Metropolitan Open Land Fringes	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Policy	Title	Saved/Date of deletion
EP44	Metropolitan Open Land	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP45	Additional Building on Metropolitan Open Land	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP46	Green Chains	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP47	Open Space	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP48	Public Open Space	16 th February 2012
EP49	Allotments	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EP50	Informal Areas of Open Space	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Table 75 Harrow Unitary Development Plan Part 2 Policies: Design and The Built Environment

Policy	Title	Saved/Date of deletion
D4	Design and The Built Environment	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D5	New Residential Development - Amenity Space and Privacy	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D6	Design in Employment Areas	28 th September 2007
D7	Design in Retail Areas and Town Centres	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D8	Storage of Waste, Recyclable and Reusable Materials in New Development	28 th September 2007
D9	Streetside Greenness and Forecourt Greenery	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D10	Trees and New Development	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D11	Statutorily Listed Buildings	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D12	Locally Listed Buildings	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D13	The Use of Statutorily Listed Buildings	28 th September 2007
D14	Conservation Areas	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D15	Extensions and Alterations in Conservation Areas	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D16	Conservation Area Priority	16 th February 2012

Policy	Title	Saved/Date of deletion
D17	Article 4 Directions	28 th September 2007
D18	Historic Parks and Gardens	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D19	Ancient Monuments	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D20	Sites of Archaeological Importance - Priority Areas	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D21	Sites of Archaeological Importance - Design & Siting	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D22	Sites of Archaeological Importance - Qualified Professional	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D23	Lighting, Including Floodlighting	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D24	Telecommunications Development	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D25	Shopfronts and Advertisements	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D26	Advertisements and Signs on Buildings	28 th September 2007
D27	Free Standing Advertisements	28 th September 2007
D28	Advertisement Hoardings	28 th September 2007
D29	Street Furniture	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D30	Public Art and Design	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
D31	Views and Landmarks	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Table 76 Harrow Unitary Development Plan Part 2 Policies: Transport

Policy	Title	Saved/Date of deletion
T6	The Transport Impact of Development Proposals	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
T7	Improving Public Transport Facilities	16 th February 2012
T8	Rail Freight Transport	28 th September 2007
T9	Walking	16 th February 2012
T10	Cycling	16 th February 2012
T11	Cycle and Motor Cycle Parking in Public Places	16 th February 2012
T12	Reallocating Available Roadspace and Managing Traffic	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Policy	Title	Saved/Date of deletion
T13	Parking Standards	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
T14	Public Car Parking	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
T15	Servicing of New Developments - off-highway service areas and access roads	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
T16	Servicing of New Developments - new service road proposals	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
T17	New Access - St Ann's Road	Saved (to be deleted upon Adoption of the Harrow & Wealdstone Area Action Plan)
T18	New Link Road from Brember Road to Northolt Road	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
T19	Heavy Goods Vehicles	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
T20	Heavy Goods Vehicles-Operating Centres	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Table 77 Harrow Unitary Development Plan Part 2 Policies: Housing

Policy	Title	Saved/Date of deletion
H3	New Housing Provision - Land Identified for Housing and Vacant Sites	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
H4	Residential Density	28 th September 2007
H5	Affordable Housing	28 th September 2007
H6	Affordable Housing Target	28 th September 2007
H7	Dwelling Mix	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
H8	Empty Homes and Property in the borough	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
H9	Conversions of Houses and Other Buildings to Flats	28 th September 2007
H10	Maintenance and Improvement to Existing Housing Stock	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
H11	Presumption Against the Loss of Residential Land and Buildings	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
H12	Houses in Multiple Occupation	28 th September 2007
H13	Sheltered Accommodation	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
H14	Residential Institutions	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Policy	Title	Saved/Date of deletion
H15	Hostels	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
H16	Travellers	16 th February 2012
H17	Access for Special Households with Particular Needs	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
H18	Accessible Homes	28 th September 2007

Table 78 Harrow Unitary Development Plan Part 2 Policies: Employment, Shopping and Town Centres

Policy	Title	Saved/Date of deletion
EM4	New Office Development	16 th February 2012
EM5	New Large-Scale Retail and Leisure and other Developments	16 th February 2012
EM6	Limiting Goods Sold at Out or Edge of Centre Developments	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM7	Redevelopment of Retail Premises	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM8	Enhancing Town Centres	28 th September 2007
EM9	Variety of Unit Sizes	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM10	Open Air Markets	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM11	Regeneration Areas	16 th February 2012
EM12	Small Industrial Units and Workshops	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM13	Land and Buildings in Business Use - Designated Areas	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM14	Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM15	Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM16	Change of Use of Shops - Primary Shopping Frontages	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM17	Change of Use of Shops - Secondary Shopping Frontages	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM18	Change of Use of Shops - Designated Shopping Frontages of Local Centres	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM19	Change of Use of Shops in Non-Designated Parades	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Policy	Title	Saved/Date of deletion
EM20	Change of Use of Shops Outside Town Centres	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM21	Long Term Vacancies	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM22	Environmental Impact of New Business Development	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM23	Environmental Impact of Existing Businesses	16 th February 2012
EM24	Town Centre Environment	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM25	Food, Drink and Late Night Uses	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM26	Amusement Centres	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
EM27	Retail Uses in Service Stations	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Table 79 Harrow Unitary Development Plan Part 2 Policies: Recreation Leisure and Tourism

Policy	Title	Saved/Date of deletion
R3	Public Open Space	28 th September 2007
R4	Outdoor Sports Facilities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
R5	Intensive Use Pitches	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
R6	Informal Recreation	28 th September 2007
R7	Footpaths, Cyclepaths and Bridleways	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
R8	Play Areas	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
R9	Indoor Sports Facilities	28 th September 2007
R10	Arts, Culture and Entertainment	28 th September 2007
R11	Protecting Arts, Culture, Entertainment and Leisure Facilities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
R12	Change of Use Above Ground Floor Level to Arts, Culture, Entertainment and Leisure	28 th September 2007
R13	Leisure Facilities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
R14	Tourism	28 th September 2007
R15	Hotels and Guest Houses	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Table 80 Harrow Unitary Development Plan Part 2 Policies: Community Services and Accessibility

Policy	Title	Saved/Date of deletion
C2	Provision of Social and Community Facilities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C3	Nursery Provision in Residential Premises and Areas	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C4	Nursery Provision in Other Premises	28 th September 2007
C5	Nursery and Childcare Facilities	28 th September 2007
C6	First and Middle Schools	28 th September 2007
C7	New Education Facilities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C8	Health Care and Social Services	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C9	Doctors' Surgeries	28 th September 2007
C10	Community Buildings and Places of Worship	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C11	Ethnic Communities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C12	Community Protection and Emergency Services	28 th September 2007
C13	Statutory Bodies and Utility Companies	28 th September 2007
C14	Public Conveniences	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C15	Cemeteries and Crematoria	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C16	Access to Buildings and Public Spaces	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C17	Access to Leisure, Recreation, Community and Retail Facilities	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
C18	Special Mobility Requirements and Access to Transport	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Table 81 Harrow Unitary Development Plan Part 2 Policies: Implementation, Resources and Monitoring

Policy	Title	Saved/Date of deletion
I3	Planning Obligations and Legal Agreements	28 th September 2007
I4	Enforcement	28 th September 2007
I5	Proposals Map and Proposal Sites Schedule	Saved (to be deleted upon Adoption of the Development Management Policies DPD)

Policy	Title	Saved/Date of deletion
I6	Supplementary Planning Guidance and Planning Briefs	28 th September 2007
I7	Public Consultation	28 th September 2007

Table 82 Harrow Unitary Development Plan: Schedules

Policy	Title	Saved/Date of deletion
1	Glossary of Terms	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
2	Types of Publicly Accessible Open Space	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
3	Criteria for Assessing High Buildings	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
4	Views and Landmarks	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
5	Car Parking Standards	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
6	Service Road Proposals	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
7	Method for Applying Change of Use of Shops Policy	Saved (to be deleted upon Adoption of the Development Management Policies DPD)
8	Town and Country Planning (Use Classes) Order (1987)	16 th February 2012
9	Key Document References	16 th February 2012

Table 83 Harrow Unitary Development Plan: Proposal Sites

Policy	Title	Saved/Date of deletion
PS1	Land south of Greenhill Way, Harrow town centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS2	Land north of Greenhill Way, Harrow town centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS3	No. 2 St. John's Road, Harrow town centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS4	Nos. 9-11 St. John's Road, Harrow town centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS5	Gayton Road car park, Gayton Library and Sonia Court, Harrow town centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS6	Harrow-on-the-Hill Station and land in College Road and Lowlands Road, Harrow town centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS7	Land north of Junction Road, Harrow town centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)

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Policy	Title	Saved/Date of deletion
PS8	Nos. 16-24 Lowlands Road, Harrow on the Hill	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS9	St. Ann's Service Yard and College Road frontage, Harrow town centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS10	YWCA, Sheepcote Road, Harrow	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS11	Belmont Health Centre and adjacent land, Kenton Lane, Belmont local centre	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS12	Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue, Edgware	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS13	Former Harrow Hospital, Roxeth Hill, Harrow on the Hill	16 th February 2012
PS14	Former Kings Head Hotel, High Street, Harrow on the Hill	16 th February 2012
PS15	Harrow Weald Park, Brookshill, Harrow on the Hill	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS16	Harrow Arts Centre, Uxbridge Road, Hatch End	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS17	TA Centre, Honeypot Lane, Kingsbury	16 th February 2012
PS18	Nos. 149 & 151 Pinner View, North Harrow	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS19	Eastern Electricity, the Brember Day Centre and land in Stanley Road, South Harrow	16 th February 2012
PS20	Roxeth Allotments, Roxeth Recreation Ground, South Harrow	16 th February 2012
PS21	Nos. 201-209 Northolt Road, South Harrow	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS22	Roxeth Nursery, Roxeth Green Avenue, South Harrow	16 th February 2012
PS23	Glenthorne, Common Road, Stanmore	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS24	Land at Stanmore Station, London Road, Stanmore	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS25	BAE Systems, Warren Lane, Stanmore	16 th February 2012
PS26	Anmer Lodge, Culverdale Close, Stanmore	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS27	Former Government Offices, Honeypot Lane, Stanmore	16 th February 2012
PS28	Nos. 24-28 Station Road, Wealdstone	16 th February 2012
PS29	Land adjacent to Harrow Leisure Centre, Christchurch Avenue, Wealdstone	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)

Policy	Title	Saved/Date of deletion
PS30	Parks Depot and former Mortuary, Peel Road, Wealdstone	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS31	Land north of Bridge Day Care Centre, Christchurch Avenue, Wealdstone	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS32	Driving Centre, Christchurch Avenue, Wealdstone	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS33	Land west of High Street, Wealdstone district centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS34	Former BR Site, Cecil Road, Wealdstone	16 th February 2012
PS35	Wealdstone Library/Youth Centre and Canning Road car park, Wealdstone	16 th February 2012
PS36	Nos. 1-33 The Bridge & 6-14 Masons Avenue, Wealdstone district centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS37	Land at Oxford Road & Byron Road, Wealdstone	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS38	Nos. 87-111 High Street, Wealdstone district centre	Saved (to be deleted upon Adoption of the Harrow & Wealdstone AAP)
PS39	Land rear of 121-255 Pinner Road, West Harrow	Saved (to be deleted upon Adoption of the Site Allocations DPD)
PS40	Vaughan Centre, Vaughan Road/Wilson Gardens, West Harrow	Saved (to be deleted upon Adoption of the Site Allocations DPD)

Five Year Housing Supply **Appendix E**

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Appendix E Five Year Housing Supply

E.1 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to *'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land'*. A footnote to the paragraph explain what is meant by deliverable.

E.2 To be considered 'deliverable' sites should be:

- available now;
- offer a suitable location for development now; and
- be achievable with a realistic prospect that viable housing development will be delivered on the site within five years.

E.3 The NPPF confirms that sites with planning permission should be considered deliverable until permission expires.

E.4 Harrow's Five-Year Land Supply includes net additional dwellings at deliverable sites for the five year period between April 2013 and March 2018. The council has identified sites which meet these requirements and these include:

- All sites for housing units under construction as at 31/03/2012 which are expected to complete within the specified five year period (these developments include new build, changes of use to housing units and conversions)
- All sites with planning permission where construction has not yet started as at 31/03/2012 which are expected to complete within the specified five year period (these developments include new build, changes of use to housing units and conversions)
- Sites where permission has been granted, subject to legal agreement, as at 31/03/2012 which are expected to complete within the five year period
- Potential deliverable sites (without planning permission as at 31/03/2012) likely to complete within the five year period

E.5 Schedules 1 to 5 (summarised below) demonstrate that Harrow has a sufficient supply of housing land to meet its Five-Year Housing Supply targets plus 5%, without relying on a windfall allowance. Sites with planning permission (commitments) account for 1,899 units⁽³³⁾ exceeding the overall five year London Plan target for Harrow by 149 units (or by 61 taking into account the NPPF 5% buffer).⁽³⁴⁾ In addition, 1,480 units⁽³⁵⁾ are expected to come forward from allocated and other identified sites within the five year period (Schedules 5 & 6).

33 This includes totals all for sites with planning permission whether construction has begun or not.

34 The target supply for the Five-Year period is 1,750 units (350x5). With the NPPF 5% buffer this increases to 1,838 units.

35 This is the figure for sites with legal agreement and allocated sites

E.6 Harrow has a sufficient supply of deliverable sites to meet its Five-Year Housing Supply targets plus a 5% buffer. The number of units that are expected to come forward in the five year period has increased from 3,160 in 2010/11 to 3,379 in 2011/12. This is as a result of the Kodak site as well as other large developments which have been identified.

Table 84 Summary of Harrow's Five Year Housing Supply (2013/14 - 2017/18 as at 31/03/12)

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning Permission (not under construction)	Schedule 1	New Build sites	1,189	21.25
	Schedule 3	Conversions/Changes of Use	109	4.16
Sites with Planning Permission (under construction)	Schedule 2	New Build sites	601	21.55
	Schedule 4	Conversions/Changes of Use	0	0
Sites with Legal Agreement	Schedule 5		49	0.64
Potential Future Sites	Schedule 6		1431	32.97
Total from Deliverable Sites			3,379	80.57

E.7 Sites which have planning permission and are forecast to complete in 2012/13 are not included in the Five-Year Supply.

E.8 Sites without planning permission which are forecast to complete after 2017/18 are not included in the Five-Year Supply.

E.9 Sites which are forecast to partially complete outside the period April 2013 to March 2018 are included in the schedules that follow, but only units projected to complete within the period contribute to the Five-Year Supply.

E.10 Full details of all sites and their predicted phasing can be found in the Housing Trajectory (Table 29).

E.11 Small sites have been apportioned as follows:

- New builds with planning permission: 1/3 of units in 2014/15; 2/3 of units in 2015/16
- New builds already started: All units in 2013/14
- Conversion/Change of Use permissions: 2/3 of units in 2013/14; 1/3 of units in 2014/15
- Conversion/Change of Use already started: All units in 2012/13

E.12 As a result the Conversion/Change of Use permissions which have already begun are not included in the Five-Year Supply. All other small sites fall within the Five-Year Supply period.

Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/03/12)

Large Sites (10+ units proposed)

Table 85

Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
1354	1.80	P/2450/11	Honeypot Lane, Government Buildings	159	159	03-19-2012	Phases 7-9
1378	0.14	P/1733/09	Wilson Gardens, The Vaughan Centre	13	13	11-11-2009	Construction of part two/part three storey development comprising 13x2 bedroom flats, landscaping, refuse, cycle storage and parking
1444	1.60	P/0431/08	Rayners Lane, Rayners Lane Estate Phases G2, H1 & H2	95	-9	05-07-2010	O/L: Redevt. of Rayners Lane Estate (area bounded by Rayners Lane, Maryatt Avenue, Coles Crescent, Eliot Drive and Austen Road, Phases E to H) to provide 162 houses, 177 flats etc. Analysis represents remainder of site with Outline Plg Perm (ie Phases G2).
1775	0.12	P/1966/09	Bridge Street, Land rear of 65	26	26	12-17-2010	Demolition of existing disused timber-framed, steel-roofed buildings and redevelopment for 26 flats (13x 1 bed, 13x 2 bed) with associated amenity space & 1 disabled parking space
1863	1.27	P/4126/07	Gayton Road Car Park, Gayton Library and Sonia Court, Gayton Road	383	374	10-02-2009	Redevelopment to provide 383 flats in 5 blocks ranging between 4&10 storeys in height, 200 public car parking spaces and 81 residents parking spaces in the basement, 383 covered cycle parking bays, 13 motorcycle spaces, landscaping, amenity and playspace
1889	1.22	P/1941/07	Burnt Oak Broadway, Edgware Town Football Club	189	189	04-22-2010	Development to provide 189 dwellings (outline)
1899	0.79	P/0083/10	Brockley Hill, Royal National Orthopaedic Hospital	191	191	06-04-2010	Extension to the time limit for implementing outline planning permission P/1704/05/COU dated 15/01/2007 for partial redevelopment to provide new hospital and associated facilities, housing (including staff), revised road junction, parking and open space
1922	0.10	P/1426/11	The Case Is Altered PH, High Street, 72	31	31	08-30-2011	Redevelopment to provide 31 flats in a 3 to 6 storey block. 675m2 of A1 retail
1963	0.73	P/2336/11	Pinner View, St George's Playing Field	27	27	02-10-2012	Outline application: 7x1 bed flats; 8x2 bed flats; 4x3 bed houses; 8x4 bed houses. Provision of 0.69Ha of open space.
1965	0.13	P/0052/12	High Road, 194-6	13	10	03-19-2012	Redevelopment: demolition of existing properties. Construction of 3-storey building (9 flats) & two-storey building (4 flats), 13 parking spaces, cycle storage, refuse, landscaping.
1967	0.14	P/0832/12	Station Road, Tesco	14	14	03-30-2012	2-storey extension to front and side of store. Decked car park at first floor level. New 4-storey building: 4 mixed-use units (A1/A2/A3) and 14 flats.
1969	0.32	P/1083/11	Village Way East, 23, Rayners Hotel	31	30	02-27-2012	Outline application: Construction of 4-storey residential building with mixed-use at ground floor (A1/A2/A3/A5/B1a/D1) and 31 flats. Use of pub for A3/A4, C3, D2 and D1 use.
1997	0.04	P/3418/11	High Street, 9-17, Edgware	31	31	03-30-2012	Demolition of existing buildings; development to provide 31 flats and 110sqm of class A2 or A3 floorspace in a part 4/5/6 storey building
	8.40			1203	1086		

Some of the sites listed above are projected to partially complete in 2012/13 (see the Housing Trajectory for details). Units completed in 2012/13 do not count towards the Five-Year Supply. The net contribution of large sites with permission but not yet started is 1,203.

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Small Sites (less than 10 units proposed)

Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
1918	0.16	P/2155/10	Adelaide Close, 26	1	0	10-05-2010	Redevelopment to provide two/three storey dwellinghouse with part basement incorporating swimming pool (revised)
1968	0.26	P/2559/11	Alexandra Avenue, 219, Matrix Public House	0	-1	11-18-2011	Construction of 1 4-storey building to provide an 87 bedroom care home; landscaping and parking (see also Schedules 4 & 9)
1925	0.06	P/2746/09	Alma Row, The Bungalow	3	2	12-14-2010	Redevelopment: construction of 3 two-storey homes with parking spaces; demolition of existing bungalow
1955	0.13	P/3429/10	Aylmer Drive, 3	1	0	10-27-2011	Replacement detached house with basement (single/two storey), existing garage to be retained
1858	0.10	P/0444/09	Belfield Avenue, 1	1	0	07-24-2009	Detached two storey dwelling house with basement and habitable roof space; demolition of existing bungalow
1961	0.02	P/3038/11	Belmont Road, 72A	2	2	12-23-2011	Redevelopment: detached 2-storey building to provide 2 flats; 2 parking spaces; landscape and refuse
1819	0.07	P/1596/08	Bolton Road, 30	2	1	07-15-2008	Outline: Redevelopment for 2x2 storey detached houses (all matters reserved)
1924	0.11	P/2604/10	Brockley Hill, Green Cottage	1	0	11-17-2010	Extension of time to planning permission P/2748/07/DFU dated 16/10/2007 for 'redevelopment to provide replacement two storey house with basement'
1914	1.18	P/1429/09	Brookshill Drive, Copse Farm	7	3	10-11-2010	Demolition of all existing non-locally listed bdgs: construction of principal dwelling house at Copse Farm; part redevelopment of Brookshill Farm Courtyard including demolition of locally listed stable and farm office bdgs and replacement with 4 staff hou
1909	0.14	P/1609/10	Brookshill Drive, Red Corners	1	0	08-17-2010	Redevelopment to provide detached two storey plus semi-basement dwellinghouse; provision of parking; refuse and landscaping
1943	2.80	P/0797/11	Brookshill, Timbers	1	1	06-21-2011	Demolition of double garage. Construction of 2-storey dwellinghouse, detached double garage; landscaping
1939	0.06	P/0455/11	Cambridge Road, 34-36	1	1	04-28-2011	New 2 storey dwellinghouse; car parking & landscaping
1298	0.19	P/2638/10	Canons Court	9	9	01-19-2011	4 th and 5 th storey extensions to provide 9 additional flats, external alterations to building to include new lift and staircase at rear, alterations to rear parking area, new entrance gates at side of building
1883	0.45	P/0070/10	Cedar Drive, 51	1	0	04-27-2010	Redevelopment: two storey detached single dwelling house, with associated parking; landscaping and refuse storage; demolition of existing dwellinghouse
1920	0.02	P/2356/10	Corbins Lane, 27	1	1	10-29-2010	Extension of time to planning permission P/2782/04/DFU granted on appeal dated 12/10/2005 for 'single storey side extension to form an additional dwelling; parking at front'
1959	0.16	P/2763/11	Dennis Lane, 11	1	0	12-16-2011	Demolition of existing dwellinghouse; new detached 2-storey dwellinghouse with basement and accommodation in roofspace
1897	0.13	P/1022/10	Dennis Lane, 33	1	0	06-15-2010	Demolition of existing dwellinghouse; construction of replacement 2/3 storey dwellinghouse with basement, alterations to front garden layout (revised)

Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
1874	0.09	P/2727/09	Eastcote Lane, 143	2	1	02-17-2010	Demolition of existing dwellinghouse and garage and erection of two semi-detached three storey dwellings (2x3 bed units) with associated garages
1878	0.02	P/2378/09	Field End Road, 807	1	1	01-18-2010	Single and two storey side extension to form new dwellinghouse with parking at front, new vehicle access for existing dwellinghouse
1611	0.07	P/2178/10	Gayton Road, land rear of 47-49	2	2	10-27-2010	Two semi-detached bungalows with habitable roofspace, forecourt parking and access from Northwick Park Road (Resident permit restricted)
1960	0.47	P/2953/11	Gerard Road, 53	1	0	12-22-2011	Redevelopment to provide a 2 storey dwelling, basement and accommodation in roofspace
1940	0.68	P/0829/11	Glanleam Road, 30	1	0	05-27-2011	Demolition of existing bungalow; construction of detached two storey dwellinghouse with habitable roofspace; landscaping, bin store at rear
1823	0.10	P/0223/11	Green Lane (Waitemata)	1	0	03-28-2011	Demolition of existing dwelling house, replacement two storey dwelling with basement and rooms in roof space
1861	0.01	P/1638/09	Greenhill Road, 19a	1	1	09-28-2009	Rear dormer and conversion of loft to provide one self contained flat and four rooflights on front roofslope
1876	0.02	P/2180/09	Grosvenor Avenue, 7	1	1	01-25-2010	Single and two storey attached house with parking at rear, new vehicle access from Sandhurst Avenue
1736	0.09	P/0258/09	High Road, 224	9	8	09-11-2009	Part two and part three storey building comprising eight flats with associated car parking; landscaping and widening of vehicle access to High Road
1877	0.08	P/2352/09	High Street, 104-106, 'Chameleon House'	3	3	01-21-2010	Renewal of planning permission P/1553/04/CFU for replacement of 'The Studio' with a 2/3 storey building (use class B1) and 2 storey detached block to provide 2 flats and 1 dwellinghouse; access, landscaping and 8 parking spaces
1891	0.02	P/0854/09	High street, 19A & 19B, land rear of,	2	2	04-29-2010	Two storey building to provide two self contained flats at rear of existing building, incorporating new courtyard amenity area for existing and new flats
1930	0.00	P/2464/10	High Street, 31	1	1	01-07-2011	One additional studio flat; rear dormer; 2 rooflights in front roofslope; extension of extractor duct & flue
1954	0.02	P/2313/11	High Street, 85	1	1	10-11-2011	1 st floor rear extension to provide an additional flat; 2 external staircases; external alterations
1664	0.04	P/1050/09	High Street, Dove Cottage, Harrow on the Hill	1	0	07-06-2009	Two storey detached building to provide residential accommodation for Harrow School
1952	0.00	P/3027/09	High Street, Wealdstone, 26-28	6	4	02-24-2010	2/3 storey rear extension including dormer windows on side elevation; new commercial unit for retail use, business or medical use on ground floor (UCO A1-A5, B1 or D1); COU of 1 st floor office use and use of upper floors as 6 flats; bin store; cycle park
1847	0.05	P/0711/09	Hill House Avenue, land adjacent to Highfield	1	1	06-30-2009	Detached two storey house (garden land)
1921	0.04	P/1032/09	Hindes Road, 86	3	2	05-17-2010	Two storey detached building with single storey rear section and habitable roof space to provide 3 flats (2xstudio flats and 1x1 bed maisonette)
1822	0.20	P/1565/08	Imperial Drive, 204 - 226 (Talbot House)	9	9	10-17-2008	Roof extension to existing three-storey office building to create fourth storey to provide 9 flats, new enclosed rear staircase and external alterations (Resident Permit Restricted)

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Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
1869	0.07	P/1604/10	Jubilee Close, 22E	1	1	09-23-2010	Single and two storey attached dwellinghouse plus basement and accommodation in loft space with rear dormer and parking (revised application)
1873	0.01	P/4002/08	Junction Road, 2	8	8	12-08-2009	Redevelopment to provide six-storey building to provide 172 sq.m. of office space at ground and first floors; eight flats on four upper floors with glazed balconies; roof terrace; demolition of existing two-storey building (resident permit restricted)
1957	0.13	P/2318/11	Kenton Lane, 647-649	8	6	11-18-2011	Demolition of 2 dwellinghouses and redevelopment to provide part-2, part-3 storey building comprising 8 flats. Landscaping, refuse, cycle stores, etc
1725	0.02	P/2652/09	Kingsfield Avenue, land to rear of 87	1	1	02-08-2010	Erection of detached two storey house with garage and new vehicle cross over at rear fronting Allington Road (extension to time limit for implementing planning permission P/3299/06 allowed on appeal 13/06/07)
1599	0.01	P/1682/10	Marlborough Hill, 1, Masters House	2	2	09-22-2010	Redevelopment to provide three storey with habitable roofspace building to create office floorspace (B1 at first and second floors) and two flats at third floor and parking at ground floor (revised)
1928	0.35	P/1953/10	North Harrow Assembly Hall, Station Road	0	-5	01-12-2011	Demolition of buildings on site and erection of a community centre with sports hall, gym, prayer hall, library and ancillary cafe/restaurant and children's play area
1916	0.02	P/1767/10	Northolt Road, Station Parade, rear of 10-12,	2	2	10-19-2010	Two x two storey dwellinghouses at rear of 10-12 Station Parade (semi-detached) and provision of access balcony from Station Parade; associated car parking behind 10 Station Parade
1830	0.08	P/0181/09	Northwick Park Road, 2 -12, Comfort Inn Hotel	0	-3	04-23-2009	Extensions and alterations to existing hotel to provide 34 additional bedrooms and relocation of existing conference bar and restaurant facilities
891	0.22	P/3384/10	Nugents Park, White Lodge, 6	2	0	12-08-2011	Extension of time of planning permission P/2887/07 dated 21/12/2007 for 'redevelopment: two, two storey detached houses with double garages'
1765	0.09	P/1404/09	Oakhill Avenue, 25, 'Littlecote'	1	0	09-23-2009	Demolition of existing bungalow and redevelopment to provide a single and two storey detached dwellinghouse with habitable accommodation in the roofspace and two rear dormers (revised application)
1903	0.09	P/1102/09	Oakhill Avenue, 32, 'Novembers Eve'	2	1	07-15-2010	Demolition of existing dwellinghouse and redevelopment to provide 2x2 storey detached dwellings with integral garages and basements; new vehicular access
1837	0.06	P/0118/09	Old Hall Close, 15	1	0	05-01-2009	Demolition of existing two storey detached dwellinghouse; redevelopment to provide detached two storey dwellinghouse
1956	0.05	P/2921/10	Old Lodge Way, 7	1	0	09-14-2011	Redevelopment to provide a detached 2-storey dwellinghouse with accommodation in the roofspace
1884	0.26	P/0612/12	Park Drive, Braeside	1	0	03-29-2012	Demolition of existing dwellinghouse; construction of replacement detached 2-storey dwellinghouse with basement, habitable roofspace & integral garage
1835	0.06	P/3976/08	Pinner Hill Road, 14	3	2	03-27-2009	Demolition of existing detached dwellinghouse and redevelopment to provide three terraced dwellinghouses; new metal rail fencing along Pinner Hill Road and Tudor Road
1886	0.02	P/0308/10	Ravenswood Crescent, 74	1	1	04-07-2010	Outline application: details of access and scale for new two storey end of terrace dwellinghouse attached to side of existing dwellinghouse (revised)
1868	0.14	P/1861/09	Reenglass Road, Pippins	1	0	11-11-2009	Redevelopment to provide replacement two storey house including rooms in the roofspace

Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
1748	0.08	P/1238/11	Sheepcote Road, Chester Court, garages rear of	3	3	09-19-2011	Demolition of existing garages, construction of 3x2-bed houses
1829	0.03	P/2095/11	Stanley Road, 19	2	1	10-14-2011	New detached 2-storey building to provide 2 flats. Existing dwelling already demolished.
1764	0.02	P/0061/11	Station Road, 320	2	2	03-14-2011	Extension of time to permission P/3826/07/DFU for 2 storey extension above commercial building to provide 2 flats; ext. staircase and first floor roof terrace
1706	0.07	P/2469/11	Temple Mead Close, 11	1	0	11-22-2011	Redevelopment to provide 1 and 2-storey detached house with parking (extension of time application)
1881	0.66	P/2653/10	Uxbridge Road, 16A	3	2	11-22-2010	Two storey building with rooms in roofspace to provide three flats, with parking and access (revised application)
1882	0.08	P/2978/09	Uxbridge Road, 24	1	1	02-18-2010	Extension of time of planning permission granted by appeal APP/M5450/A/06/2016013 dated 29/01/2007 (P/933/05/DFU) for additional detached house and two detached double garages in garden (revised)
1893	0.03	P/0335/10	Uxbridge Road, 56	1	1	05-12-2010	Two storey detached dwellinghouse adjacent to No.56 with parking and access; new vehicle access to No.56 (revised)
1898	0.01	P/1602/09	Veldene Way, 7	1	1	06-01-2010	Single storey front, side and rear extension to form new dwelling; enlarged parking area at the front; single storey rear extension to existing dwellinghouse
1761	0.30	P/0031/09	Wakehams Hill, 11	3	2	05-01-2009	Demolition of existing dwellinghouse and outbuildings; erection of three detached single and two storey dwellinghouses with garages and car parking; new vehicle access (closure of existing vehicle access) and landscaping
1926	0.04	P/0869/11	Wakehams Hill, 8	1	0	06-03-2011	Replacement single and 2-storey detached dwellinghouse with basement and landscaping
1896	0.12	P/0450/10	Warren Lane, West Lodge	1	0	06-07-2010	Replacement two-storey dwellinghouse with single storey rear projection (revised)
1923	0.11	P/2342/10	Waxwell Lane, 103	2	1	11-25-2010	Extension of time to planning permission P/2245/07/DFU dated 10/09/2007 for 'redevelopment to provide 2x part single and two storey dwellinghouses with basements and accommodation at roof level'
1728	0.18	P/2823/11	West Drive Gardens, 3	1	1	12-20-2011	Extension of time to planning permission P/2316/08DFU dated 17/10/2008 for 'two-storey, three bedroom detached dwelling house with new vehicular access'
1875	0.08	P/2001/09	West End Lane, 69	6	6	01-15-2010	Demolition of nursery school building; replacement two storey building with habitable roof space providing 6 flats; new vehicle access
1962	0.04	P/3424/10	Whittington Way, 182	2	1	12-02-2011	Demolition of existing dwelling; redevelopment to provide detached 2-storey building with habitable roofspace comprising 2 dwellings; car parking, landscaping, etc.
1900	1.27	P/2203/06	Wood Lane, Wood Farm	10	9	11-26-2009	Demolition of buildings and construction of 10 dwellings, refurbishment of house and dairy and associated entrances, roadways and landscape works and change of use of farm to country park/open space
	12.85			155	103		

All of these sites contribute to the Five-Year Supply.

Schedule 2: New Build Sites under Construction (as at 31/03/12)
Large Sites (10+ units proposed)

Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
1349	0.319	E/106/01/FUL	Headstone Road, 'Bradstowe House'	144	143	16/09/05	Demolition of existing buildings; 4-10 storey building. to provide retail, leisure use & 144 resident permit restricted flats (Appeal 3340)
1354	4.382	P/2317/06	Honeypot Lane, Government Buildings	114	114	12/11/07	Redevelopment to provide 764 residential units (including 40.2% affordable housing). A1/A2/A3/A4/A5/D1 & D2 f/s; Class B1(a),(b),(c) f/s
1713	2.88	P/3171/06/CFU	Strongbridge Close	127	18	06/12/07	Redevelopment for 254 units: flats, houses, roads, parking, and open space. 66 previously completed, 34 completed in 2010/11; 27 completed in 2011/12: total gross completions to date 127 units (55 net). 127 remaining (37 net). 41 SR complete to date, 40 S
1793	2.087	P/2415/09	Mill Farm Close, 1-110	152	30	27/04/10	Redevelopment to provide 158 residential units (flats and houses), alteration to Mill Farm Close access road, creation of communal green space, play areas with play equipment, associated landscaping, parking and refuse (revised description). 6 (market) un
1895	0.081	P/1455/08	Railway Approach, 24	34	34	11/05/10	Outline: Demolition of existing warehouse and construction of part 5/part 6 storey building containing 34 residential units, ground floor office space and lower ground floor car parking.
1912	7.97	P/1452/08	The Common, Bentley Priory	112	112	16/09/10	Change of use from defence establishment to provide a museum/education facility (D1 use), 103 dwellings with associated car parking, ancillary service/accommodation, energy centre, open space provision, part demolition of Mansion House, extn of bldg 7 etc.
1912	0	P/1726/11	The Common, Bentley Priory	4	4	22/12/11	Amendment to P/1452/08: 4 additional dwellings. 2 houses in Area 3 (east) and 2 houses in Area 4 (south and east)
1912	0	P/3202/11	The Common, Bentley Priory	1	-1	20/12/11	Amendment to P/1452/08: combine 2 units (1x 2bed,3HR, 1x 2 bed 4HR) to create 1x 2bed, 6HR. In Walled Garden. Total units now 115.
1949	0.1715	P/1770/09	Canning Road, 20-24	51	48	03/08/11	51 units in 4 and 6 storey development inc. landscaping parking & refuse
1958	0.169	P/2400/11	Northolt Road, 332	50	50	01/12/11	Redevelopment to provide 50 units (49 flats, 1 house) in part 3, part 4 and part 5 storey building. Landscape, refuse, etc.
	18.06			789	552		

Some of the sites listed above are projected to partially complete in 2012/13 (see the Housing Trajectory for details). Units completed in 2012/13 do not count towards the Five-Year Supply. The net contribution to the Five-Year Supply of large sites where construction has commenced is 552 units.

Small Sites (less than 10 units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1099	0.02	39937/89/FUL	Ruskin Gardens 127A-B	2	2	01/08/90	Extn to form 2 flats
1371	0.00	E/965/98/FUL	Station Road, 24-34	3	0	01/06/00	Mosque and ancillary facilities including resident permit restricted flats
1635	0.08	P/2924/08	Eastcote Road (Rear of 154 & 156)	1	1	21/10/08	Single and two storey detached house with habitable roof space; parking and refuse storage at rear, new vehicular access; out building at rear, boundary alterations to include front wall with railing and fencing at side and rear
1732	0.96	P/1347/07	Paines Lane, 55	1	0	13/08/07	Demolition of existing dwelling and replacement single and two/three storey detached dwelling
1766	0.17	P/0692/09	Elms Road, 25	8	7	30/06/09	Redevelopment: Detached three storey block of eight flats with basement parking
1807	0.07	P/0002/07	St. Davids Drive, Prince Edward Playing Fields	1	1	08/04/08	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking & groundsman's house
1815	0.05	P/2401/08	Brockleyside, 1-3	1	1	17/09/08	Two storey side and single storey rear extension to form new attached dwelling house; single storey rear extension to ground floor flat; one sunpipe, two dormers and one rooflight in the rear roof-slope and four rooflights in the front roof-slope
1824	0.05	P/2130/11	Garages 1-7, to the rear of 1-8 Lowther Road	1	1	26/09/11	Demolition of garages; redevelopment to provide detached bungalow, access from Lowther Road with automatic gates at site entrance
1828	0.02	P/3294/08	Walton Avenue, 92	1	1	15/12/08	Single and two storey side to rear extension to form new attached dwellinghouse with parking at front and refuse storage at rear; single storey rear extension to existind dwelling
1833	0.04	P/3885/08	Elm Park, 64	1	0	10/02/09	Demolition of existing dwellinghouse, construction of replacement single/two storey dwellinghouse with rooms in roofspace
1840	0.20	P/0395/11	Nugents Park, Bellevue	1	0	27/04/11	Detached 2-storey dwelling house; demolition of existing house, new vehicular access
1846	0.29	P/1952/11	Priory Drive, Bentley Hyde	1	0	14/10/11	Demolition of existing house and erection of replacement dwelling. 2 storey detached house with rooms in roofspace. Detached outbuildings and swimming pool.
1849	0.18	P/1217/08DFU	Uxbridge Road, land rear of 106 Uxbridge Road and Laureston Park Drive	1	1	13/06/08	Detached dwelling house and detached double garage; demolition of existing garage
1855	0.02	P/2613/09	Long Elmes, 100	1	1	02/02/10	Two storey dwellinghouse with accommodation in the roofspace (revised)
1864	0.07	P/1414/09	Butler Road, land rear of 132	3	3	15/10/09	Redevelopment of site to provide pair of semi-detached houses and a detached bungalow with access and parking
1865	0.03	P/1455/09	Avondale Road, 21	2	2	15/10/09	Construction of two storey detached building to provide two self contained flats with two parking spaces
1888	0.08	P/3277/11	Gordon Avenue, 24	1	1	14/02/12	Two storey detached dwellinghouse with accommodation in roofspace; provision of parking, landscaping; boundary treatment and refuse (retrospective)

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Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
1902	0.04	P/0769/10	Uxbridge Road, rear of 406 - 412	4	4	20/07/10	New three storey building at rear to provide extension to restaurant & one flat at ground floor level with three flats at first and second floors; new car parking at rear, access from Woodridings Close; demolition of existing garages, workshop and office
1908	0.01	P/0643/10	Chantry Place and land between 21 Chantry Lane	1	1	19/08/10	Two storey dwellinghouse; provision of parking, refuse and landscaping.
1913	0.10	P/1957/10	Bouverie Road, 1-3	9	9	16/09/10	Redevelopment: two/three storey block of flats to provide 9 dwellings with off street parking provision; landscaping; cycle storage and refuse (revised application)
1915	0.00	P/1757/10	Honister Gardens, 37	1	1	06/10/10	Two storey side and single storey front and rear extension to create a new attached dwelling house, vehicle access(revised application)
1927	0.03	P/1291/10	Avenue Road, 2	5	4	19/01/11	Redevelopment to provide detached building comprising 5 self contained flats at ground, first and roof level. Cycle store, refuse and parking.
1935	0.01	P/1565/10	London House, Canons Corner	3	3	17/03/11	Additional floor at seventh storey level to create 3 additional flats
1936	0.03	P/3498/10	Wemborough Road, 157	1	0	07/03/11	Redevelopment to provide two-storey detached dwelling house with accommodation in the roofspace
1937	0.03	P/3505/10	Kenton Lane, 776	1	1	23/03/11	2 storey detached dwellinghouse, associated parking, refuse and landscaping
1942	0.36	P/0730/11	Oxhey Lane, Cedars	1	0	01/06/11	Replacement detached 2-storey dwellinghouse with basement, assoc. parking, landscaping & refuse storage
1946	0.16	P/0548/11	Pinner Hill, Castlewood	1	0	07/07/11	Demolition of existing dwellinghouse and part of garage. Redevelopment to provide detached single dwellinghouse with accomm in roofspace.
1948	0.07	P/1673/11	Dudley Road, 22-24	4	2	17/08/11	1 st floor extensions to 2 bungalows to form 2-storey buildings. Gabled roofs; rear dormers; front rooflights. Conversion into 4 flats.
1950	0.11	P/2741/10	Bentley Way, 22	1	1	15/08/11	2 storey dwellinghouse on land adjacent to 22 Bentley Way
1953	0.20	P/1251/11	Lower Priory Farm, Clamp Hill	1	1	12/09/11	Demolition of existing workshops and industrial buildings; new 2-storey house; associated landscaping
	3.49			63	49		

All of these sites contribute to the Five-Year Supply.

Schedule 3: Conversions/Changes of use with planning permission and not yet being implemented (as at 31/03/12)

Small Sites (less than 10 units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
10706	0.03	P/0875/10	Wellesley Road, 16	2	1	06-04-2010	Extension of time of planning permission P/561/05DFU dated 27/04/2005 for extension of roof to form end gable and rear dormer; conversion of dwellinghouse to two self contained flats
11029	0.01	P/0310/11	Bridge Street, 36A	2	1	04-13-2011	Extension of time to permission P/3943/07 for conversion of 1 st & 2 nd floor flat into 2 flats, rear dormer, 2 windows on SE side wall
11045	0.03	P/4094/07	Leamington Crescent, 100	2	1	03-26-2008	Conversion of dwellinghouse into 2 self contained flats, vehicle access, external alterations. Details approved 25/3/11 (P/0508/11)
11056	0.04	P/1255/11	Nibthwaite Road, 2A	3	2	07-14-2011	Extension of time to planning permission P/0545/08DFU dated 12/05/2008 for 'conversion of dwellinghouse into 3 flats; single and two-storey rear extension (resident permit restricted)'
11060	0.03	P/1012/11	Boxmoor Road, 21	2	1	06-16-2011	Extension of time to P/2613/07. Single storey rear extension and conversion of dwellinghouse to 2 flats
11076	0.25	P/0157/09	Winchester Road, 43	2	1	05-01-2009	Single storey rear extension, alterations to roof to form end gable and rear dormer. Conversion to 2 flats.
11089	0.82	P/0899/09	Heathbourne Road, Little Heathfield	4	3	06-16-2009	Single/two storey front, two storey/first floor side and single/two storey rear extensions with external alterations and ramps, cycle and bin stores, car parking and conversion to 4 flats
11092	0.04	P/2826/08	Kingsfield Avenue, 39	2	1	10-17-2008	Conversion of dwelling house to two flats; single/two storey side to rear and single storey front extensions; rear dormer with juliet balcony; external alterations
11129	0.01	P/0409/09	South Parade, Mollison Way, 44A	2	1	04-29-2009	Conversion of first and second floor flats to two flats with external alterations
11132	0.03	P/0208/09	Lynton Road, 177	2	1	05-01-2009	Single storey side extension and front enclosure rear dormer and conversion of dwellinghouse into two flats
11133	0.03	P/0467/09	Grove Hill Road, 19	2	1	05-06-2009	Conversion to two flats; single storey rear extension; rear dormer; external alterations
11141	0.05	P/0732/09	Vernon Drive, 6	2	1	06-29-2009	Single/two storey side extension, conversion of extended dwellinghouse to two dwelling houses, external alterations including the addition of a bay window on the front elevation and new vehicular access (revised)
11142	0.00	P/2278/08	High Street, 19, Edgware	1	1	06-29-2009	Conversion from ground floor retail use with residential accommodation on upper floors to three flats, external alterations (revised)
11147	0.04	P/1026/09	Canterbury Road, 37	3	2	08-21-2009	Conversion of dwelling to three self contained flats; external alterations
11148	0.01	P/1391/09	Rayners Lane, 446	2	1	08-14-2009	Rear dormer; front rooflights and external alterations; conversion of existing flat into two flats
11149	0.02	P/1553/09	Rayners Lane, 450	2	1	08-28-2009	First floor side extensions, two storey rear extension, and porch extension to provide two first floor flats and additional floorspace for ground floor dentist surgery; external alterations, cycle store

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Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
11163	0.34	P/2192/09	Imperial Drive, 2	1	1	11-16-2009	Change of use of class A2 (professional and financial services) to a dwellinghouse (class C3); provision of rear garden, 1.9m high boundary fence to Northumberland Road frontage; relocation of vehicular access and sliding gate on Northumberland Road
11164	0.01	P/2255/09	Greenford Road, 158A	2	1	11-26-2009	Conversion of first and second floor flat into 2 flats
11165	0.03	P/2258/09	Bellamy Drive, 2	2	1	11-25-2009	Single/two storey side to rear and single storey front extensions incorporating front porch; conversion to two flats
11167	0.03	P/1942/09	Culver Grove, 26	2	1	12-08-2009	Conversion of dwellinghouse to 2 x one bedroom flats with one parking space
11171	0.03	P/2440/09	Rayners Lane, 470	2	1	01-06-2010	Conversion of dwellinghouse to two flats; single storey front extension; single and two storey side to rear extension; single and two storey side to rear extension; single storey rear extension; rear dormer; integral refuse storage and cycle parking
11174	0.04	P/2476/09	Columbia Avenue, 6	4	3	02-08-2010	Conversion of dwelling house into four flats; alterations to roof to form end gables and rear dormers; provision of two car parking spaces
11181	0.02	P/2711/09	Lower Road, 31	2	1	03-16-2010	Conversion of dwellinghouse into two flats with new entrance on front elevation; bin store at rear; new 1m high brick wall and gate to front and side boundaries
11183	0.04	P/0046/10	Courtfield Crescent, 12	2	1	03-16-2010	Conversion of dwelling to two self-contained flats with separate gardens; single storey rear extension; internal bicycle and refuse storage; parking space; external alterations (resident permit restricted)
11184	0.02	P/4014/08	Roxeth Green Avenue, 97	2	1	12-03-2009	Conversion to two flats; single storey front and rear extensions; siting of bin stores on forecourt
11187	0.03	P/0282/10	Roxeth Grove, 34	2	1	04-16-2010	Conversion of dwellinghouse to two flats; new flat roof over existing single storey rear extension; external alterations including front porch; resident permit restricted
11193	0.02	P/2246/09	Uxbridge Road, 383-385	6	4	05-04-2010	Alterations to roof to create mansard roof with four front dormer windows; rear extension at first, second and third floor levels to provide an additional four flats; additional off street parking space at rear; refuse storage enclosure at rear
11198	0.01	P/2031/09	Merivale Road, 2 and 2A	2	2	06-15-2010	Conversion of shop into two flats; 2 x two storey front extensions to form bay windows to ground floor flats and first floor flat; front boundary wall and external alterations.
11199	0.03	P/2182/09	Hindes Road, 128	2	1	06-22-2010	Conversion of dwellinghouse into two flats; external alterations to front elevation
11200	0.01	P/1442/10	The Broadway, 9, Stanmore	2	2	07-30-2010	Rear extension at first and second floor levels with two rooflights in flat roof and external alterations in association with the conversion of first and second floor levels from bank to two flats (class A2 to C3) (revised)
11201	0.02	P/1089/09	Canterbury Road, 146	2	1	08-02-2010	Conversion of dwellinghouse into two self contained flats
11205	0.02	P/1409/10	Long Eimes, 144	2	1	08-26-2010	Extension of time to planning permission P/0284/07 dated 08/06/2007 for conversion of dwellinghouse into two flats with external alterations
11215	0.01	P/1856/10	Pinner Road, 342	2	1	09-07-2010	Conversion of first and second floors into two self contained flats (class C3); new shopfront at ground floor level; external alterations (revised)
11217	0.03	P/1982/10	Long Eimes, 23	2	1	09-29-2010	Conversion of dwellinghouse into two flats; two storey side; part single/two storey rear extensions; removal of existing garage; external alterations

Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
11218	0.03	P/2056/10	Station Road, 321-323, 1 st and 2 nd floors	6	6	09-27-2010	Extension of time to planning permission P/1838/05/DFU dated 02/09/2005 for 'conversion of first and second floor offices (class B1) to six self-contained flats (class C3); alterations; relocation and enclosure of plant/ductwork on roof at rear'.
11219	0.06	P/2439/09	Bengarth Drive, 14	3	2	09-10-2010	Conversion of single family dwelling to three self-contained residential units and use of existing outbuilding as storage spaces for three flats
11225	0.05	P/2121/10	Pinner Road, 673	3	2	11-10-2010	Conversion of dwellinghouse into three self contained flats; two storey side to rear extension; rear dormer; associated refuse and cycle storage (revised)
11229	0.03	P/2591/09	High Street, 125-129, Edgware	8	8	11-17-2010	Two storey front extension to provide retail/financial/professional business uses in association with change of use of part of existing ground and first floors, addition of third floor extension with conversion of existing second floor to provide 8 flats
11230	0.01	P/2645/10	Pinner Road, 547A	2	1	11-25-2010	Conversion of first and second floor levels into two self contained flats; new access door to first floor rear elevation
11236	0.04	P/1059/10	Hindes Road, 83A	1	1	02-16-2011	Alterations to roof to form end gable and rear dormer. One window in front roofslope and one window in end gable flank wall. Provide additional studio flat in roofspace.
11247	0.20	P/3338/10	Headstone Lane, Letchford House	1	1	03-18-2011	COU office to single family dwelling (B1 to C3)
11251	0.14	P/0423/11	Uxbridge Road, 388	2	2	04-13-2011	COU and conversion of 1 st & 2 nd floors from a solicitor's office to 2 flats. Rooflight in side roofslope; new windows at 2 nd floor in side and rear
11252	0.04	P/0580/11	Uxbridge Road, 542	1	1	05-17-2011	COU of detached garage into a dwelling house; removal of garage doors and replacement with a door, external alterations
11256	0.07	P/0571/11	Kenton Road, 17	1	1	06-06-2011	COU: Hostel (SG) to 8-bed HMO (SG) and 1x 1 bed flat (C3)
11257	0.05	P/0872/11	Rayners Lane, 317b	1	1	06-10-2011	COU: Lower ground floor from storage (B8) to studio flat (C3). New windows at rear to replace roller shutter.
11263	0.01	P/1164/11	South Parade, 42a	2	1	07-15-2011	Conversion of 1 st and 2 nd floors of maisonette into 2 flats, new entrance at rear
11264	0.01	P/1172/11	South Parade, 41a	2	1	07-15-2011	Conversion of 1 st and 2 nd floors of maisonette into 2 flats, new entrance at rear
11265	0.02	P/1240/11	Peterborough Road, 10-14	3	3	07-01-2011	Conv 1 st & 2 nd floors of all 3 premises from office (A2) to 3 maisonettes (C3). Solar panels in rear, new shopfront at no.10, external alterations.
11267	0.01	P/2775/10	Streatfield Road, 262a	2	1	07-15-2011	Conversion of 1 st & 2 nd floors into 2 flats
11269	0.02	P/1127/11	Radnor Avenue, 13	2	1	09-23-2011	Conversion of dwellinghouse into 2 flats. Front porch, landscaping, refuse, front ramp.
11271	0.02	P/1596/11	Greenhill Way, 28	2	1	09-21-2011	Conversion of house to 2 flats; end gable; rear dormer and front porch; refuse
11272	0.06	P/1969/11	Garden Court, Marsh Lane, 21	3	2	09-14-2011	Conversion of 1 st floor flat, 2 ground floor garages and part of storage area to 3 x residential units; 1 st floor side extension; front extension; external alterations
11274	0.78	P/1900/11	Stanley Road, 110, Biro House	8	8	10-14-2011	COU and conversion of parts of basement, ground, first and second floors from B1 office to 8 flats. Cycle storage, 14 car parking, refuse, balcony.
11275	0.03	P/2468/11	Bonnarsfield Lane, 12	1	1	10-28-2011	COU and conversion of ground floor from A2 to a self-contained studio flat. Single storey rear extension to replace existing. Rear dormer.

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Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
11277	0.01	P/2155/11	Pinner Road, 435	2	2	11-10-2011	COU of 1 st floor from a bank (A2) to 2 flats. External alterations, parking and refuse
11278	0.01	P/2455/11	Marsh Road, 151	2	1	11-15-2011	Conversion of 1 st floor flat into 2 self-contained flats. Alterations to roof to form rear dormer, 3 roof lights, external alterations
11281	0.02	P/2593/11	Dorset Road, 13	2	1	11-29-2011	Conversion of property into two flats; trellis fencing to front boundary
11285	0.03	P/3109/11	High Street, 7	1	1	01-11-2012	COU of 1 st floor showroom (A1) to 1 flat
11286	0.03	P/3251/11	Barchester Road, 37	2	1	01-27-2012	Conversion to 2 flats; single storey side to rear extension; front porch; alterations to roof to form end gable and rear dormer; demolition of outbuilding
11288	0.03	P/2779/11	Christchurch Avenue, 101	2	1	02-27-2012	Conversion of property into 2 flats. Single storey front, side and rear extension. 2-storey side to rear extension. Rear dormer, 2 rooflights, access ramps.
11289	0.02	P/3384/11	Kenton Lane, 788	1	1	02-08-2012	COU of ground floor from floatation therapy centre (D1) to C3. New windows to replace shop front, access rails to side elevation.
11290	0.02	P/3488/11	High Street, 158	2	2	02-16-2012	COU from A2 into 2 self-contained flats
11292	0.03	P/0161/12	Kenmore Avenue, 31	2	1	03-16-2012	Conversion of dwelling to 2 flats; single storey rear extension; parking, landscaping, refuse; external alterations
11295	0.09	P/3497/11	Silverdale Close, 1	6	6	03-02-2012	COU: Children's residential home & contact centre (C2/D1) to 6 residential dwellings. New windows and doors; external alterations; car parking; landscape and refuse.
11298	0.03	P/2670/11	Streatfield Road, 244, 1 st & 2 nd floors	4	2	11-24-2011	Conversion of first and second floors into four flats; first and second floor rear extensions; external alterations; cycle storage; refuse storage
	4.16			156	109		

All of these sites contribute to the Five-Year Supply.

Schedule 4: Conversions/Changes of use currently being implemented (as at 31/03/12)

Small Sites (less than 10 units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
10275	0.01	P/3115/06	Imperial Drive, Talbot House, 204-226	1	1	02-26-2007	Alterations to elevations and conversion of basement car park to offices (class b1) and change of use of part existing offices (class b1) to caretaker's flat (class c3) at lower ground floor level
10447	0.07	P/140/04/CFU	Marlborough Hill, 78 & 80, "Civic Lodge Hotel"	7	5	04-26-2004	Conversion of hotel and house in 2 flats to provide 7 flats with s/s rear extn, 2 rear dormers (resident permit restricted)
10586	0.03	P/1260/04/DFU	Binyon Crescent, 44	2	1	06-18-2004	Rear dormer and conversion of dwellinghouse to two self-contained flats
10690	0.04	P/2695/04/DFU	Southfield Park, 67	2	1	03-17-2005	(Single storey side to rear extension to provide additional dwelling and first floor side - completed 31/03/12). Single storey rear extension and conversion to two flats
10700	0.03	P/47/05/DFU	Station Rd, 154a, Harrow	3	2	04-18-2005	Rear dormer and conversion to three self contained flats
10730	0.02	P/1166/05/DFU	Balfour Rd, 4, Harrow	2	1	07-07-2005	Two storey side, single storey rear extension and rear dormer, conversion to two self contained flats
10869	0.02	P/1720/06	Raeburn Road, 37	2	1	08-22-2006	Single storey front and single/2-storey side to rear extension, conversion of house to 2 self-contained flats
10987	0.13	P/0563/10	Clamp Hill, Priory House	1	1	07-07-2010	Extension of time of P/2299/06/CFU, dated 17/8/07 for 'conversion of stable block into s/c dwelling house, including demolition of conservatory, single-storey rear extension, external alterations; use of coach house and car port for parking'
11007	0.04	P/0208/07	Kenton Lane, 742	3	2	12-28-2007	Conversion of single dwelling house to 3 self-contained flats
11016	0.08	P/2950/07	Kingsway Crescent, 6	2	1	11-23-2007	Conversion of dwellinghouse to two flats; roof alterations to form end gable and rear dormer, single storey rear extension with decking, one parking space
11020	0.03	P/3297/07	Vancouver Road, 98	2	1	12-06-2007	Two storey side extension, rear dormer & conversion into 2 flats
11033	0.03	P/4265/07	Graham Road, 37	2	1	02-13-2008	Conversion of dwelling house into two flats; part single/ part two storey rear extension; external alterations (resident permit restricted)
11042	0.03	P/0973/07	Elmsleigh Avenue, 17	2	1	02-28-2008	Single & two storey side to rear extension, rear dormer, conversion of dwellinghouse to two flats
11072	0.02	P/1834/08	Blawith Road, 2	2	1	07-17-2008	Conversion of dwelling house to two flats; single storey rear extension; rear dormer, two garages at rear and demolition of existing garage at rear (resident permit restricted).
11096	0.02	P/2969/08	High Street, Wealdstone, 56	2	1	10-22-2008	Conversion of first and second floor maisonette into two self-contained flats; external staircase at rear, detached outbuilding at rear (Resident Permit Restricted)
11099	0.02	P/3763/07	Salisbury Road, 8	2	1	10-20-2008	Conversion of dwellinghouse into two flats; single storey rear side extension
11100	0.04	P/0858/08	Westwood Avenue, 49	2	1	10-17-2008	Demolition of rear garage; single storey side and rear extensions; conversion of dwelling house to 2 flats with parking and refuse storage at side; external alterations

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Site Number	Net Site Area	Application Number	Address	Pop	Gain	Date Granted	Development Description
11119	0.04	P/3984/08	Whitefriars Avenue, 48	2	1	02-04-2009	Conversion of dwellinghouse into two flats
11156	0.09	P/1549/09	Roxborough Park, 28	7	7	10-15-2009	Conversion of residential premises into 7 flats; excavation of part of rear garden to form lightwell; external alterations including removal of one front dormer, replacement windows and doors and alterations to fenestration; landscaping and parking
11157	0.02	P/1973/09	Vancouver Road, 72	2	1	10-19-2009	Alterations to roof to form end gable and rear dormer; single storey front, side and rear extensions; conversion to two flats
11160	0.02	P/3039/09	Burnt Oak Broadway, 211-213	2	1	07-07-2010	COU of ground floor of No.211 from residential to dental surgery for use with dental surgery at No.213 with single storey rear extension; cou of 1 st floor and loft of No.213 from dental surgery to flat; use of 1 st floor & loft of No.211 to flat
11161	0.03	P/1286/09	Vancouver Road, 96	2	1	11-06-2009	Single and two storey side extension; conversion to two flats; widening of vehicular access
11172	0.01	P/2512/09	Rayners Lane, 311A	2	2	01-19-2010	Change of use of lower ground floor and mezzanine floor from office (use class B1) to two flats (use class C3) and external alterations
11196	0.02	P/0879/10	Roxeth Grove, 16	2	1	06-22-2010	Conversion of dwellinghouse to two flats; single storey rear extension; new vehicle access, parking at front; front porch and external alterations; resident permit restricted
11224	0.02	P/1996/10	Greenford Road, 166-168	4	4	11-05-2010	Conversion of office (use class A2) at first and second floor levels to residential (use class C3) to provide four flats; second floor rear extension; external alterations (resident permit restricted)
11227	0.01	P/2311/10	Greenford Road, 155A	2	1	11-08-2010	Extension of time to planning permission P/2404/07/DFU dated 17/09/2007 for 'conversion of flat on first and second floors to two flats, with external alterations (resident permit restricted)
11261	0.23	P/0293/11	Pinner Road, 180-182	2	1	07-18-2011	Erection of single storey extension at 182, 1 st floor rear extension at 180, and conversion of first floor and loft of 180 into 2 flats
11279	0.02	P/2469/11	Methuen Road, 32	2	1	11-23-2011	Conversion into two flats; single storey rear extension; alterations to roof to form end gable, rwear dormer and rooflights; external alterations
11282	0.09	P/2805/11	Station Road, 102-104	2	2	12-12-2011	COU: Ground floor from car rental showroom to 2 flats (SG to C3); installation of bay window at front; to outbuildings in rear garden; refuse, etc
11283	0.01	P/2821/11	North Parade, Mollison Way, 1A & B	2	1	12-30-2011	Conversion to 2 flats. Removal of existing external staircase at rear; external alterations (part retrospective application)
11293	0.04	P/0195/12	Handel Way, 7	2	-5	03-19-2012	Conversion of property into 2 flats; rear extension; demolition of existing rear outbuilding
	1.30			74	42		

These sites are all forecast to complete during 2012/13 and therefore do not contribute to the Five-Year Supply.

Schedule 5: Sites where the principle of residential development has been accepted (as at 31/03/2012)

Includes sites where planning permission has been granted subject to Legal Agreement

Large Sites (10+ units proposed)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
	0.64	P/1989/09	1-5 Sudbury Hill	54	49	13/10/2010	Granted subject to S.106 agreement. Demolition Of Five Detached Dwellinghouses And Construction Of 54 Flats Comprising 11 1- Bed 2- Bed 9 3- Bed 7 4-Bed And 1 4/5- Bed With Photovoltaic Panels And Satellite Receivers At Roof Level Underground Parking-
	0.64			54	49		

This site contributes to the Five-Year Supply.

Schedule 6 - Allocated Sites (without planning permission as at 31/03/2012)

HCS	Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
	0.76	College Road, 17-51 (incl. former Post Office & sorting office)	400	Former Royal Mail sorting office and post office	Mixed-use development site. Previous application dismissed on appeal.
952	0.29	Greenhill Way, car park north	35	Car park and offices	Hotel (has planning permission). Lapsed planning permission for residential on west part of site (see Schedule 8)
	24.1	Harrow View, Kodak and Zoom Leisure	270	Kodak industrial site, leisure facility, car parking and open space	Mixed-use development site. Planning application
	1.32	Lyon House, Lyon Road	287	Vacant offices	Mixed-use development site
	2.4+	Whitefriars Avenue, ColArt	150	Former manufacturing site	Mixed-use development site
	28.87		1142		

HCS	Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
	0.28	Alexandra Avenue, 219, The Matrix Public House	28	Vacant public house	Has permission for care home (see Schedules 1 & 9)
	0.41	Donnefield Avenue, Canons Park Station Car Park	17	Station car park	Retention of adequate car parking
	0.31	High Street/Love Lane, land between, Pinner	39	Retail, parking and service area	Retail-led mixed-use development site
	0.74	Kenton Lane, Kenton Lane Farm	34	Dairy	Open space
	1.45	London Road, Stanmore Station Car Park	44	Station car park	Retention of adequate car parking

HCS	Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
	0.07	Lowlands Road, Harrow, 16-24	9	Vacant site	
	0.03	Northolt Road, 205-209, South Harrow	7	Derelict	
	0.14	Pinner Road, 297, Enterprise House	6	Offices of Harrow in Business	
1916	0.67	The Broadway/Coverdale Close, Anmer Lodge and car park, Stanmore	105	Care home/day care centre, last used as hostel and car park	Retail-led mixed-use development site
	4.1		289		

This is not an exhaustive list of potential deliverable sites. This list only contains allocated sites which are forecast to deliver part, or all of their predicated yield within the Five-Year Supply period. Unit figures are based on the number estimated to complete within the Five-Year Supply period. For a full list of allocated sites see the Housing Trajectory.

Detailed Air Quality Monitoring and Analysis **Appendix F**

Authority's Monitoring Report 2011-12

Appendix F Detailed Air Quality Monitoring and Analysis

Air Quality

- F.1** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2011 and not the report monitoring period 2011/12.
- F.2** Monitoring of nitrogen dioxide (NO₂) concentrations across the borough is done by a network of diffusion tubes and two continuous monitoring stations. The diffusion tube network sampling sites are all background, being more than five metres from the kerb and all at least two metres above ground level. However, Site 1 is placed closest to a busy road whereas the others are more true background sites.
- F.3** Table 86 shows the results over the last 10 years for the four sites in the borough that are included in the diffusion tube monitoring network. However, the results from 2002 onwards have been adjusted for bias by using the default bias factor from the Stanger LWEP programme. The factor used for 2002 was 1.37. This indicates that the diffusion tube results under read in comparison with chemiluminescence monitoring. As Gradko Scientific supplied the council's diffusion tubes with analysis undertaken by Casella Stanger (Bureau Veritas for 2011), the national bias adjustment was applied to data for 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010 and 2011. These were 1.10, 1.08, 1.18, 1.06, 1.01, 1.12, 1.00, 1.06 and 0.93, respectively. Therefore the tubes have been under reading until 2011, when they over read slightly.

Table 86 Results of bias adjusted NO₂ diffusion tube results monitoring (µg/m³) 2002 - 2011

Site	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Site 1	36.5	43.9	42.2	46.1	40.3	39.4	40.1	40.4	40.3	35.3
Site 3	28.9	22.4	17.7	30.6	24.4	17.6	22.6	20.0	19.0	12.6
Site 4	26.7	32.4	30.4	24.6	20.1	22.4	23.1	23.8	24.0	21.4
Site 5	26.8	33.9	32.6	31.8	22.3	27.0	26.9	28.8	27.7	22.5
Average	29.7	33.1	30.7	33.2	26.7	26.6	28.2	28.3	27.8	23.0

Source: Harrow Council, Environmental Protection

- F.4** The results presented in Table 86 indicate that the majority of sites met the Annual Mean Concentration Objective of 40 µg/m³ for 2005, the limit set by government above which action is necessary. The sites are all locations that are considered to represent relevant public exposure. They indicate that the sites 3, 4 and 5 met the objective in the years from 2002 to 2011, these were background locations.
- F.5** Site 1, the location closest to the roadside, was below the mean objective level of in 2002, since then the annual mean concentration has been above or very close to the objective, with a flattening out from 2006 to 2010. However, the results for 2011 show a significant drop to 35.27 µg/m³.

- F.6** Using the correction factors given in the Department for Environment Farming and Rural Affairs (Defra) Air Quality Management - Technical Guidance TG (09) on the 2011 data to estimate the annual average NO₂ concentrations for 2015 and 2020 show that Site 1 (roadside) modelled predictions for 2015 would give an annual mean concentration of 29.87 µg/m³. This modelled annual concentration would be well below the objective limit.
- F.7** Modelled predictions based on an annual average concentrations for 2011, gave a concentration of 25.03 µg/m³ for 2020. These modelled values indicate a steady reduction in the annual average concentration for roadside NO₂ to be well below the 2005 objective limit.
- F.8** The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2011 were 25 µg/m³ (97% data capture) and 43 µg/m³ (99% data capture), respectively. This was a 2.1 µg/m³ decrease on the annual mean concentration for Harrow 1 from 2010 and a 5.2 µg/m³ decrease on the 2010 annual mean concentration for the Harrow 2 site. The annual mean concentration for Harrow 2 for 2011, indicates again there is a possibility that some of the roadside areas within the borough could have exceeded the annual objective limit during 2011.
- F.9** The PM₁₀ monitoring within the borough is done at the continuous monitoring sites Harrow 1 (background) at Aylward School in Stanmore and Harrow 2 (roadside) on Pinner Road, North Harrow.
- F.10** With reference to Table 87 and Table 88, both monitoring stations showed an increase in PM₁₀ over 2010 in the number of days where the daily mean criterion was exceeded, and a slight increase in the annual mean figures. In 2011 the data capture rates for Harrow 1 and Harrow 2 were both 97%. However, both of these figures are considerably below the national objective limits.

Table 87 Annual mean concentration for PM10 (µg/m³) and number of days above exceedance limit at Harrow 1

London Air Quality Network (LAQN) Site	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Days mean >= 50 µg/m³ (Objective is number of days not to exceed 35)	8	16	0	1	5	6	2	0	2	9
Annual mean µg/m³ (Objective is 40 µg/m ³)	23.0	24.0	19.7	20.2	21.2	19.8	18.2	17.2	17.1	20.0
<small>Note: This table is for continuous monitoring at Harrow 1 (background).</small>										
<small>Source: Harrow Council, Environmental Protection</small>										

- F.11** TEOM (Tapered Element Oscillating Microbalance) monitors are employed at both sites for particulate monitoring. Therefore these results have had a default adjustment factor applied to correspond to the EU standard VCM (Volatile Correction Model).

Table 88 Annual mean concentration for PM10 ($\mu\text{g}/\text{m}^3$) and number of days above exceedance limit at Harrow 2

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008	2009	2010	2011
Days mean $\geq 50 \mu\text{g}/\text{m}^3$ (Objective is number of days not to exceed 35)	17	17	22	18	9	6	2	10
Annual mean $\mu\text{g}/\text{m}^3$ (Objective is $40 \mu\text{g}/\text{m}^3$)	29.3	28.4	30.3	29.0	28.1	25.0	23.1	25.0
Note: This table is for continuous monitoring at Harrow 2 (roadside).								
Source: Harrow Council, Environmental Protection								

F.12 Defra published 'Air Quality Statistics in the UK 1987 to 2011 - Final' in April 2012. This contains the following comments on particulate matter:

- Urban background particulate pollution has shown long-term improvement but changed little recently: average concentrations declined from a peak of $35 \mu\text{g}/\text{m}^3$ in 1992 to $20 \mu\text{g}/\text{m}^3$ in 2011. They changed little in the past four years and were also $20 \mu\text{g}/\text{m}^3$ in 2010; and
- Roadside particulate pollution has shown long-term improvement but changed little recently: average concentrations declined from a peak of $39 \mu\text{g}/\text{m}^3$ in 1997 to $22 \mu\text{g}/\text{m}^3$ in 2011. They changed little in the past four years and were $22 \mu\text{g}/\text{m}^3$ in 2010.

F.13 In comparison to the Harrow background annual mean concentration continuous monitoring data was $17.1 \mu\text{g}/\text{m}^3$ for 2010 and $20 \mu\text{g}/\text{m}^3$ for 2011. The difference between the measured annual mean concentration for Harrow and the Defra data shows that there is no significant difference between Harrow background and the national average.

F.14 Also in comparison Harrow roadside annual mean concentration continuous monitoring data from Harrow 2 was $23.1 \mu\text{g}/\text{m}^3$ in 2010 and $25 \mu\text{g}/\text{m}^3$ in 2011, these are slightly higher but still close to the national roadside average.

F.15 Particulate concentrations are strongly influenced by weather which contributes to the high variability over time and peaks such as in the hot summers of 2003 and 2006. This means that long time series are required to distinguish between weather effects and the effect of changes to pollution emissions. Overall, both monitoring sites indicate the concentrations of particulate PM_{10} would be considerably below the 24-hour mean and annual mean objective limits for the UK.

F.16 Monitoring of $\text{PM}_{2.5}$ began within the borough at the background site (Harrow 1) at the end of 2008. In 2009 there was the first full year of data and this gave an annual average concentration for $\text{PM}_{2.5}$ of $12.2 \mu\text{g}/\text{m}^3$. The annual average concentration for 2010 was $12.7 \mu\text{g}/\text{m}^3$, and $16.8 \mu\text{g}/\text{m}^3$ for 2011. These indicate that the concentrations of $\text{PM}_{2.5}$ have not decreased significantly.

- F.17** The provisional objective limit for PM_{2.5} is 25 µg/m³ and the results of the annual average concentrations from the Harrow 1 site indicated that generally across the borough the concentrations are considerably below the PM_{2.5} provisional objective limit.

Planning Application Decisions

Appendix G

Authority's Monitoring Report 2011-12

Appendix G Planning Application Decisions

G.1 Table 89 shows a breakdown of the planning decisions submitted to the Communities and Local Government (CLG) via the General Development Control Returns PS1 & PS2 (District). Other decisions such as Approval of Details are not included as these are not required by the CLG.

Table 89 Number of Planning Application Decisions 2011/12

Largescale Major Developments	Total Decisions	Granted	Refused
Dwellings	4	4	0
Offices/R&D/light industry	0	0	0
Heavy industry/storage/warehousing	0	0	0
Retail, distribution and servicing	1	1	0
Gypsy and Traveller pitches	0	0	0
All other largescale major developments	0	0	0
Total	5	5	0

Smallscale Major Developments	Total Decisions	Granted	Refused
Dwellings	22	19	3
Offices/R&D/light industry	0	0	0
Heavy industry/storage/warehousing	1	0	1
Retail, distribution and servicing	1	1	0
Gypsy and Traveller pitches	0	0	0
All other smallscale major developments	13	12	1
Total	37	32	5

Minor Developments	Total Decisions	Granted	Refused
Dwellings	247	99	148
Offices/R&D/light industry	24	19	5
Heavy industry/storage/warehousing	8	6	2
Retail, distribution and servicing	76	59	17
Gypsy and Traveller pitches	0	0	0
All other minor developments	98	74	24
Total	453	257	196

Other Developments	Total Decisions	Granted	Refused
Minerals Processing	0	0	0
Change of Use	58	44	14
Householder Developments	1,354	776	578
Advertisements	45	43	2
Listed building consents (to alter/extend)	28	28	0
Listed building consents (to demolish)	4	4	0
Conservation area consents	12	8	4
Certificates of lawful development	517	-	-
Notifications	0	-	-
Total	2,018	903	598

	Total Decisions	Granted	Refused
Overall Total	2,513	1,197	799

Note: Decisions made by Harrow Council only, does not include appeal decisions

Source: Harrow Council, Economic Development, Research & Enterprise

Town and Country Planning (Use Classes) Order 1987 **Appendix H**

Authority's Monitoring Report 2011-12

Appendix H Town and Country Planning (Use Classes) Order 1987

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it's for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafés.
A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.
B1 Business	a Offices (other than those that fall within A2).
	b Research and development of products and processes.
	c Light industry appropriate in a residential area.
B2 General industrial	Industrial process not falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	Includes open air storage.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A Secure Residential Institution	provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

Use Class	Description	
C3 Dwellinghouses	a	Use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
	b	Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
	c	Groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4 Houses in multiple occupation (HMO)	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	
D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.	
D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).	
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.	

Source: Planning Portal (www.planningportal.gov.uk)

Duty to Co-operate **Appendix I**

Authority's Monitoring Report 2011-12

Appendix I Duty to Co-operate

Duty to Co-operate

- I.1** Section 110 of the Localism Act inserts section 33A into the Planning and Compulsory Purchase Act 2004. Section 33A imposes a duty on a local planning authority to co-operate with other local planning authorities, county councils and bodies or other persons as prescribed.
- I.2** The other persons prescribed are those identified in Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The bodies prescribed under section 33A(1)(c) are:
- a. the Environment Agency
 - b. the Historic Buildings and Monuments Commission for England (known as English Heritage)
 - c. Natural England
 - d. the Mayor of London
 - e. the Civil Aviation Authority
 - f. the Homes and Communities Agency
 - g. each Primary Care Trust
 - h. the Office of Rail Regulation
 - i. Transport for London
 - j. each Integrated Transport Authority
 - k. each highway authority
 - l. the Marine Management Organisation
- I.3** The duty imposed to co-operate requires each person, including a local planning authority, to:
- a. engage constructively, actively and on an ongoing basis in any process by means of which activities within subsection (3) are undertaken
 - b. have regard to activities of the persons or bodies (above) so far as they are relevant to activities within subsection (3)
- I.4** The relevant activities listed under subsection (3) comprise the preparation of development plan documents/local development documents, and activities which prepare the way for and which support the preparation of development plan documents, so far as relating to a strategic matter.
- I.5** The council has and continues to engage constructively with other local planning authorities and other public bodies following the approach set out in the National Planning Policy Framework. During the period covered by this AMR the council prepared and consulted upon the following draft development plan documents:
- issues and options Harrow & Wealdstone Area Action Plan (13th May - 24th June 2011)
 - preferred option Development Management Policies DPD (13th May - 24th June 2011)

- preferred option Site Allocations DPD (13th May - 24th June 2011)
- preferred option Harrow & Wealdstone Area Action Plan (12th January - 23rd February 2012)

I.6 The mechanisms for and evidence of co-operation and engagement during this period are set out below.

Table 90 Duty to Co-operate - Engagement Undertaken 2011/12

Cross Boundary Consultee	How we co-operate	Outcomes
Neighbouring Authorities	<p>Letters sent inviting representations and responses received</p> <p>West London Alliance (planning officers group from 6 West London boroughs)</p> <p>Group memorandum of understanding</p> <p>London – Luton Corridor Forum</p> <p>Planning Officer meetings with Hertsmere</p> <p>Planning Officer Meetings with Three Rivers</p>	<p>Details of representations received and the council's actions detailed in DPD consultation statements</p> <p>No major cross boundary issues identified</p> <p>Updates given by respective boroughs on Local Plan progress. Memorandum of Understanding signed to give effect to cross boundary co-operation.</p> <p>Meetings to progress the London–Luton growth corridor which will result in a joined up approach to managing and attracting growth in this area. No major cross boundary issues identified arising from Harrow's DPDs.</p> <p>Meetings scheduled for every quarter</p>
Environment Agency	<p>Letters inviting representations and responses received</p> <p>Meetings at council offices</p>	<p>Details of representations received and the council's actions detailed in consultation statements. Issues raised regarding policies dealing with flood risk and management and river corridors.</p> <p>Meetings centred around the Level 1 and Level 2 SFRA extents. Advice given on the wording of flooding policy and the use of SUDS.</p> <p>Resolved to remove 3b designation from previously developed sites</p> <p>EA provide flood mapping for the borough</p>
English Heritage	<p>Letters inviting representations and responses received</p> <p>Written communications between the council and English heritage</p> <p>Draft copies of heritage policies sent before formal consultation</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Advice on heritage policies given</p> <p>Heritage policies amended in light of specialist advice</p>

Cross Boundary Consultee	How we co-operate	Outcomes
Natural England	<p>Letters inviting representations and responses received</p> <p>Written communications between the council and Natural England</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Advice on biodiversity policies given</p>
Civil Aviation Authority	Letters inviting representations and responses received	Details of representations received and the council's actions detailed in consultation statements. No major issues raised.
Greater London Authority	<p>Letters inviting representations and responses received</p> <p>Officer from the GLA on secondment to the Local Plan Team</p> <p>GLA Housing Study meetings and work</p> <p>Liaison with specialist officers for policy development regarding affordable housing and sustainability</p> <p>London Wide Green Grid project</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Officer providing advice on policy development to ensure there are no conflicts with the London Plan</p> <p>Participation in the London wide SHLAA and SHMA evidence base studies</p> <p>Discussions held and advice sent to ensure consistency with the London Plan</p> <p>Meetings and joint working undertaken to establish a Harrow Green Grid as part of the wider London Green Grid</p>
Primary Care Trust	<p>Letters inviting representations and responses received</p> <p>Infrastructure delivery meetings and correspondence</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Consulted on evidence base documents and provided information to inform future service delivery</p>
Highways Agency (TfL)	<p>Letters inviting representations and responses received</p> <p>Liaison with TfL regarding transport study modelling and findings</p> <p>Infrastructure delivery meetings and correspondence</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Agreed the methodology for modelling certain junctions and the results of the findings of the study, using TfL data</p> <p>Consulted on evidence base documents and provided information to inform future infrastructure provision</p>
Network Rail	Letters inviting representations and responses received	Details of representations received and the council's actions detailed in consultation statements. No major issues raised.

I.7 The consultation statements referred to in Table 90 can be found on the council's website, via the following links:

- http://www.harrow.gov.uk/downloads/file/12286/consultation_statement_for_the_area_action_plan
- http://www.harrow.gov.uk/downloads/file/12287/consultation_statement_for_the_development_management_policies_dpd
- http://www.harrow.gov.uk/downloads/file/12288/consultation_statement_for_the_site_allocations_dpd

I.8 Paper copies of the statements are available to view at the duty planner office at Harrow Civic Centre, Station Road, Harrow, HA1 2UY.

Glossary **Appendix J**

Authority's Monitoring Report 2011-12

Appendix J Glossary

Area Action Plans (AAP): An Area Action Plan is a Development Plan Documents that will be used to provide a planning framework for areas of change and conservation. Development Plan Documents form part of the Local Plan.

Authority's Monitoring Report (AMR) (previously known as Annual Monitoring Reports):

This is a report produced by the council pursuant to Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The report must contain the title of each Local Plan document and supplementary planning document specified in the council's Local Development Scheme, the timetable and stage reached in the preparation of these documents, the reason(s) in the event that the preparation of any document is behind timetable, and in the event that any of these documents have been adopted within the period of the AMR, a statement of that fact and of the date of adoption. The AMR must also: (i) specify any Local Plan policy not being implemented, and a statement of the reasons and any remedial steps to be taken; (ii) report progress against any Local Plan target for the number of dwellings and affordable dwellings for the period of the report and for the period following the publication of the target; (iii) details of any neighbourhood development order or neighbourhood development plan; (iv) details of any charging schedule prepared under the Community Infrastructure Levy Regulations; and (v) details of any action undertaken by the local planning authority pursuant to the duty to cooperate with other organisations. Authority's Monitoring Reports for Harrow continue to cover the period 1st April to 31st March of each year, although the 2012 Regulations enable more frequent reports to be produced and require local planning authorities to make any up-to-date information collected for monitoring purposes publicly available as soon as possible after the information becomes available.

Business Improvement Districts (BIDs): Business Improvement Districts are a Government initiative to encourage businesses to regenerate trading environments by working together, in ways they decide themselves. These improvements could include extra marketing, festive events, additional cleaning and security.

Communities and Local Government (CLG or DCLG): The Government department responsible for determining national planning policies as well as the rules that govern the operation of the planning system.

Community Strategy: This is a document produced by the Harrow Strategic Partnership identifying the community's social, economic and environmental aspirations for the borough and how these will be achieved.

Confidence Interval: Statisticians use a confidence interval to express the degree of uncertainty associated with a sample statistic. Confidence intervals around a sample mean estimate the likely difference between the sample mean and the population mean. They specify a region where the population mean is likely to lie using the standard error of the mean.

Conservation Area: An area of special architectural or historic interest, the character of which is desirable to preserve or enhance. There are a total of 28 Conservation Areas in Harrow of varying size and character. Conservation Areas are usually designated by the council, although the Secretary of State can also designate them.

Controlled Parking Zone (CPZ): An area where on-street parking either requires permits or is restricted by single or double yellow lines.

Core Output Indicators (COI): This is a set of indicators formerly devised and employed at national and regional level to develop consistency between datasets on issues of strategic importance, such as housing employment and the environment.

Core Strategy: The Core Strategy is the Development Plan Document that sets out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Development Plan Documents form part of the Local Plan. Harrow's Core Strategy was adopted 16th February 2012.

Development Management Policies: These are policies used by the council when making decisions on planning applications and related planning consent regimes. The planning decisions criteria of the London Plan (2011), together with the saved policies of the Harrow Unitary Development Plan (2004) and the policies of the Core Strategy (2012) are the adopted development management policies for Harrow.

Development Plan: Under section 38 of the Planning and Compulsory Purchase Act 2004 (as amended) the development plan means (in London) the London Plan and the local planning authority's development plan documents, including the saved policies of the Harrow Unitary Development Plan (2004). Section 38 requires that, if regard is to be had to the development plan for any determination under the planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

Development Plan Documents (DPD): Development Plan Documents form part of the Local Plan and are those documents which have 'development plan' status, for the purposes of making planning determinations, under section 38 of the Planning and Compulsory Purchase Act 2004 (see above). In Harrow the following documents are/will be local Development Plan Documents: the Core Strategy (2012); the Heart of Harrow Area Action Plan; the Development Management Policies DPD; the Site Allocations DPD; and the Joint West London Waste Plan.

Economically Active: People of working age who are either in employment or unemployed.

Employment Rate: The number of people in employment expressed as a percentage of the resident population.

Employment Use Classes: B1(a) - Offices; B1(b) - Research and development, studios, laboratories, high tech; B1(c) - Light Industry; B2- General Industry; B8 Storage or Distribution.

Equivalised Income: An adjusted income scale, which takes into account the size of a household. It reflects the idea that a large household will need a larger income than a smaller household in order to achieve an equivalent standard of living.

Examination in Public (EiP): The local planning authority must submit draft Development Plan Documents that it has prepared to the Planning Inspectorate (PINS) for an independent examination in public. The examination must consider the 'soundness' of the DPD and also ensure that its preparation and contents are legally compliant. Following the close of the examination the appointed Planning Inspector will issue a report to the council which sets out his/her findings and may contain recommended changes for the council to consider prior to adoption.

GANTT chart: A graphical representation of the duration of tasks against the progression of time.

Harrow Local Indicators (HLI): Indicators that have been identified by the local planning authority to monitor and assess the performance of the council in achieving policy targets.

Harrow Strategic Partnership (HSP): An initiative aimed at improving local services by bringing together representatives from public, private, business, voluntary and community organisations in Harrow.

Harrow Unitary Development Plan (HUDP): The HUDP is a borough-wide statutory development plan for Harrow, adopted on 30th July 2004, which sets out the council's policies for the development and use of land. It should be noted that a number of the HUDP's policies were deleted by the Secretary of State in 2007, and some further policies and proposal sites were deleted upon the adoption of Harrow's Core Strategy on 16th February 2012. Only the remaining 'saved' policies are extant as part of the development plan.

H-bar: A road marking, shaped like an elongated 'H' which is placed across a vehicular access or driveway. It is used to remind drivers that it is illegal to park in front of dropped kerb driveways.

Listed Building: A building that is of national, architectural or historic importance. The Secretary of State (Department for Media, Culture and Sport) is responsible for the Statutory List of Buildings of Architectural or Historic Interest. Any building they deem to be of national historic and architectural value can be added to this list, and therefore becomes a listed building.

Listed Building Consent: Consent that needs to be obtained before work is carried out on a listed building. Listed building consent may be needed irrespective of whether or not planning permission is required.

Local Development Documents (LDD): This is the collective term for all planning documents, including Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) and the Statement of Community Involvement (SCI).

Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the Local Development Documents. Harrow's fifth LDS was published in June 2012.

Local Strategic Partnership (LSP): Non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The LSP is responsible for preparing the Community Strategy.

Local Plan: Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Local Plan is the collective term for a local planning authority's development plan documents (see above). In Harrow the following documents will form the complete Local Plan: the Core Strategy (2012); the Heart of Harrow Area Action Plan; the Development Management Policies DPD; the Site Allocations DPD; and the Joint West London Waste Plan.

London Plan: The current London Plan was adopted in July 2011 and forms a part of the development plan for Harrow.

Micrograms (µm): A measurement of weight equivalent to one millionth of a gram.

Microgram per Cubic Metre of Air ($\mu\text{g}/\text{m}^3$ or $\mu\text{g m}^{-3}$): A measure of the weight of particles in the air. These particles are so small that they are measured in micrograms per cubic metre of air. This is used to define the concentration of air pollutants in the atmosphere, as a mass of pollutant per unit volume of air. A concentration of $1 \mu\text{g m}^{-3}$ means that one cubic metre of air contains one microgram of pollutant.

Micro Particles (PM_{10}): Particles in the air can be from a variety of sources, the most harmful are often those as a result of human actions. These particles can vary widely in size and composition. PM_{10} are particles that measure 10 micrograms (μm) or less. This standard was designed to identify those particles likely to be inhaled by humans, and PM_{10} has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.

National Planning Policy Framework (NPPF): Streamlined national planning policy, produced by the Government and published 27th March 2012, which supersedes previous planning policy statements (PPS) and planning policy guidance (PPG) documents. The NPPF is accompanied by a separate national planning policy document for traveller sites.

Office of National Statistics (ONS): The national office responsible for monitoring and reporting the production and publication of all official statistics in the UK.

Photovoltaic (PV): A method of generating electrical power by converting solar radiation into direct current electricity using semiconductors that exhibit the photovoltaic effect. Photovoltaic power generation employs solar panels composed of a number of solar cells containing a photovoltaic material.

Planning Advice Team (PAT): A consultative team made up of officers from a range of professional disciplines who receive proposals from developers before a planning application is formally submitted and provide written advice and feedback on planning matters.

Planning Application: An application to the local planning authority for express planning permission to undertake development.

Planning Inspectorate (PINS): Independent Government agency responsible for processing planning appeals and holding examinations in public into Local Plans.

Policies Map: A graphical illustration of the policy designations and site allocations contained in Development Plan Documents required under Regulation 9 of The Town and Country Planning (Local Planning) (England) Regulations 2012. It also shows the borough's conservation areas and sites of special scientific interest.

Population Projections: The Greater London Authority (GLA) produce an annual round of demographic projections, which are widely used by the London Boroughs. GLA projections are generally dwelling constrained. The SHLAA-based projections (Strategic Housing Land Availability Assessment) use the 2009 SHLAA to constrain the population for all the London boroughs, whereas Harrow's Borough Preference projections are based on the borough's latest Housing Trajectory. GLA projections are currently pre-2011 Census based. The Office for National Statistics (ONS) interim 2011-based Sub-National Population Projections (SNPP) for local authorities in England were published in September 2012. They give an indication of future population trends for the period 2011-2021. These projections use the 2011 Census as a base, but the components of change data (birth, deaths and migration) are based on observed levels

mainly over the 2006 to 2010 period. There are concerns about the methodology employed in these projections, particularly relating to the fertility and migration rates, which use pre-census population estimates.

Post HUDP Indicators: Indicators identified after the adoption of the HUDP in 2004. Some of these indicators are formerly national COIs that are still monitored and reported on by the local planning authority.

Pre-Application Meeting (PAM): One on one meetings between developers and planning officers to discuss a proposal before an application is submitted.

Public consultation: A process through which the public is informed about proposals fashioned by a planning authority or developer and invited to submit comments on them.

Public Transport Accessibility Level (PTAL): This is a method used in transport planning to assess the access level of geographical areas to public transport. It is used to calculate the distance from any given point to the nearest public transport stops and the frequency of the service from those stops. The final result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b) where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

Statement of Community Involvement (SCI): Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare an SCI. The SCI sets out how the council will involve the public and other organisations in the preparation of the Local Plan and in the determination of planning applications. The SCI is a local development document but is not a development plan document. Harrow's SCI was adopted in 2006.

Strategic Environmental Assessment/Sustainability Appraisal: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term Strategic Environmental Assessment. It requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The Sustainability Appraisal covers wider objectives than the Strategic Environmental Assessment but in practice both procedures will be combined. These processes feed into and are intended to improve the content of the Local Plan.

Strategic Flood Risk Assessment (SFRA): A local planning authority is required to prepare a Strategic Flood Risk Assessment (SFRA) to inform the sustainability appraisal of its local development documents and to "provide the basis from which to apply the Sequential Test and Exception Test in the development allocation and development control process".

Supplementary Planning Documents (SPD): These will cover specific thematic or area-based issues on which the plan-making authority wishes to provide more detailed guidance to supplement the policies and proposals in the adopted HUDP and in Development Plan Documents. For example they vary often provide design advice for certain types of development, or set out character appraisals and management proposals for conservation areas. SPDs do not form part of the development plan or and are not subject to independent examination in public. However their preparation does involve public consultation and must go through the council's own adoption procedures.

Tapered Element Oscillating Microbalance (TEOM): This method of measuring air quality records particles in the air. Air is sucked in through the sampling head which restricts the size of the particle entering the device (for instance a PM10 sampling head will only allow particles with a diameter less than or equal to 10 micro-metres). Some of the air then passes through a filter and as the number of particles deposited increases the natural frequency of the vibration of the element decreases. There is therefore a direct relationship between the change in the vibrating frequency and the mass on the filter.

Use Classes Order (UCO): This is an official schedule which classifies uses of land and buildings in various categories, as defined by the *Town and Country Planning (Use Classes) Order 1987* as amended by the '*Town and Country Planning (Use Classes) (Amendment) (England) Order 2005*' - See **Appendix H**.

