

Local Development Framework

ANNUAL MONITORING REPORT
1 April 2006 - 31 March 2007

Submission Version

December 2007

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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 دیئے گئے نمبر پر رابطہ کریں۔

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Executive Summary

The Annual Monitoring Report (AMR) is a vital part of a series of documents, known as the Local Development Framework (LDF), being prepared by local authorities as required by the Government under the 2004 Planning and Compulsory Purchase Act. The first AMR was produced in December 2005. This third AMR, covering the period from 1 April 2006 to 31 March 2007, seeks to build upon the previous ones and particularly draws comparison with the second AMR submitted in December 2006.

This Executive Summary sets out the salient points and the broad conclusions. The issues raised are pointers to be used in the direction of policy in the emerging LDF and should also serve as a driver towards continuous improvement in the provision and delivery of services in Harrow.

The report has four sections. Chapters 1 and 2 - an introduction and an overview of the headline information about the borough. This is followed in Chapter 3 by a review of the performance of the LDF programme against the LDS timetable. The longest section is Chapter 4, which is a review of progress against core output indicators and local output indicators within key topic headings. Lastly, Chapter 5 gives keys findings and conclusions.

The suite of indicators in this AMR have been modified slightly since the 2006 report. Some of last year's indicators have been modified and rearranged for clarity - these include 2c (i, ii & iii).

Progress on the LDF

The work schedules set out in the Nov 2006 adopted LDS and the amended programme have been used as the basis for the monitoring. The council carried out two consultation exercises during 2006/07, in September 2006 and January 2007 in addition to the preliminary work previously undertaken in 2004/05 and 2005/06 to take forward the Core Strategy.

Six new Character Appraisals and management plans for some conservation areas were produced during 2006/07. The council is currently in the process of producing a new SPD on Bentley Priory and updating eight conservation areas on Harrow on the Hill. Other Character Appraisals and plans for other work scheduled to commence are outlined in the revised LDS timetable as shown in Chapter 3 (Table 3b).

Monitoring of UDP Policies and key findings

The effectiveness of the adopted plan and the implementation of policies are tested by the indicators that have been developed nationally and locally and the AMR demonstrates that progress and improvement in a number of key areas has been achieved:

- The target of 100% new housing being built on previously developed land was achieved;
- Housing completion rates increased significantly and trends show that Harrow's performance is consistently above the Government target. Thus the housing trajectory is on track to meet or exceed the annual target;
- The council continues to meet the Government objective to increase the amount of new housing developed at a density of 30 - 50 dwellings per hectare. There is clear evidence that this policy, which is aimed at making Harrow more sustainable, is being successfully implemented;
- Although the affordable housing completion rate has increased, this is still below the target. However, there is a clear indication that a significant increase in the number of planning permissions, with an element of affordable housing, will alter the balance in the longer term;
- A new more detailed Housing Needs Appraisal has been produced and that will give guidance and provide evidence for the preparation of policies that could deliver more affordable housing in the future;
- The focus on improving waste recycling and composting has resulted in a significant decrease in the amount of waste sent for landfill;
- The percentage of household waste being recycled has continued to exceed Government targets;
- From the sustainability point of view positive patterns emerge due to the increase in the number of Tree Preservation Orders (TPOs) served and other environmental improvements;
- The number of Conservation Area Character Appraisals produced increased, as well as the number open spaces being upgraded, but the council was unable to obtain Green Flag Standards awards for any of its parks

Both national and locally based indicators have been used as a measure of the effectiveness of the development plan policies.

Data collection

Experience from the previous rounds of annual monitoring has enabled the council to assess performance against indicators and strengthened the basis for comparisons with previous years. Where monitoring was not already in place, arrangements have now been made at the appropriate level to collect the information from other council departments. However, not all the required data was available, but continuing joint working between the planning policy team, other departments and partners should ensure continuous improvement.

Using the AMR

There is a need to act upon the issues identified at the end of each section of AMR. These will need to be addressed in the preparation of the emerging Local Development Documents. In the intervening period, areas of concern and those issues considered to have wider corporate implications will need to be monitored and proposed actions discussed with other departments or relevant partners.

The main report can be viewed online at: www.harrow.gov.uk. Copies can be obtained from the Local Development Framework Team within Planning, Development and Enterprise, at Harrow Council, P.O. Box 37, Station Road, Harrow, Middlesex HA1 2UY or email: ldf@harrow.gov.uk if you have any queries.

Policy Matrix Table - Commentary on Core Output Indicators (COI)									
Availability of data and relationship to the Development Plan									
COI No.	COI description	Section Reference in AMR	Related Unitary Development plan Policies	Is data currently collected?	Availability/type of data	Available for this AMR?	Available for next AMR?	Additional Comments	
Business Development									
1a	Amount of floorspace developed for employment by type	Section 4.5	EM12, 13, 14&15					It is still possible to further refine this data by monitoring employment land losses to other Use Classes	
1b	Amount of floorspace developed for employment by type, in employment or regeneration areas	Section 4.5	EM12, 13, 14&15	Yes	Gross Floorspace data	Yes	Yes		
1c	Amount of floorspace by employment type, which is on previously developed land	Section 4.5	EM4,5&7, EM12,13, 14&15	Yes	Easy to extrapolate from the general statistical data stored	Yes	Yes it is possible to further refine this data		
1d	Employment land available by type	Section 4.5	EM4&EM5, EM7, EM9&EM10, EM12, EM14	Yes	Yes	Yes	Yes	The Council Employment land is identified in the UDP and monitored. 13.5ha is allocated in the proposals site. Therefore there is sufficient land available	
1e	Losses of employment land in employment/regeneration areas and local authority area	Section 4.5	EM15						
1f	Amount of employment land lost to residential development	Section 4.5	EM15						
Housing									
2a	Housing Trajectory showing:								
2a (i)	Net additional dwellings over the previous five years	Section 4.4	H3, SH1						
2a (ii)	Net additional dwellings for the current year	Section 4.4	H3, SH1						
2a (iii)	Projected net additional dwellings up to the end of the relevant development plan period or over a ten year period from its adoption	Section 4.4	SH1	Yes	Yes	Yes (both gross and net gain)	Yes (both gross and net gain)		
2a (iv)	The annual net additional dwelling requirement	Section 4.4	H3						
2a (v)	Annual average number of net additional dwellings needed to meet overall housing requirements	Section 4.4	SH1						
2b	Percentage of new and converted dwellings on previously developed land	Section 4.4	SH1	Yes	Yes	Yes	Yes	All new and converted dwellings are likely to be on previously developed land	

Availability of data and relationship to the Development Plan

COI No.	COI description	Section Reference in AMR	Related Unitary Development plan Policies	Is data currently collected?	Availability/type of data	Available for this AMR?	Available for next AMR?	Additional Comments
2c	Percentage of new dwellings completed at:							
2c (i)	Less than 30 dwellings per hectare	Section 4.4			Monitored by Planning	Yes	Yes	
2c (ii)	Between 30 and 50 dwellings per hectare	Section 4.4	H4	Yes				
2c (iii)	Above 50 dwellings per hectare	Section 4.4						
2d	Affordable Housing completions	Section 4.4	H5& H6	Yes	Monitored by Planning	Yes	Yes	Target was not met but measures are in place to ensure that more affordable units are secured
Transport								
3a	Amount of completed non-residential development complying with car parking standards	Section 4.3	T13	Yes	Yes	Yes	Yes	The current Parking standard is expressed as a maximum and developer are not likely to provide parking above the maximum.
3b	Amount of new residential development within 30 minutes of public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre(s).	Section 4.3	H13					
Local Services								
4a	Amount of completed retail, office and leisure development	Section 4.5	EM4.5.6&7, EM16&17, EM21	Yes	Yes	Yes	Yes	
4b	Amount of completed retail, office and leisure development in town centres	Section 4.5	EM4.5.&7, EM16&17, EM21					
4c	Amount of eligible open spaces managed to Green Flag Award Standards	Section 4.1	SR1	Yes	Easy to monitor through planning applications	Yes	Yes	No open space in Harrow has been developed to Green Flag Award standards, but measures have been taken to ensure improvements to the borough's open spaces
Minerals								
5a	Production of primary land won aggregates	Section 4.1		N/A	N/A	N/A	N/A	
5b	Production of secondary/recycled aggregates	Section 4.1	EP19	In Part	Information on concrete crushing facilities	No	Possible	More information may become available by working more closely with the building industry

Availability of data and relationship to the Development Plan								
COI No.	COI description	Section Reference in AMR	Related Unitary Development plan Policies	Is data currently collected?	Availability/type of data	Available for this AMR?	Available for next AMR?	Additional Comments
Waste								
6a	Capacity of new waste management facilities by type	Section 4.1	SEP3, EP17, EP18	Yes (in part)	Only possible when an application is submitted.	No	Any major waste management facilities are unlikely to be located in the Borough because of lack of suitable sites	
6b	Amount of municipal waste arising and managed by management type	Section 4.1	SEP3, EP16	Yes (in part)	Partial information exist for recycled materials	In part	It is unlikely that a new survey will be carried out before the next AMR	
Flood Protection and Water Quality								
7	Number of planning permissions granted contrary to the advice of the Environment Agency	Section 4.1	SEP2, EP11, S1	Yes	Yes	Yes	Yes	
Biodiversity								
8	Change in areas and populations of biodiversity importance							
8 (i)	Change in priority habitats and species (by type)	Section 4.1	SEP4, EP28	Yes, collected by external agency	GIGL collate and manage all data for London's green (and brown) space and disseminate it to all of the London Boroughs	Yes, but mainly historical data	Possible, but it is unlikely that a new survey will be carried out before the next AMR	A Biodiversity Action Plan is being prepared, but its implementation depends on resources being found
8 (ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	Section 4.1	SP5, EP26, SEP5					
Renewable Energy								
9	Renewable energy capacity installed by type	Section 4.1	SEP1	Possible to monitor by application but information is only required for major development schemes	Yes (in part)	Yes	Possible to monitor through planning applications but	Systematic procedures need to be established

The Annual Monitoring Report (AMR) is a key component of the new planning system, as it allows information to be collected routinely and systematically to build up a profile against which policy performance can be measured over time. The AMR is based on the financial year preceding the reporting period, therefore Harrow's third AMR covers the period 1 April 2006 - 31 March 2007.

The AMR reports on the following three areas:

- Government core output indicators (COIs) - assessment of how well Harrow is performing against the Government core output indicators, such as housing provision, employment provision etc;
- Harrow Unitary Development Plan (HUDP) local indicators (HLIs) - assessment of the effectiveness of policies and targets in the HUDP;
- Local Development Framework (LDF) - assessment against the milestones within the Local Development Scheme (LDS).

Purpose of Monitoring

Monitoring has become an essential and established part of the planning process. It helps to ascertain what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done. Monitoring helps positively to identify issues and address questions such as:-

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

Therefore, information collected will help strengthen the basis upon which future policies are developed. Effective management of the evidence base will help to ensure that future policies are regularly reviewed and updated to ensure the outcomes meet the policy expectation.

Relationship with other Plans and Strategies

The overarching context for producing the AMR is to ensure policies are regularly reviewed to enable the inter-relationships, impacts and effects of different policies to be assessed. The AMR also enables the council to review its performance against national criteria and assess how well it is performing against the rest of the country. The outcomes from the AMR help to identify areas where performance may be below expectations, and enables the council to assess reasons for this and amend practices.

While the AMR is mainly focused on national standards, the local indicators enable the council to assess its performance against a number of outcomes identified in the HUDP (eg HLI 2.1 Loss of Open Space).

Structure of the Report

The report is broken 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 LDF programme against the LDS timetable
- Chapter 4 - a review of progress against both core output indicators and local output indicators within key topic headings
- Chapter 5 - key findings and conclusions

Harrow in Context - Borough Profile

2

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 of the content of this AMR.

Location

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

Figure 1 - Harrow In the Regional Context



Harrow in Context - Borough Profile

Harrow and the West London Sub-Region

Harrow is located in the north-east of the West London Sub-Region, identified in the London Plan as the 'Western Wedge', and a vibrant part of the London economy. The sub-region will see continued growth, both in population and employment terms, in the foreseeable future. Harrow will be expected to accommodate an appropriate share of this growth. 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. Such collaborative working was important in developing a joint response to the Mayor's draft West London Sub-Regional Development Framework, which has now been published, as well as various strategies, plans and programmes on a variety of matters which are being developed jointly between the boroughs.

Characteristics

Harrow is one of London's most attractive suburban areas and primarily a residential suburban area, with a relatively small amount of land and buildings devoted to employment and industrial activity, compared with other Outer London Boroughs. Over a quarter of the borough (over 1,300 hectares) consists of open space. Harrow covers an area of approximately 50 sq. km (just under 20 square miles). The borough has 21 wards.

Ethnic Diversity

Harrow has one of the most ethnically diverse populations nationally. 52.5% of Harrow's residents were of ethnic minority in 2005, where ethnic minority is defined as all people who are non-White British - the sixth highest proportion in England. 22% of Harrow's residents are of Indian origin, the largest minority ethnic group in Harrow and the second highest level in England, after Leicester. The Greater London Authority's (GLA) 2006 Round of Demographic Projections by Ethnic Group shows that, by 2016, 58% of Harrow's residents are likely to be from Black and other minority ethnic groups (excluding minority white groups) and this proportion could be around 62.4% by 2026. Within Harrow's maintained primary & secondary schools combined, 71.1% pupils are from minority ethnic groups, which includes all children and young people who are not White British. 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.

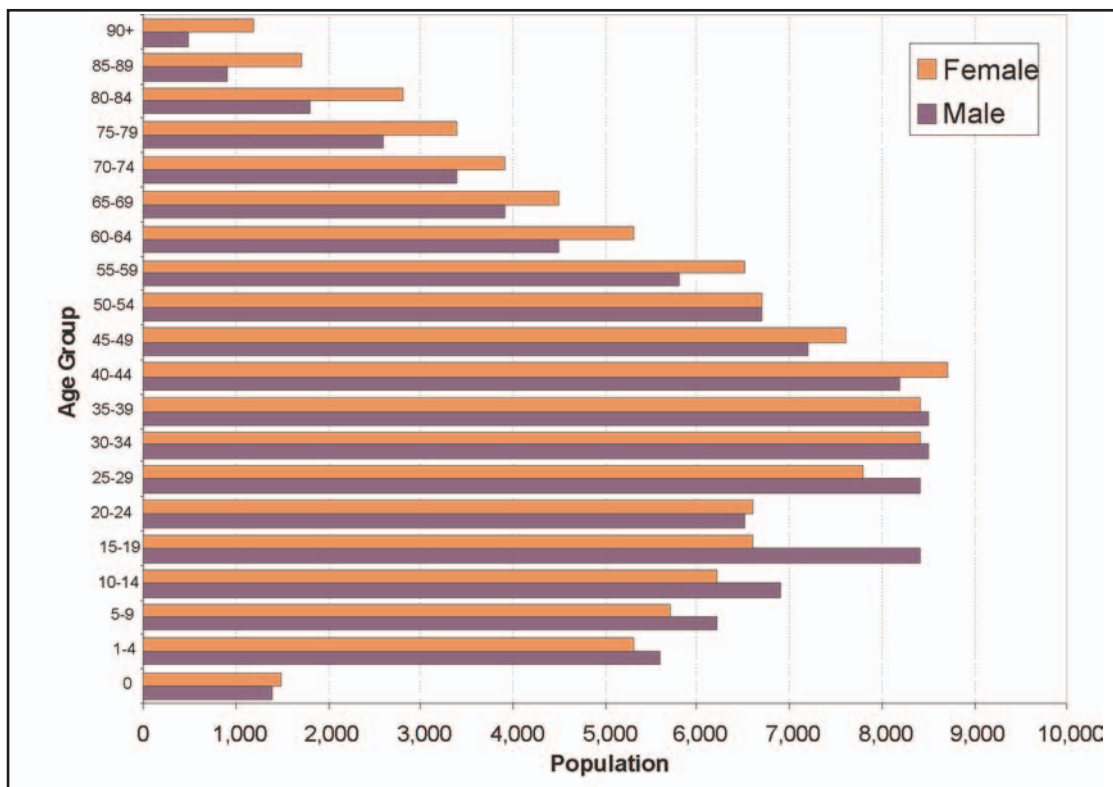
Total Population

Harrow's population has been steadily increasing over the past 25 years. According to the Government's 2006 Mid-Year Estimates (MYEs) the borough has a population of 214,600 (Table 1 & Figure 2). It is the

Harrow in Context - Borough Profile

12th largest borough in Greater London in terms of size and 22nd in terms of population. The average density in Harrow was 4,252 persons per square kilometre, which is lower than the London average of 4,779. Over a fifth of Harrow is designated Green Belt, where population densities are considerably lower than the built up areas of the borough.

Figure 2 - 2006 Mid-Year Population Estimates by 5-Year Age Groups for Harrow



Source: Population Estimates Unit, ONS: Crown Copyright.

Projections show that Harrow's population will continue to grow over the next 20 years, perhaps reaching 218,800 by 2026. Unconstrained Government projections show a much higher overall population of 229,500 by 2026, similar to the GLA's projected population of 230,600 by the same date (Table 2).

Harrow in Context - Borough Profile

Table 1 - 2005 Mid-Year Estimates for Harrow, by 5-year age groups

Age	All	Male	Female
0	2,900	1,400	1,500
1-4	10,900	5,600	5,300
5-9	11,900	6,200	5,700
10-14	13,100	6,900	6,200
15-19	15,000	8,400	6,600
20-24	13,100	6,500	6,600
25-29	16,200	8,400	7,800
30-34	16,900	8,500	8,400
35-39	16,900	8,500	8,400
40-44	16,900	8,200	8,700
45-49	14,800	7,200	7,600
50-54	13,400	6,700	6,700
55-59	12,300	5,800	6,500
60-64	9,800	4,500	5,300
65-69	8,400	3,900	4,500
70-74	7,300	3,400	3,900
75-79	6,000	2,600	3,400
80-84	4,600	1,800	2,800
85-89	2,600	900	1,700
90+	1,700	500	1,200
Total	214,600	106,000	108,600

Source: Population Estimates Unit, ONS: Crown Copyright

Note: All figures are rounded to the nearest hundred

Key Population facts:

- Current total population of Harrow 214,600
- The overall population could reach 230,000 by 2026
- There were 83,662 properties on the Council Tax Register in Harrow in July 2006
- There could be around 88,300 households by 2026 . However, the unconstrained projections (RLP High) give a figure of around 93,500, more akin to the Government's 2004-based sub-regional household projections (which indicate that the number of households in Harrow could be as high as 96,000 by 2026)
- 19.5% of total population is aged under 16, similar to the average figure for England & Wales, at 19.1%, and London at 19.2%
- 63.8% of Harrow's residents are of working age, slightly above the England & Wales level of 62.2%, but below the London level of 67%
- 16.7% of residents are of retirement age, below the average level for England & Wales, at 18.8%, but significantly higher than London's level of 13.8%
- Harrow's average household size was projected to be 2.60 in 2006,

Harrow in Context - Borough Profile

higher than the London average of 2.34

- In 2006, 28% of Harrow's households were likely to be one-person households, considerably lower than the London average of 36%

Household Projections	2001	2006	2011	2016	2021	2026
Harrow	79,500	82,800	86,200	88,800	91,300	93,500
West London	554,400	577,200	601,400	628,300	653,700	676,700
Greater London	3,036,100	3,196,300	3,388,600	3,578,500	3,754,000	3,915,900

Population Projections	2001	2006	2011	2016	2021	2026
Harrow	210,000	217,000	222,800	226,100	228,900	230,600
West London	1,417,900	1,454,500	1,492,400	1,533,100	1,569,900	1,599,400
Greater London	7,322,400	7,571,900	7,894,600	8,193,000	8,467,300	8,710,300

Table 2 - Household and Population Projections 2001-2006

Source: 2006 Round of GLA Demographic Projections, RLP High

Crime in Harrow

The Crime and Disorder Act Review (2007) and related legislation places a new duty on information sharing around crime and community safety with annual Strategic Assessments and rolling Partnership Plans which will govern the priorities of the Safer Harrow Management Group and improve performance management in these areas.

According to the Metropolitan Police crime statistics, Harrow's total reported crimes in the period 2006/7 was 15,837. This is a reduction of 1,644 (9.4%) on the previous monitoring period.

In terms of the number of offences per 1,000 population, Harrow has seen percentage decreases on the previous year's figures. This is evident in:

- 17% reduction in burglary per 10,000 households
- 5.2% reduction in violence against the person per 1,000 population
- 10.8% reduction in robbery offences per 1,000 population; and
- 4.9% reduction in Motor Vehicle Offences per 1,000 population

Although Harrow fell from its position as being the safest borough in London in 2005/06 to 5th in 2006/07 in terms of overall crime rates, there is still a low level of reported crimes compared with other London Boroughs. For incident counts, Harrow had the 3rd lowest Violence Against the Person and Criminal Damage counts in London in 2006/07.

A Harrow corporate priority for 2006-2009 is to 'Work with our Partners to reduce Crime and the Fear of Crime'. The latest public opinion poll

Harrow in Context - Borough Profile

in Harrow shows a positive reduction in fear of crime. Compared with the previous year the proportion of residents who felt unsafe when walking alone in the area decreased from 64% in 2005 to 60% in 2006. In the same period the percentage of those who felt unsafe being alone in their home after dark decreased from 29% to 25%.

In 2006/07 there was further expansion of the borough's CCTV network and the creation of a dedicated enforcement team to reduce fly tipping, graffiti, litter and wider environmental crime. The council is engaging with partners to deliver flagship projects around crime and disorder, including:

- Implementation of the 'Community Payback' scheme in partnership with the Probation Service to deal with environmental blight
- Launch of phase 2 of the 'Borough Beat Initiative' to double the number of council staff on patrol, providing a visible police presence
- Roll-out of Safer Transport Teams across Harrow

Movement

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, Silverlink and Southern Railways, with services to Central London, Northampton, Birmingham, Gatwick, Watford and Aylesbury. Road links are good, with a major road network which links to the M1, M25 and M40 motorways.

Shopping and Employment

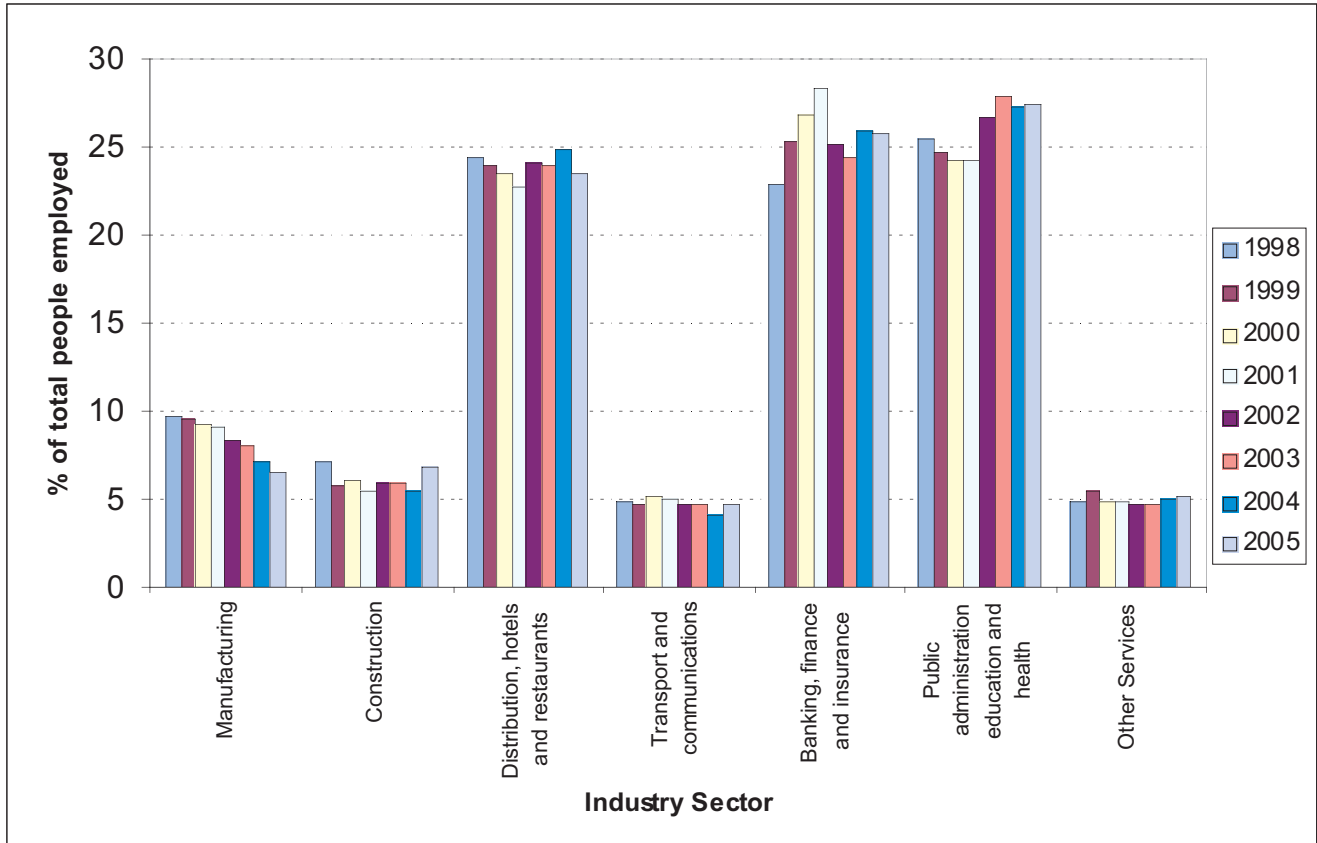
Harrow Town Centre is the main shopping and office location in Harrow and is classified as a Metropolitan Centre in the London Plan and ranked amongst the top ten centres in London. In addition, the borough has nine district centres and six local centres. There are also a number of designated Industrial and Business Use areas in the borough, with Kodak occupying the largest area.

Economy

The employment structure of Harrow is reasonably well balanced with similar proportions of the population working in distribution, hotels and restaurants (24%), banking, finance and insurance (26%), public administration, education and health (28%). This distribution is fairly typical considering the location of Harrow in London and the South East. Figure 3 compares the 2005 Annual Business Inquiry (ABI) against the previous seven years. Overall there has been little change in the seven-year period, although there has been a continuing and significant decline in manufacturing with corresponding gains largely in construction and in the public sector.

Harrow in Context - Borough Profile

Figure 3 - Harrow Employment by Sector (percentage of total people employed working in each sector) 1998-2005



Source: ABI Workplace Analysis

A high proportion of Harrow's residents are economically active (79.6%), higher than the level for London as a whole (74.8%), but similar to the level for England & Wales, at 78.4% . (Figure 4) Historically far higher numbers of Harrow's workers are employed outside the borough. (Figure 5)

Harrow in Context - Borough Profile

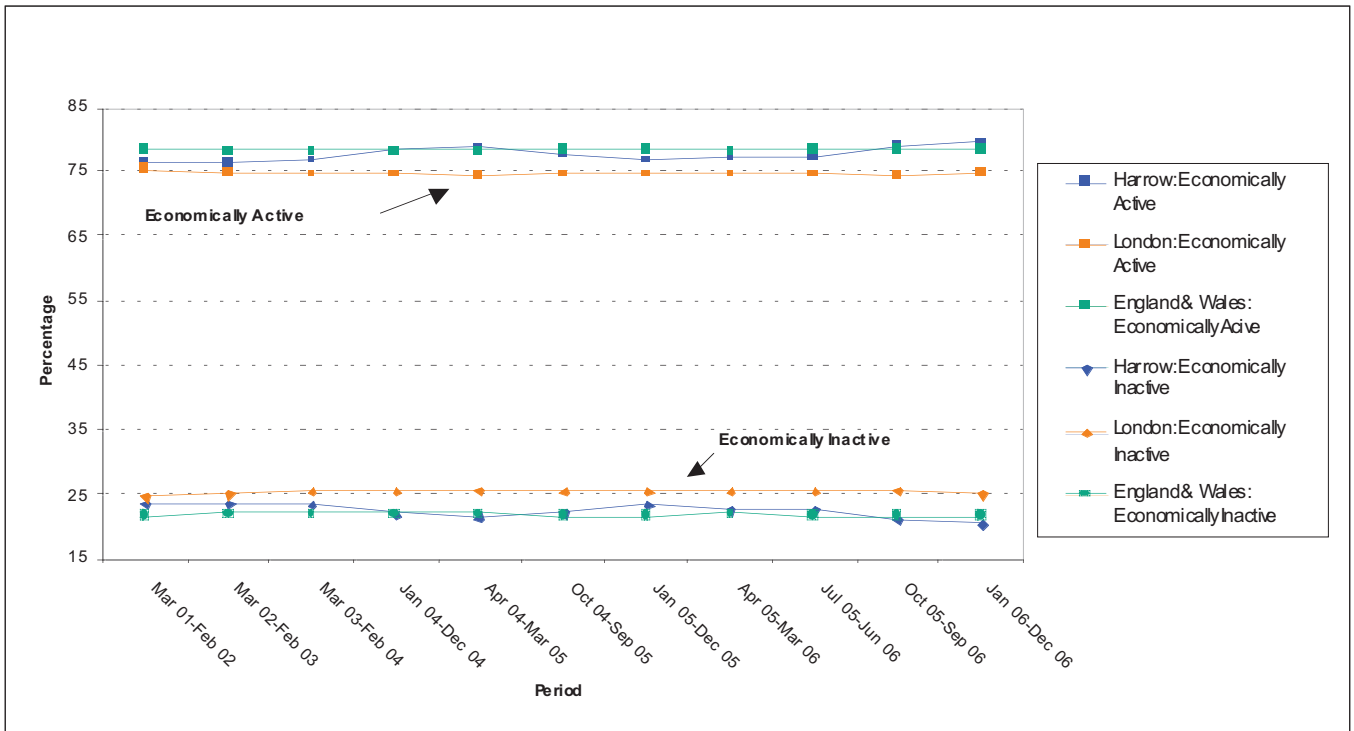


Figure 4 - Economic Activity Rates 2001 - 2006
 Source: ONS Annual Population Surveys

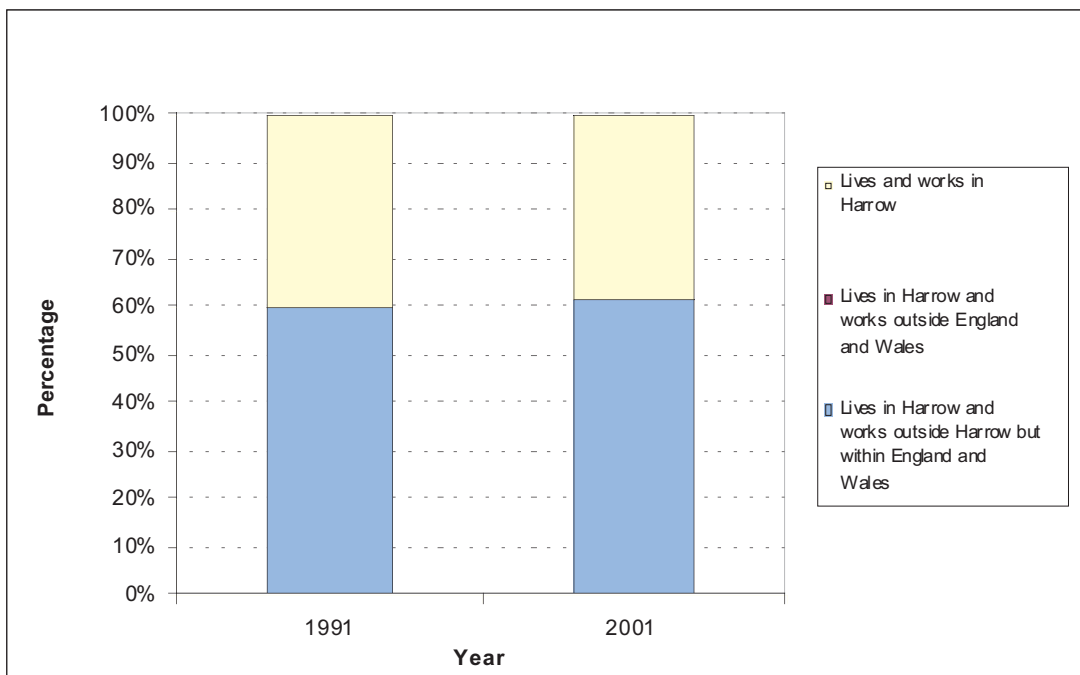


Figure 5 - Workplace Location of Harrow's Residents 1991 - 2001
 Source: 1991 & 2001 Census, Crown Copyright

Key Facts on Economy:

- Unemployment rate in Harrow averaged 3% in 2006/7, below the average levels of 3.2% in 2005/06 and 3.1% in 2004/5 and lower than the Greater and Outer London levels.
- Unemployment rate in Greater London averaged in 4.5% in 2006/7 a similar level to 2005/6 (4.6%) and in 2004/5 (4.5%).
- Around 3,100 of Harrow residents were in receipt of unemployment related benefits in 2006/7.
- Average household gross income is £39,029 a year in 2006, 1.8% higher than in 2005 and 3.6% higher than the mean household income for London in 2006. Recently statistics on equivalised income have been produced, an adjusted income scale, which takes account the size of a household. Using this measure Harrow's average household income is £35,272, roughly £1,000 higher than London's equivalised average income.
- 6.8% (around 5,800) of households in Harrow have a gross income of under £10,000 per year, 15% fewer than in 2005 (unequivallised data).
- There were around 3,030 lone parents receiving benefits in Harrow in 2006/7, an average of 2.2% (as a proportion of residents of working age) and a similar level to the previous two years. This level is slightly above England & Wales, at 2.1%, but below the London average of 3.2% in 2006/7.
- An average of 6,800 of Harrow's working age residents were in receipt of either Incapacity Benefit or Severe Disablement Allowance (IBSDA) in 2006/7, due to short or long-term ill health. This figure was slightly below (2.2%) the level for 2004/05. At 5% (in 2006/7), the proportion of residents on IBSDA was lower than London's level at 6.2% and England & Wales at 7.1%.

Key Facts on Social Structure

(from the ONS Annual Population Surveys):

- Around 108,400 (72.7%) of Harrow's working age residents were in employment in 2006, a higher percentage than in 2005/6 (71.9%), but slightly below the level for 2004/5 at 73.1%.
- Over 50% of Harrow's residents are 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 figure is similar to the London average, but considerably higher than the average for England & Wales, at 42%. Over the past three monitoring years the share of Harrow's workers in this category has fallen slightly, from 53% in 2004/5 to 51% in this AMR period, whereas the trend in England & Wales has been the reverse and London has remained static.
- 19.5% of Harrow's workers are categorised in the top SOC category - Managers & Senior Officials, higher than both the London and England & Wales levels at 17.6% and 15% respectively. Three years ago, only 14% of Harrow's workers were classified as Managers & Senior Officials.
- Nearly 11% of Harrow's economically active residents were self-employed in 2006, a similar level to the previous two monitoring years, and just above London's & England & Wales levels.
- A higher percentage of Harrow's workers are in full-time employment, compared to the average levels in both London & England & Wales. In 2006, nearly 82% were in full-time employment, compared to 76% in England & Wales and 81% in London. Over the previous two years the corresponding levels in Harrow were slightly lower at 80% in 2004 and 77% in 2005.

3

The Local Development Framework

The Local Development Framework (LDF) is the name of the planning system that will replace the existing Unitary Development Plan (UDP). The LDF is made up of a series of plans that will identify social, economic and environmental needs to be provided now and in the future. The Local Development Scheme (LDS) identifies the LDF documents that the council is preparing and the timetable for completion.

The Local Development Scheme

The revised Local Development Scheme (LDS) published in November 2006 details the timetable for the production of the Local Development Framework (LDF) documents. The council revised the initial LDS (June 2005) to ensure the timescale was deliverable, taking into account advice and recommendations from GOL and the Planning Inspectorate (PINS).

To view the LB Harrow Local Development Scheme visit:

<http://www.harrow.gov.uk/downloads/HarrowLocalDevelopmentScheme2006.pdf>

Delivering the Local Development Scheme

Based on the November 2006 revised LDS, the following table provides an update on the council's performance from 1 April 2006 to 31 March 2007 (Table 3b). The table clearly identifies that in the past year the council achieved all LDS targets, apart from the preparation of the Proposals Map.

Local Development Framework (LDF) Review

Table 3a: LDS Progress

Document / LDS reference	Summary of Key stages	2006/07 LDS Target Milestone	Target Achieved	Overview of Achievement
Statement of Community Involvement	Prepare written representations for examination	No LDS target	✓	March 2006 – SCI representations publicly available
	Examination held		✓	
	Inspectors report received and adopted		✓	22 May 2006 – Final Inspectors report adopted
Core Strategy (LDD1)	Issues and Options – prepare document identifying borough issues and options	January 2006: Commence Issues and options	✓	Development of issues and options undertaken. Evidence base gathered. SA carried out
	Public consultation on issues and options document	1 September 2006 – 13 October 2006: Issues and options consultation	✓	Consultation carried out, results to be report to LDF Panel in April 2007
		5 January 2007 – 23 February 2007: Consultation on Strategic Options	✓	
Delivering Development (Site Specific Land Allocation) DPD (LDD2)	Issues and Options public consultation	January 2006: Commence Issues and options	✓	1 September 2006 – 13 October 2006: Issues and options consultation
Harrow Proposals Map (LDD4)	Preparation of proposals map not carried out in full	January 2006: Production alongside Core strategy (LDD1) and Delivering Development (LDD2)	x	Proposals map not consulted on as part of Core Strategy issues and options Site specific maps prepared for Delivering Development (LDD2), publicly consulted on

Local Development Framework (LDF) Review

Joint Waste DPD (LDD5)	Endorsement of the Memorandum of Understanding	No timescale confirmed prior to approved LDS November 2006	✓	26 April 2007: Harrow Council signed off it's commitment to the Joint West London Waste DPD and committed the necessary funds for the next 3 years
Harrow on the Hill Conservation Area SPD (LDD6)	Initial preparation of background information to support the SPD	July 2006: Commence preparation of SPD	✓	July 2006: Initial work commenced
RAF Bentley Priory SPD (LDD10)	Initial preparation of background information to support the SPD	November 2006: Commence preparation of SPD March 2007: public participation on draft SPD	✓	July 2006: Initial work commenced February / March 2007: Issues and Options consultation on draft RAF Bentley Priory SPD

Milestones for 2007/08 AMR

In the forthcoming year, the council intends to focus on the following outcomes:

- Assess the implications of any future government and regional policy requirements on the LDF process within Harrow;
- Ensure that any future LDF documents take account of any particular evidence requirements to ensure they are found sound by the Planning Inspectorate;
- Continue to progress work on the LDF, in particular publish the Core Strategy Preferred Options;
- Adopt the Bentley Priory and Harrow on the Hill SPDs; and
- Commence the following DPD and SPD documents:
 - Sustainability SPD
 - S106 SPD
- At a sub-regional level, assist with the appointment of a consultant to prepare the issues and options for the West London Joint Waste DPD

4

This section of the AMR measures the council's performance against the saved policies in the adopted Harrow Unitary Development Plan 2004 (HUDP). Each HUDP topic area is assessed against targets and indicators (HLI). The council is also required to monitor progress against the DCLG (formerly ODPM) Local Development Framework Core Output Indicators (COI) and Best Value Performance Indicators (BVPI).

4.1 Environmental Protection and Open Space

The HUDP Environmental Protection and Open Space objectives 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.

In addition the Sustainability Appraisal Scoping Report gives the following related 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).

COI	Contextual Indicator	Policy Ref
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	SEP2 EP11 S1

Environmental Protection and Open space

In 2006/07 no developments were granted planning permission contrary to the advice of the Environment Agency compared to 2005/06 when one planning application was granted planning permission against EA advice.

Green Belt

Objective: To maintain the integrity and openness of the Green Belt by protecting it from inappropriate forms of development

There was no loss of open space within the Green Belt or Metropolitan Open Land as a result of development in 2006/07. Proposals for the redevelopment of the Royal National Orthopaedic Hospital (RNOH) were approved in outline in 2006/07. If implemented, this scheme will result in the enhancement of the area around the hospital for recreational use by the public. Substantial work had been done on the preparation of the Bentley Priory SPD and the progress made will be set out in the next AMR.

Open Space

HLI	Contextual Indicator	Policy Ref
2.1	Loss of open space	EP47 SEP6

Providing high quality parks is important to the overall quality of life of Harrow's residents and benefits its workers and visitors. Harrow currently has 1,334 hectares of open space (public and privately owned), which comprises 26% of land in the borough. There was no net loss of open space as a result of development in 2006/07. Therefore, the council has not lost any existing open space in the last three years. Proposals for playground improvements have been drawn-up and there is ongoing improvement work in various parks in the borough.

Canons Park

The main restoration works which commenced in July 2006 and, which were scheduled for completion in December 2006, were finally completed in April 2007, just outside the AMR period. Apart from minor remedial works the restoration project has now been completed.

Environmental Protection and Open space

COI	Contextual Indicator	Policy Ref
4c	Number of parks managed to Green Flag Award Standard	SR1

In 2006/07 there were no parks managed to Green Flag standards. The council applied for three parks to be considered for Green Flag awards, but failed to receive the awards in 2006/07. The council and its partners will continue to undertake development work with a view to submitting an application for Green Flag awards in the future.

Biodiversity

COI	Contextual Indicator	Policy Ref
8(i)	Change in priority and species by type	SEP4 EP28

Change in areas and populations of biodiversity importance, including:

- Change in priority habitats and species (by type)
- Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

It needs to be recognised that there are limitations in reporting this core output indicator. Greenspaces Information for Greater London (GIGL) does not hold records for every habitat and species in Harrow. If there is no GIGL record for a specific habitat of species in Harrow, this does not mean that it is not present in Harrow. A number of the habitat descriptions that GIGL uses do not correspond directly to the priority habitats types, reporting on every priority habitat is therefore not possible.

Local priority habitats and species are identified through a local Biodiversity Action Plan. The Harrow Biodiversity Action Plan is currently being developed, with its implementation due in 2008. Until this date, it will only be possible to comment upon priority habitats and species identified in the London Biodiversity Action Plan, that are recorded in Harrow.

There has been an increase in the number of priority habitats and species within the UK. There are now 64 priority habitats and 1,149 priority species. Habitats are naturally evolving ecosystems and therefore loss and gains of habitats are expected over a number of years as a result of natural succession. It is also possible through management to create a new habitat, or to perform restoration work to reinstate a habitat previously lost through natural succession or inappropriate management.

A breakdown of the total area of the priority habitats for London, as they relate to Harrow, is shown in Table 1a (Appendix 1). This information was compiled by Greenspaces Information for Greater London (GIGL). This is a more comprehensive record of priority habitats in Harrow than previously shown in the 2005/06 AMR, although the data is based upon information collected during the GLA's survey in 2003. No further surveys were conducted in 2006/07 to establish any change in priority habitats. However, any changes are likely to be small, as natural changes in habitat type evolve over a long period. Equally no major management work has been undertaken to create or restore any habitat.

The data in Table 1b (Appendix 1) compares the habitat types and size recorded on sites in Harrow during the GLA's survey in 1984, with data collected during the 2003 GLA survey. From this data it is possible to establish an indication of the size of habitats lost and gained across the borough between 1984 and 2003. Although this doesn't show a change between 2006 and 2007, it does demonstrate changes over a longer period of time.

Table 1c (Appendix 1) shows priority species records held by GIGL for Harrow, as recorded between 1982 and 2005. This list includes more species compared to the 2005/06 AMR monitoring data, purely due to the increase in species classed as priority species. Caution is required before concluding that this means that there has been no gain in priority species or that priority species have been lost during 2007 because of the limitations of the data (as described above).

An amalgamation of datasets are used by GIGL to compile the data in Table 1c (Appendix 1), none of which were collected specifically for the purpose of annual monitoring, nor does GIGL hold every wildlife record for Harrow. There is no programme of annual monitoring of sites in the borough. Therefore it is possible that if a species is not recorded annually, rather than it being lost from the borough, it instead may have not been monitored consistently. Equally if a survey is repeated over a couple of years and the species is not recorded annually it needs to be noted that wildlife is transient using a variety of habitats to complete their lifecycle. It is also probable that species will be lost and gained from neighbouring boroughs and sites. Therefore it is not possible to conclude from the time span of a couple of years if a species has been lost from a site or borough indefinitely.

Environmental Protection and Open space

COI	Contextual Indicator	Policy Ref
8(ii)	Increase in area covered by Sites of Nature Conservation Importance and no loss in area of existing sites (HUDP)	SP5 EP26 SEP5

There was no loss of area covered by Sites of Nature Conservation Importance (SINCs) in the period 2006/07. The situation is exactly the same as in the previous monitoring period. Equally there were no changes in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance. In addition to being SINCs Bentley Priory and Harrow Weald Common are Sites of Special Scientific Interest and Bentley Priory, Stanmore Common and Stanmore Country Park are Local Nature Reserves. It should be noted that the Greater London Authority carried out the last survey in 2004. A re-survey of SINCs has identified a number of additional new borough or local sites with increase in the area covered by SINCs. The sites included in the re-survey will be considered in the future Proposals Map DPD. The list of existing sites is shown in Table 1d (Appendix 1).

HLI	Contextual Indicator	Policy Ref
2.5	Net increase in the number of trees covered by Tree Preservation Orders (HUDP)	D10 EP30

In 2006/07 nine new Tree Preservation Orders (TPOs) were confirmed, which cover 80 trees, compared to 12 TPOs in 2005/06. This means that 455 trees and woodland are now covered by TPOs. The revision of BS5837 (Trees in Relation to Construction) has resulted in a greater emphasis being placed on this work, leading to a 21% rise in the number of trees covered by TPOs between 2005/06 and 2006/07.

The revision of British Standard 5837 (Trees in relation to Construction), in 2005, continues to generate the need for extensive visits and reports in order to protect trees threatened through proposed development. In 2006/07 this service was devolved to the Building Control function in respect to trees affected by demolition sites.

COI	Contextual Indicator	Policy Ref
9	Renewable energy capacity installed by type	SEP1

In 2006/07 two proposals that included a renewable energy component were granted planning permission, and eight schemes were granted Certificates of Lawfulness for the installation of solar panels. It is not

possible to be precise on the true level of energy renewal activity in the borough since there is no requirement to notify the council regarding the installation of microgeneration and other energy saving devices. In addition to the scheme listed in the 2005/06 AMR, the council undertook the following initiatives in 2006/07:

- The installation of a raised solar panel scheme on top of the canteen roof at the Civic Centre in April 2006.
- A contribution of £25,000 to run a pilot scheme to install five solar thermal systems in properties, which will help to demonstrate the council's commitment to the Nottingham Declaration and to the Home Energy Conservation Association (HECA).
- Joining the Warm Zones West London scheme, which aims to meet the thermal comfort element of the Government's Decent Homes Standard in private sector housing. The purpose of this is to help vulnerable residents in receipt of benefits by offering them free repairs, boiler replacements or central heating systems.
- The council is working in partnership with Scottish-Southern to provide solar hot water and micro wind turbines under a Renewable Energy Scheme. The scheme went live in July 2006. The council is exploring opportunities to get discounted rates from suppliers and offer a sizeable grant to attract interest, with a view of achieving 100 installations under the scheme.

The council has now set up a monitoring system in respect of renewable energy, as promised during the previous AMR. In the forthcoming year, Harrow Council intends to deliver the following outcomes:

- To formally commit to the Nottingham Declaration.
- To roll out energy renewal and conservation schemes to other corporate buildings and schools. This will be reflected in the forthcoming AMR (2007/08).
- Develop and consult on a Sustainability Supplementary Planning Document (SPD).
- To require greater use of renewable energy technology in new and retrofitted developments.

4.5 Levels of Household Waste

There were no new waste management facilities provided in 2006/07, as was the case in 2005/06 and 2004/05 respectively.

COI	Contextual indicator	Policy Ref
6a	Capacity of new waste management facilities by type	SEP3 EP17 EP18

Table 4 - Household Waste (2000/01 - 2006/07)

Year	Total Household Waste (tonnes)
2000/01	88,321
2001/02	90,491
2002/03	95,662
2003/04	98,115
2004/05	105,331
2005/06	100,259
2006/07	102,057

The amount of household waste generated increased from 100,259 tonnes in 2005/06 to 102,057 tonnes in 2006/07. The increase of 1.8% is in contrast to the previous year when there was a decrease of nearly 5%. The marginal increase does not present a major concern, but it is important to keep the trend under review and make every effort to reduce waste in the future.

COI	Contextual Indicator	Policy Ref
6b	Amount of municipal waste arising by management type	SEP3 EP16

No information is currently available for this indicator, but it is hoped that this will be included in the next AMR. Harrow Council is currently in the process of preparing a joint Waste DPD (see Chapter 3), and it is likely that more information will become available for monitoring this area in the future.

Table 5 - Commercial Waste (2005/06 - 2006/7)

Waste Distribution	2005/06	2006/07
	Weight (tonnes)	Weight (tonnes)
Commercial Waste Collected	8,000	10,100
Commercial Waste Delivered to Civic Amenity Site by Traders	3,260	2,511
Non Household Waste Delivered to Civic Amenity Site (construction and demolition waste)	3,100	5,571

The amount of commercial waste delivered to the council's amenity site continues to rise. The total amount increased from 8,000 tonnes in 2005/06 to 10,100 tonnes in 2006/07. This equates to an increase of

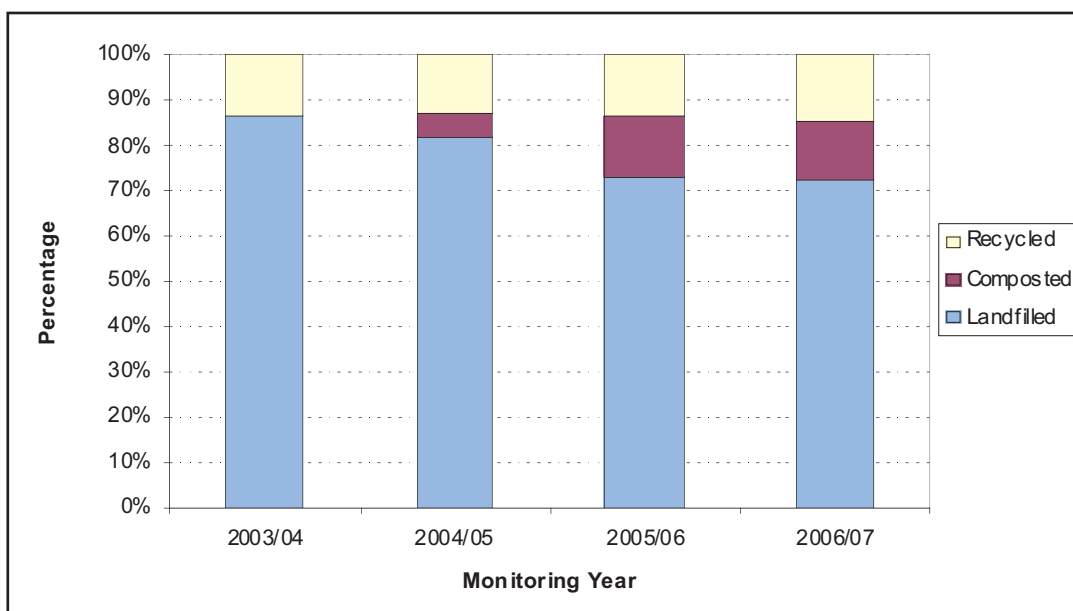
26%. There was a significant increase in the amount of non-household waste delivered by the construction and demolition sector, which rose by nearly 80% from 3,100 tonnes to 5,571 tonnes between 2005/06 and 2006/07.

Waste Recycling

HLI	Contextual indicator	Policy Ref
Post HUDP indicator	Percentage of household waste to be recycled by the end of March 2007	SEP3 EP16 D8

The Government's target requiring the council to recycle 25.2% of all household waste by the end of March 2006 was met. The proportion of waste recycled (including composting) increased from 26.7% in 2005/06 to 27.7% in 2006/07. This shows the council was able to meet the Government's target of 25.2% for the second year running. The remaining 72.3% continues to go to landfill sites outside the borough (Figure 6).

Figure 6 - Waste Management in Harrow 2003/04 to 2006/07



Source: Harrow Council, Waste Management Policy Unit

Environmental Protection and Open space

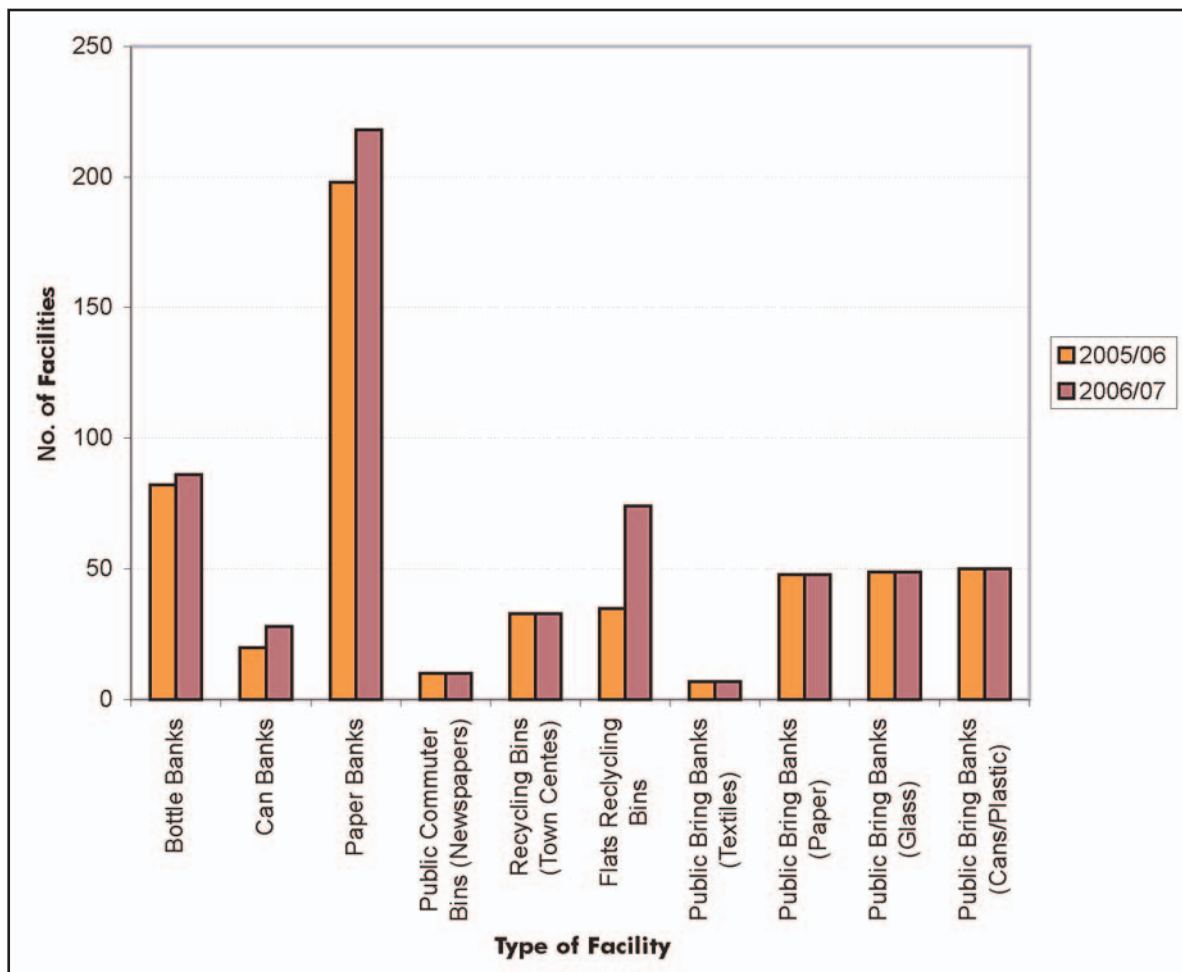
HLI	Contextual indicator	Policy Ref
Post HUDP indicator	Percentage of household waste to be recycled by the end of March 2009/10	SEP3 EP16 D8

The joint Waste Management Strategy has been agreed with the West London Waste Authority (WLWA) and sets a target of 40% recycled waste by 2009/10. The steady progress made to increase the proportion of waste recycled is an indication of commitment, but there is a lot more to do if the target is to be met. By extending the recycling scheme to flats, albeit on a limited scale, the council was able to increase the amount of recycling from 26.7% in 2005/06 to 27.7% in 2006/07.

Other Waste Management Facilities in Harrow

There are recycling facilities at various locations in Harrow. Figure 7 shows the types and number of facilities provided.

Figure 7 - Waste Recycling Facilities



Source: Harrow Council, Waste Management Policy Unit

Notes: * These are facilities open to the general public

Environmental Protection and Open space

The number of recycling and waste recovery facilities has increased in 2006/07 compared to the previous year. In particular there were increases in the numbers of bottle, paper and can banks. The significant increase in recycling demonstrates that the council's strategy of extending recycling to flatted development is working effectively. The number of recycling facilities in flats increased from 35 in 2005/06 to 74 in 2006/07, an increase of more than 100%. It is hoped that the location and distribution of these facilities can be shown in future AMRs.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Capacity of new non - landfill facilities for the management of waste	EP17 EP16 SEP3

There have been no new non-landfill waste facilities provided in this monitoring period.

COI	Contextual Indicator	Policy Ref
5a	Mineral workings Production of Primary land won aggregates	-

There are no mineral workings in Harrow and indicators have therefore not been identified for monitoring.

COI	Contextual Indicator	Policy Ref
5b	Production of Secondary/Recycled Aggregates	EP19

There are no fixed aggregates or concrete processing or aggregate making plants/equipment in the borough. There is also no permanent concrete crushing equipment in Harrow. However, the council's Environmental Health Unit 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.

The two existing concrete crusher's permits issued in 2005/06 remain in force and no additional ones were issued in 2006/07. Both are mobile crushers and have continued to be used across the borough. In practice, some recycled material may be used on site for footings and foundations, whereas other material may be sold. The council has no information on the tonnage of material recycled, but it is believed that more processing and recycling of materials is undertaken on demolition/construction sites in Harrow.

Environmental Protection and Open space

HLI	Contextual Indicator	Policy Ref
Adopted from the national Air Quality Strategy	Number of incidents of nitrogen oxide (NO ₂) and particulates (PM ₁₀) exceeding the Government's objective levels by 2005	Ep24

The results of the diffusion tube monitoring, for the most recent years, at the four sites monitored in the borough are given in Table 6. The network of sites are all background, being more than 5m from the kerb and all at least 2m above ground level. However, Site 1 is closest to a busy road whereas the other sites are more background sites.

The results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger London-wide Environmental Programme (LWEP). The factor used for 2001 was 1.36 and for 2002 was 1.37. These factors indicate that the diffusion tube results under read in comparison with chemiluminescence monitoring. The national bias adjustment was applied to data for 2003, 2004, 2005 and 2006 - these were 1.10, 1.08, 1.18 and 1.06, respectively.

The bias adjusted results indicate that the majority of sites met the projected annual mean objective for 2006. The sites are all locations that are considered to represent relevant public exposure. The biased results indicate that all the sites met the annual mean concentration objective in the years from 2001 to 2006, apart from Site 1 (closest to roadside).

Table 6 - Results of bias adjusted NO₂ diffusion tube results monitoring ($\mu\text{g}/\text{m}^3$) 2001 - 2006

Site	Bias adjusted 2001	Bias adjusted 2002	Bias adjusted 2003	Bias adjusted 2004	Bias adjusted 2005	Bias adjusted 2006
Site 1	38.	36.5	43.9	42.2	46.1	40.3
Site 3	24.2	28.9	22.4	17.7	30.6	24.4
Site 4	27.2	26.7	32.4	30.4	24.6	20.1
Site 5	30.1	26.8	33.9	32.6	31.8	22.3

Source: Annual Progress Report 2006/07, Harrow Council, Environmental Health

Site 1 has an annual mean concentration greater than the 2005 objective (40 $\mu\text{g m}^{-3}$), for 2003, 2004, 2005 and 2006. Using the correction factors on the 2006 data to estimate the annual average NO₂ concentrations for 2010 these show that the annual mean concentrations would be 23.6 $\mu\text{g m}^{-3}$, this would be below the

exceedence limit. Even the Site 1 modelled predictions for 2010 would only give an annual mean concentration of 35.5 $\mu\text{g m}^{-3}$.

The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2006 were 25.4 $\mu\text{g m}^{-3}$ (97.8% data capture) and 40.1 $\mu\text{g m}^{-3}$ (only 89.9% data capture), respectively. This again indicates that some of the roadside areas within the borough have the potential to have exceeded the objective limit of an annual mean of 40 $\mu\text{g m}^{-3}$ during 2006.

There were five exceedences in 2006 of the 50 $\mu\text{g m}^{-3}$ 24-hour mean for PM10, for Harrow 1 (background continuous monitoring station) compared with one in 2005. The annual mean concentration for Harrow 1 indicated a flattening off of the downward trend in background concentration for the borough seen between 2002 and 2004 (Table 7a). For Harrow 2 (roadside continuous monitoring station) there were 22 exceedences during 2006, which was considerably lower than the 35 permitted (Table 7b). However, there were five more exceedences during 2006 than 2005.

Table 7a - PM10 Monitoring at the Harrow 1 Site

LAQN site	1999	2000	2001	2002	2003	2004	2005	2006
Days mean $\geq 50 \mu\text{g m}^{-3}$	3	3	6	8	16	0	1	5
Annual Mean $\mu\text{g m}^{-3}$	21	20.8	21	23	24	19.7	20	21.2

Note - italics represent < 90% data capture

Source: Annual Progress Report 2006/07, Harrow Council, Environmental Health

The 2006 mean average annual concentration for the background monitoring station (Harrow 1) was 21.2 $\mu\text{g m}^{-3}$ (with 97.8% data capture) and the mean annual concentration for the roadside monitoring station (Harrow 2) was 30.3 $\mu\text{g m}^{-3}$ (with 94.5% data capture) after the interim default adjustment factor of 1.3 was used, as TEOM monitors are employed. Both these values were below the annual mean concentration limit for 2005 of 40 $\mu\text{g m}^{-3}$.

As can be seen from Table 6b, the annual mean concentrations of PM10 measured at the roadside continuous monitoring station has remained around the 29 $\mu\text{g m}^{-3}$ figure. There was a slight decrease in 2005 and an increase in 2006, these changes would not be significant and could be accounted for in natural variation in the monitoring, effects of the weather and the amounts of data collected.

Table 7b - PM10 Monitoring at the Harrow 2 Site

Harrow 2 monitoring station	2004	2005	2006
Days mean $\geq 50 \mu\text{g m}^{-3}$	17	17	22
Annual Mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3

The mean annual PM10 concentration (for the roadside continuous monitoring station - Harrow 2) measured in 2006 was used to predict the PM10 mean annual concentration in 2010. The predicted concentration would be $28.14 \mu\text{g m}^{-3}$ for 2010 this would be above the revised exceedence limit for 2010. The predicted value for Harrow 1 continuous monitoring station would be $19.74 \mu\text{g m}^{-3}$ and this would be below the 2010 annual exceedence limit.

Key Findings and Policy Implications	
Policy Objectives	Achievements
<ul style="list-style-type: none"> To promote a pattern of development that is energy and resource efficient To conserve and enhance biodiversity and natural heritage in the borough To protect and enhance areas and features and private open spaces in the borough To ensure air quality continues to improve through reducing air pollution and address the causes of climate change To increase the area of the borough covered by Sites of Nature Conservation Importance and no loss of existing areas 	<ul style="list-style-type: none"> The amount of waste going to land fill sites has reduced due to recycling and reuse The rate of recycling has increased and development objectives have been met without having to allow development of the Green Belt or open space A 21% increase in the number of trees covered by Tree Preservation Orders

SUMMARY

- There was no net loss of open space as a result of development in 2006/07. This means that the council has not lost any of the existing open spaces in the last three years.
- In 2006/07 there were no parks managed to Green Flag standards. The council applied for three parks to be considered for Green Flag awards, but failed to receive awards in 2006/07, but the council and its partners will continue to undertake development work with a view to submitting an application for Green Flag awards in the future.
- The council has seen a 21% rise in the number of trees covered by TPOs between 2005/06 and 2006/07.
- There has been no loss or gain in areas designated for their intrinsic environmental value in 2007.

Environmental Protection and Open space

- To maintain our commitment to the Nottingham Declaration, the intention is to roll out energy renewal and conservation schemes to other corporate buildings and schools. This will be reflected in the forthcoming AMR (2007/08).
- The numbers of recycling and waste recovery facilities in the borough has increased and the proportion of household waste being recycled increased from 26.7% in 2005/06 to 27.7% in 2006/07. The steady progress made to increase the proportion of waste recycled is an indication of commitment to meeting Central Government targets.

Policy Performance Implications	
Performance Rating	Rating
The council's policies are producing positive results in most areas	Achieved and on - going
Areas of Concern	Actions Required
<ul style="list-style-type: none"> • Environmental Policies in the Core Strategy will need to address the issue of delivering development that mitigate climate change and promote sustainable development 	<ul style="list-style-type: none"> • There is a need for clear policies for environmental improvement and sustainable development in the LDF

4.2 Design & the Built Environment

Harrow's built environment has an enormous variety of features, with famous landmarks and areas of national importance, rich in history, which contrast 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 ensure 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

The HUDP has no specific targets relating to Urban Design and the DCLG Core Output Indicators do not require any data to be submitted about design issues. Notwithstanding this, alternative local indicators have been identified which provide an overview of action being taken to improve the quality of the built environment in Harrow. Planning Policy Statement 3:Housing, requires Local Planning Authorities to monitor Design Quality from 1 April 2007. Harrow Council intends to do this by assessing applications for housing against the 20 'Building for Life' criteria and so an update on this will be available for the next AMR period.

4.2. Design & the Built Environment

Design Statements

HUDP policy D4 considers the need for design statements and from 10 August 2006, there has been a statutory requirement to submit a Design and Access Statement with planning applications. Since then a Design & Access Statement has been submitted with all planning applications which require this. This excludes certain types of application, such as householder developments and changes of use with no external building works.

Design Briefs

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of design briefs for key development sites	D4

No design briefs were produced in 2006/07, compared with 2005/06 when two were produced and adopted. The existing design briefs prepared during the previous monitoring period remain active and are monitored on an ongoing basis.

The Harrow on the Hill Station brief was used at pre-application negotiations with landowners and as a tool for exploring future development opportunities. However, seven planning statements were prepared, providing design and development guidance to assist the disposal of council owned land. In addition, an urban design framework has been drafted for Harrow Town Centre as part of a draft Public Realm and Access Strategy and is going through a process of public consultation, prior to its adoption, although this will be adopted outside the timeframe of this year's AMR.

Design Guidance and Policy documents

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	The production and status of design guides and design policy documents	D4 SD1

Supplementary Planning Documents on Access for All and Accessible Homes were adopted in April 2006. Guidance on preparing Design and Access statements was also produced at this time. Other design guides being produced are listed in the revised LDS timetable (Chapter 3).

4.2. Design & the Built Environment

Design and Access: 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 SD1

The Urban Design Officer provided advice on:

- 29 Pre-application submissions
- 163 Planning Applications

The Urban Design Officer also provided advice via the majority of Pre-Application Advice Teams and Meetings (see indicator below).

Pre-Application Advice

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of submissions seen by the Planning Advice Team	D4 SD1

The formal provision of pre-application advice to developers on how to improve the design of their schemes has continued during this AMR period via the Planning Advice Team (PAT). The Planning Advice Team, comprising key officers and the Crime Prevention Adviser from the Metropolitan Police, was established to assess the design and acceptability of applications and meets fortnightly. The average number of proposals considered at each PAT in 2006/07 was between 8 and 10 and therefore the team has commented on over 215 schemes. In addition, the pre-application advice service was expanded to include face to face meetings, known as Planning Advice Meetings (PAM) in November 2006. This additional service resulted in a slight drop in items submitted to the PAT, as there has been substantial take up of the meetings. 25 Planning Advice Meetings took place between November 2006 and March 2007.

Access Comments

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of planning applications which the Access Officer commented on	D4 H18

The council's Access Officer's scope to comment on access matters has been enhanced by the adoption of the 'Accessible Homes' and 'Access for All' SPDs. Detailed monitoring of applications began in March 2007

4.2. Design & the Built Environment

and so data will be available for the next AMR. This monitoring has so far revealed that, on average, 36 Planning applications each month are referred to the council's Access Officer. Of these, 75% receive detailed access observations, with the remainder assessed as either having no relevance on inclusive design issues. On this basis, an estimated 400 schemes per year receive Access Officer comments.

In 2006/07 the council approved 64 new applications for Disabled Facility Grants. This amounts to a 28% increase on the previous year when the council approved only 50 applications.

COI	Contextual Indicator	Policy Ref
BVPI 219	% of Conservation Areas to be covered by policy statements (HUDP) (now referred to as character appraisals)	D16 SD2

This HUDP indicator requires 100% of Conservation Areas to be covered by policy statements (now referred to as character appraisals). During the 2006/07 monitoring period, the council adopted six new character appraisals for Old Church Lane, Rayners Lane, Edgware High Street, Brookshill Drive & Grimsdyke Estate, Eastcote Village and Harrow School Conservation Areas. There are now 20 out of 28 conservation areas with adopted policy guidance, which is over 70%. A schedule of Harrow's Conservation Areas is shown in Appendix 2.

BVPI 219 seeks not only to increase the numbers of conservation areas with published guidance, but also to ensure that the guidance is regularly updated (i.e. less than five years old). The council has therefore embarked on a programme of ensuring 100% up to date coverage for geographical groups of conservation areas, with each geographical area being accompanied by an overarching Supplementary Planning Document. During the 2006/07 AMR period, the council commenced this work on the production of new character appraisals and plans for the eight conservation areas on Harrow on the Hill and an overarching SPD. These should progress to consultation stages during the 2007/8 AMR period.

A number of conservation related SPDs are being produced within the LDF programme as shown in Chapter 3.

4.2. Design & the Built Environment

Key Findings and Policy Implications	
Policy Objectives	Achievements/Issues
<ul style="list-style-type: none"> To protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest. To secure high quality design in new developments and public realm To ensure that development secures the most efficient and effective use of land through good design, thereby enhancing the built environment To promote more sustainable development, including mixed use development 	<ul style="list-style-type: none"> PAT service has been expanded and is seeing an increasing number of schemes, allowing design quality to be improved prior to formal submission Accessible Homes and Access for All SPDs adopted and formal application monitoring in place for design and access observations Number of conservation areas with adopted appraisals increased to 70% and new appraisal and SPD programme underway

SUMMARY

- Changes to legislation mean that Design and Access Statements now have to be submitted with many types of planning application
- PPS3 also emphasises the key role of high quality design for future housing and its positive impact on place shaping
- The Planning Advisory Team has an important implementation role

Policy Performance Implications	
Performance Rating	Rating
Improved quality of design and access	Achieved and on-going
Area of Concern	Actions Required
<ul style="list-style-type: none"> The preparation of conservation area SPDs, appraisals and management strategies need to ensure that they reflect the wider design quality focus Higher design quality and better use of land needs to be encouraged Design Quality monitoring is required by PPS3 but this would depend on the provision of adequate resources. 	<ul style="list-style-type: none"> Developing more design briefs, specifically to help guide development on the council's disposal sites and for the regeneration of Harrow Town Centre A monitoring programme needs to be developed and the results assessed to see if design quality is being improved. More detailed policy guidance needs to be produced to explain to applicants how 'Building for Life' criteria will be applied in Harrow, including how applicants should address the criteria in their planning applications.

4.3 Transport

The need to encourage the use of modes of transport, other than cars, presents Harrow with one of its biggest challenges. Road safety and the prevention of accidents are serious concerns within the community, and can significantly affect the quality of life. The transport policies in the UDP 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.

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 layouts and design, giving greater priority to pedestrians, cyclists and public transport users in appropriate cases.

There have been several initiatives taking these objectives forward:

- a) Over 52% of bus stops in the borough are now suitable for the more accessible low floor buses, compared to 32% in 2005/6
- b) Four Bus Priority schemes have been implemented at a cost of £379,000

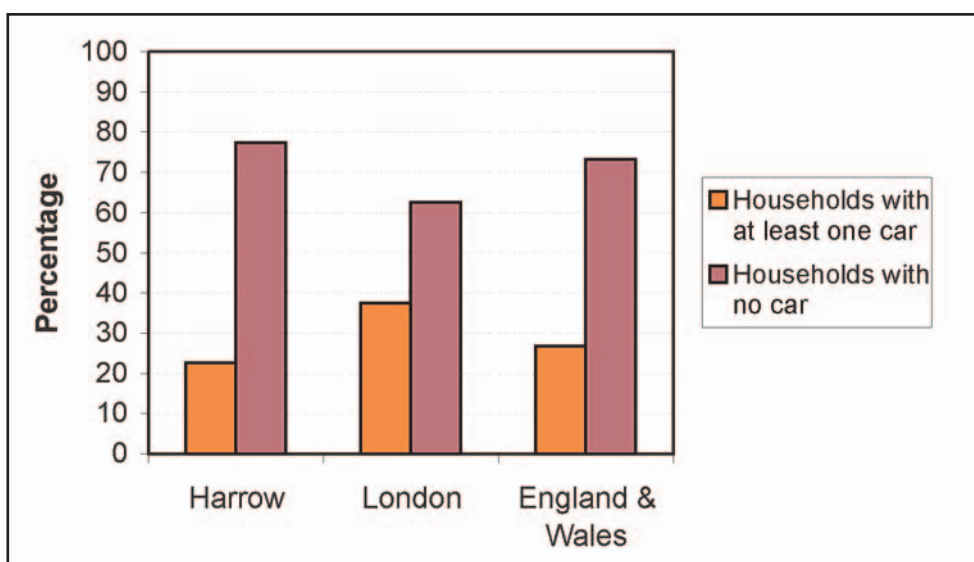
4.3. Transport

- c) Over 1km has been added to Harrow's cycle lane network in 2006/7
- d) Two CCTV enforced bus gates have been installed
- e) The council has been engaging with Urban Initiatives to prepare a Public Realm & Access Strategy for Harrow Town Centre. A range of ideas have been investigated to make the town centre more accessible including:
 - making Station Road two-way for buses
 - enhancing and enforcing the restricted parking zone
 - simplifying the one-way system around Kimberley Road and College Road
 - improving access for pedestrians and cyclists from all directions
 - linking these proposals with council plans for land around Harrow on the Hill Station
- f) The public realm improvements will form part of the scheme to re-open Wealdstone High Street

Car Ownership Levels

Figure 8 shows the percentage of those households with access to cars in Harrow. Car ownership levels in Harrow are higher than the national average and are the third highest level in London. Two thirds of households in Harrow have two or more cars, which is the second highest level in London (2001 Census).

Figure 8 - Car Ownership



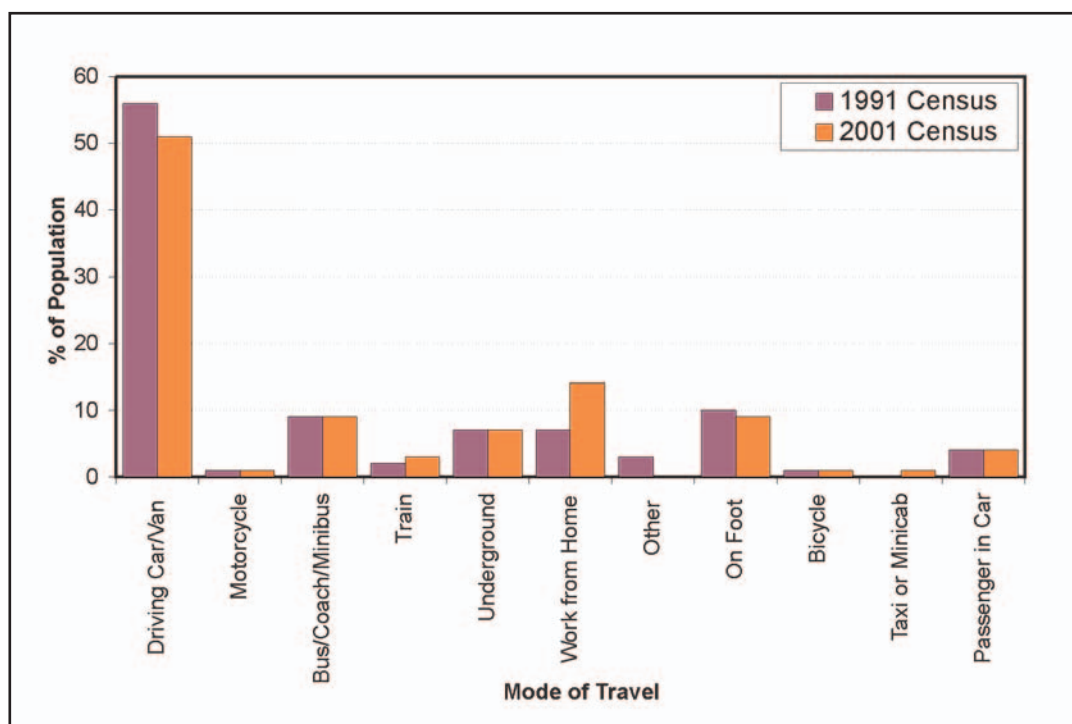
Source: 2001 Census, Crown Copyright

4.3. Transport

Travel to Work

A high proportion of Harrow residents travel to work by car. This is reflected in Figure 9. In 2001 only 35% of Harrow's residents used public transport to travel to work compared with 46% in London and 16% in England and Wales.

Figure 9 - Mode of Travel to Work for People in Harrow - A 1991 and 2001 Comparison



Source: 1991 & 2001 Census, Crown Copyright

Table 8 - Road Accident Statistics 2000 to 2006

Accidents	2000	2001	2002	2003	2004	2005	2006
No. of Casualties	776	800	711	676	708	640	558
Total Accidents	618	647	560	549	582	504	454
Fatalities	10	5	4	9	4	3	3
Serious Injuries	109	100	83	70	79	73	55
Slight Injuries	657	695	624	597	625	564	500

Source: Accident Records, Transport for London

Notes:

1. The BVPI99 road traffic accidents and casualties are reported every calendar year. Thus the data reported in the 2006/2007 AMR is for the calendar year 2005. Therefore, the data included in 2007/2008 AMR should be for the calendar year 2006.
2. The data presented is the most up to date at the time of this AMR.

4.3. Transport

Road Accidents

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Accident Rates	-

The number of people killed or seriously injured through road accidents has dropped by 51.3% from 2000 to 2006. The total number of people killed or seriously injured in road accidents in Harrow in 2006 was 58. This figure comprised 19 pedestrians, 3 pedal cyclists, 14 motorcyclists, 20 car occupants and 2 in buses or coaches. The Government target is for a 40% reduction from the 1994/98 baseline of those killed or seriously injured by 2010, which would be 73 killed or seriously injured in Harrow. Therefore Harrow has already met this 2010 target. All casualty reduction targets are either being met or the council is making good progress towards achieving the target, with the exception of the numbers of motorcycle users killed or seriously injured. This trend is in line with the objective of promoting highway safety. Harrow is confident that it will continue to meet the 2010 target of a 40% reduction in accident rates (Tables 8 & 9).

HLI	Contextual Indicator	Policy Ref
3.4	Number of Travel Plans prepared and implemented	T6

In 2006/07 no new travel plans were prepared, compared with 2005/06 when six travel plans were adopted and 2004/05 with five. However, there were some preliminary travel plans submitted for developments that are yet to receive planning permission. Thus the council continues to seek the provision of travel plans as a means of promoting sustainable development and encouraging other modes of transport. In total 16 travel plans have been adopted in the last five years in Harrow.

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. 28 schools now have approved travel plans as at 31 March 2007, compared with 19 travel plans in the previous AMR period. This meant that there were nine additional travel plans prepared during the current AMR period.

4.3. Transport

Table 9 - Casualty Statistics from 2000 to 2006

Year	2000	2001	2002	2003	2004	2005	2006
All casualties:							
Pedestrians	137	146	101	118	121	113	102
Age: 0-15	36	48	25	33	27	29	28
Age: 16-59	64	56	49	62	70	65	50
Age: 60+	28	29	18	18	19	14	15
Unknown	9	13	9	5	5	5	9
All casualties:							
Pedal Cyclists	45	41	33	27	37	35	37
Children	21	12	9	9	14	8	8
Adults	24	28	23	17	23	23	24
Unknown	0	1	1	1	0	4	5
All casualties in/on:							
Motor Cycles	60	71	76	52	65	58	57
Cars	491	492	470	444	451	384	324
Buses & coaches	30	34	21	30	23	32	21
LGV/HGVs	12	12	6	4	1	9	15
Other	1	4	4	1	1	9	2
Driver and passenger casualties	594	613	577	531	587	492	456

Source: Accident Records, Transport for London

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

In 2006/07 no major developments involving transport integration were proposed in Harrow, compared with one proposal in the previous monitoring period. This was for a residential development, which was considered to be capable of maximizing the integration of different modes. At the time of monitoring this application was the subject of an appeal and the decision was awaited.

4.3. Transport

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

Harrow is well served by public transport and it has been demonstrated that most residents are within 30 minutes of public transport. Areas around Harrow Metropolitan Centre and the district centres are the most accessible locations (see Figure 10). No new residential development was located more than 30 minutes of travel time to public transport in Harrow during the monitoring period, as was also the case in the previous year.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of completed residential schemes (above 10 units) with no car parking provided	-

In 2006/07 there were no residential schemes of 10 units and over with no car parking provision, compared with two schemes in 2005/06. It is anticipated that the number of residential schemes (in appropriate locations) with no parking spaces will increase in the future as the council works towards achieving more sustainable patterns of development. It should be noted that zero parking schemes can only be a viable option in locations with good public transport access.

COI	Contextual Indicator	Policy Ref
3a	Amount of completed non - residential development within UCOs A, B, D complying with car parking standards set out in the local development framework	T13

In the period 2006/07 all non-residential developments in use classes A, B & D were analysed to see if they complied with the parking standards set out in the HUDP. The result of the analysis shows that all the developments complied with parking standards, compared with 81.2% compliance in the previous monitoring period. These developments were extensions to existing uses and the parking arrangements did not have to change. The parking standard in the adopted plan is treated as a maximum. Policy T13 (HUDP) enables developments to provide for car parking at a level lower than the maximum set out in the London Plan.

4.3. Transport

COI	Contextual Indicator	Policy Ref
3b	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

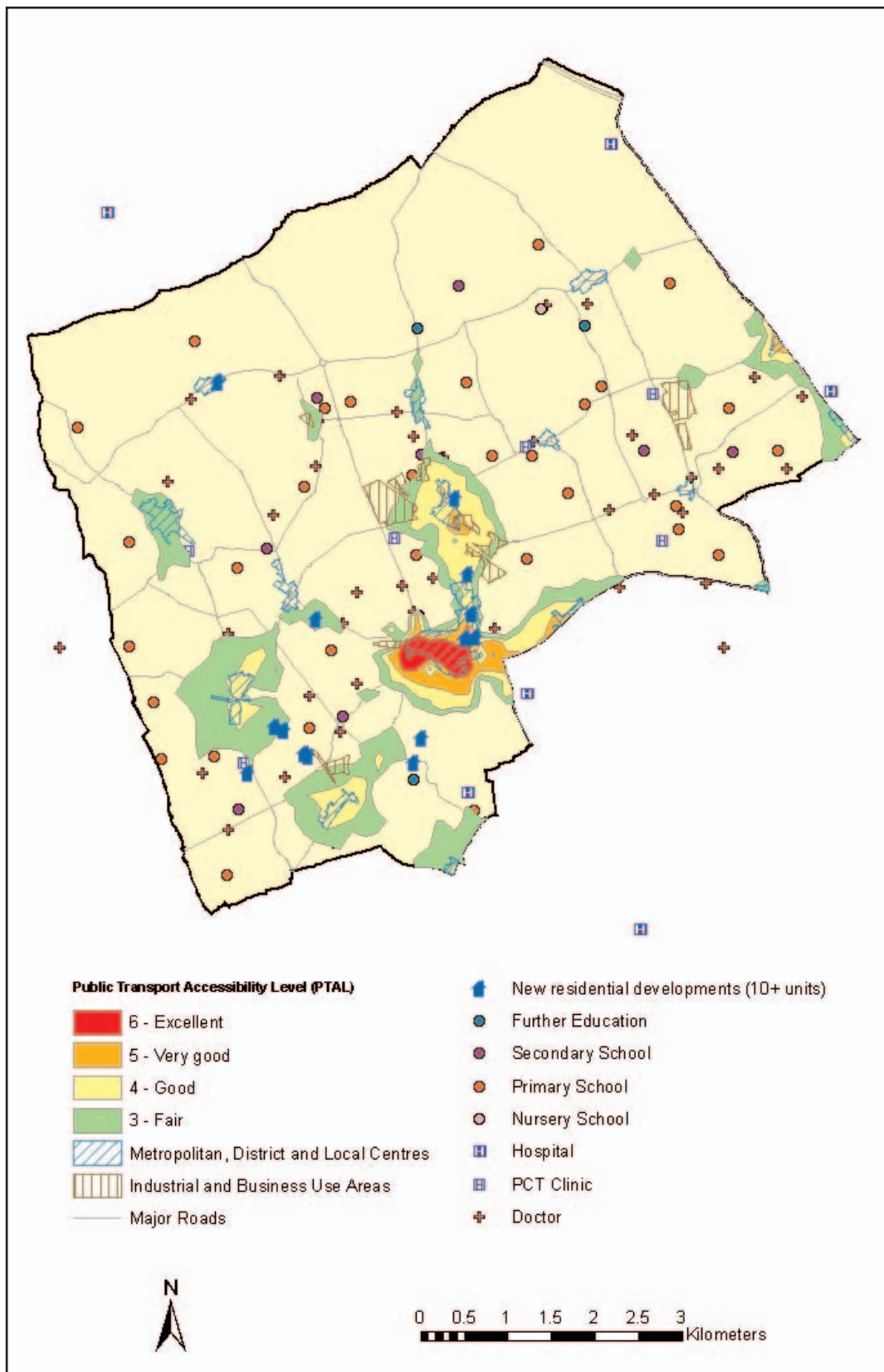
With regard to this indicator, a transport accessibility map was generated (see Figure 10). This shows that most residents are within 30 minutes walking distance of public transport. All residential areas are within 30 minutes public transport time, but there are a few residents, especially those living within the Green Belt, who are limited due to constraints imposed on the area. The current patterns of new residential development also show that all major new residential developments are within 30 minutes public transport time of the aforementioned facilities.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Car parking facilities and provision of cycle parking	T7

The number of council 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 in line with Central Government's agenda, which is to reduce the amount of vehicle trips, it is unlikely that any of the existing parking facilities will be 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.

4.3. Transport

Figure 10 - Public Transport Accessibility Map



Source: Transport for London (PTALs) & Harrow Council, Planning

4.3. Transport

Key Findings and Policy Implications	
Policy Objectives	Achievements
<ul style="list-style-type: none"> • To minimise the need to travel by car • To improve the quantity and quality of public transport • To promote development in high transport accessibility locations • To increase the number of transport plans being prepared • To reduce the number of road traffic accidents in the borough • Promote accessible transport options and sustainable travel patterns • To protect the environmental quality of the borough from the impact of traffic 	<ul style="list-style-type: none"> • The council has made significant progress in working with transport operators to ensure proper integration and improvement to the existing infrastructure • Most major developments have taken place in and around the town centres • The number of road traffic accidents has further reduced • There has been an improvement in public transport facilities and the number of bus stops that are suitable for the more accessible low floor buses • There have been improvements to the cycle lane network

SUMMARY

- Residential developments in Harrow have taken place at higher densities in the last five years and at locations with high transport accessibility (see Table 16)
- The council continues to seek the provision of travel plans as a means of promoting sustainable development and encouraging other modes of transport
- Accident rates and the number of people killed or seriously injured through road accidents have reduced. This will enable Harrow to meet the Government's casualty reduction target.
- Improvements have been made to bus accessibility and to the cycle network
- The need to continue to improve the attractiveness and reliability of public transport will ensure that public transport is seen as a real alternative to car use
- Commitment to improve the pedestrian environment and cycle parking facilities have not been realised in this period. However, significant environmental improvements will commence in Harrow Town Centre in March 2008, as part of the implementation of the Town Centre Public Realm & Access Strategy.

4.3. Transport

Policy Performance Implications	
Performance Rating	Rating
Where new high density developments occur policies continue to be implemented to promote public transport use	Achieved and on-going
Area of Concern	Actions Required
<ul style="list-style-type: none">Reducing the number and distance of trips undertaken in private cars and improving travel choices require a major rethink of land use allocationEmphasis on development around the town centre and major roads may lead to further traffic, congestion and infrastructure overload	<ul style="list-style-type: none">The LDF Team and the council engineers need to work hand in hand to ensure that planning policy and transport objectives are well integrated. Consideration needs to be given to overall vision and development objectives in the preferred options for the LDF.

4.4 Housing

Housing constitutes the largest single component of the borough's built environment (about 50%). There are approximately 84,200 dwellings in Harrow and almost two-thirds were constructed during the inter-war period. A majority of the existing housing stock consists of owner-occupied three-bedroom, two storey semi-detached houses. In recent years the majority of new dwellings provided have been one and two bedroom flats. High house prices in Harrow means that much of the existing stock is unaffordable to families on low income, hence the need for more affordable three and four bedroom housing units. The requirement for good quality housing that meets the needs of Harrow's residents is one of the most important issues facing Harrow.

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

Housing Context

- 75% of Harrow's housing stock was owner-occupied in 2001, ranking Harrow fifth in London
- 11% of Harrow's households lived in social housing in 2007
- 48.3% of the council's own housing stock failed to meet the decent homes standard (NBA Stock Condition Survey 2003)
- Harrow has the third lowest level of social housing in London; and
- There were 3,597 statutorily unfit dwellings in Harrow (2000 Private Sector Stock Condition Survey)

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

4.4. Housing

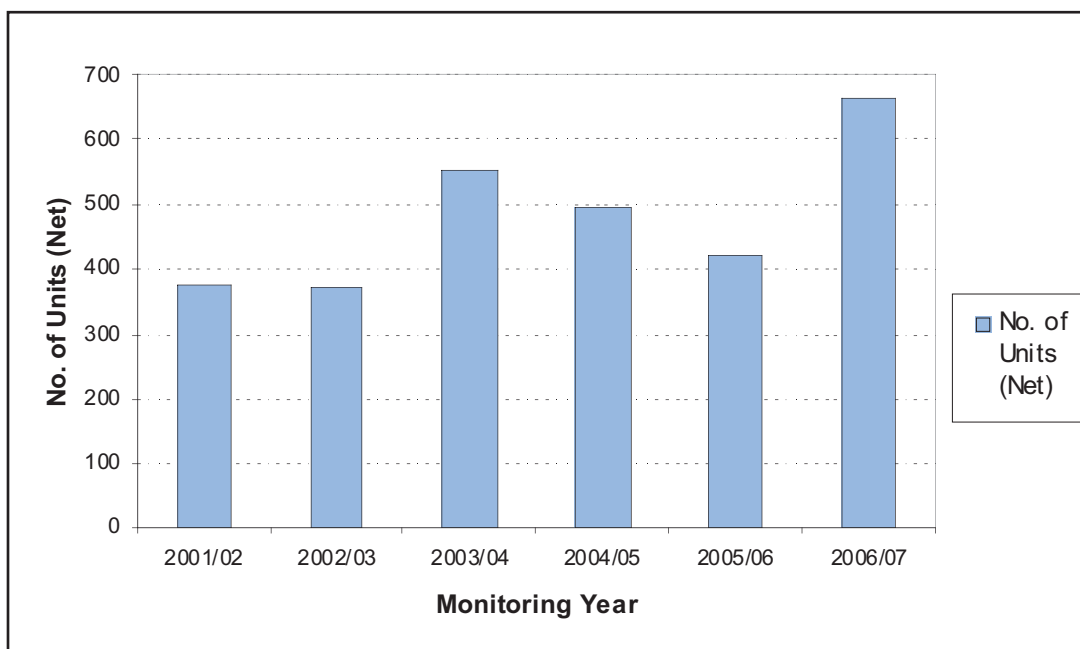
communities;

- 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; and
- viii) To restrict the loss of residential accommodation.

COI	Contextual Indicator	Policy Ref
2a (i) & (ii)	Net additional dwellings over the current year	H3 SH1

In 2006/7 the number of net additional dwellings completed was 666 units compared with 423 units in 2005/06, an increase of 57% on the previous year. (Table 11 & Figure 11). In the last five years, there has been a total increase of 2,513 units to Harrow's housing stock.

Figure 11 - Net additional dwellings 2001-2007



Source: *Housing Monitoring database, Harrow Council, Planning*

4.4. Housing

Table 10 shows housing tenure for 2006 and 2007. There has been an increase of 0.7% in the total stock between the two AMR periods. The number of Local Authority properties has fallen slightly, whilst there has been an increase of nearly 6% in the number of properties owned by Registered Social Landlords (RSL) over the same period. Whilst there was only a marginal increase of 0.6% in the number of privately owned properties, this actually equated to more than 400 dwelling units.

Table 10 - Housing Tenure: Key Facts

Tenure	2006		2007	
	Number	%	Number	%
Local Authority	5,107	6.1	5,091	6.0
RSL	3,683	4.4	3,892	4.6
Other Public Sector	182	0.2	176	0.2
Private Sector	74,610	89.3	75,02	89.1
Total	83,582	100	84,187	100

Source: Harrow Council, Housing

Note: This is a record of stock as at 1st April

Table 11 - Residential Completions 2004/05 - 2006/07

	2004/05			2005/06			2006/07		
	New Build	Conversions /Change of Use	Total	New Build	Conversions /Change of Use	Total	New Build	Conversions /Change of Use	Total
Total No. of Existing Units	115	99	214	26	66	92	94	89	183
Total No. of Completed Units (gross)	448	247	695	242	273	515	587	262	849
Net No. of Completions	333	155	488	216	207	423	493	173	666
Number of Sites	50	96	146	38	78	116	65	99	164

Note: Figures include partial completions

Source: Housing Monitoring database, Harrow Council, Planning

Housing Trajectory

COI	Contextual Indicator	Policy Ref
2a (iii)	Projected net additional dwellings up to the end of the relevant development plan period	SH1

The London Plan sets a minimum housing target of 30,500 additional homes a year within London, for the next ten years up to 2016-17. The Alterations to the London Plan (December 2006) sets Harrow's annual housing target at 400 units per year (4,000 units over the next ten years) and requires 360 units from conventional supply (1,800 units over the next five years). Conventional supply relates to net additions to the supply of self-contained housing arising from new building and the net gain from conversions of existing residential and non-residential

4.4. Housing

premises. The figures are net of demolitions and loss of residential stock to non-residential uses.

The five-year housing trajectory, now required by Government guidance, is outside the reporting period for this AMR. This is being developed and will be included within the 2007/08 AMR reporting period.

Table 12 identifies the minimum number of units which are expected to be delivered within each financial year up to 2016/17. These figures have been incorporated in the following housing trajectory (Figure 12). The housing trajectory illustrates the projected provision and delivery of housing against the housing targets in the London Plan up to 2016/17.

Table 12 - Future Annual Housing Provision 2007/08 - 2016/17

Year	Net no. of units
2007/08	502
2008/09	502
2009/10	355
2010/11	355
2011/12	355
2012/13	282
2013/14	282
2014/15	282
2015/16	282
2016/17	282

Note: Based on identified sites as at 31/3/07, but excluding all windfall sites

Source: Housing Monitoring database, Harrow Council, Planning

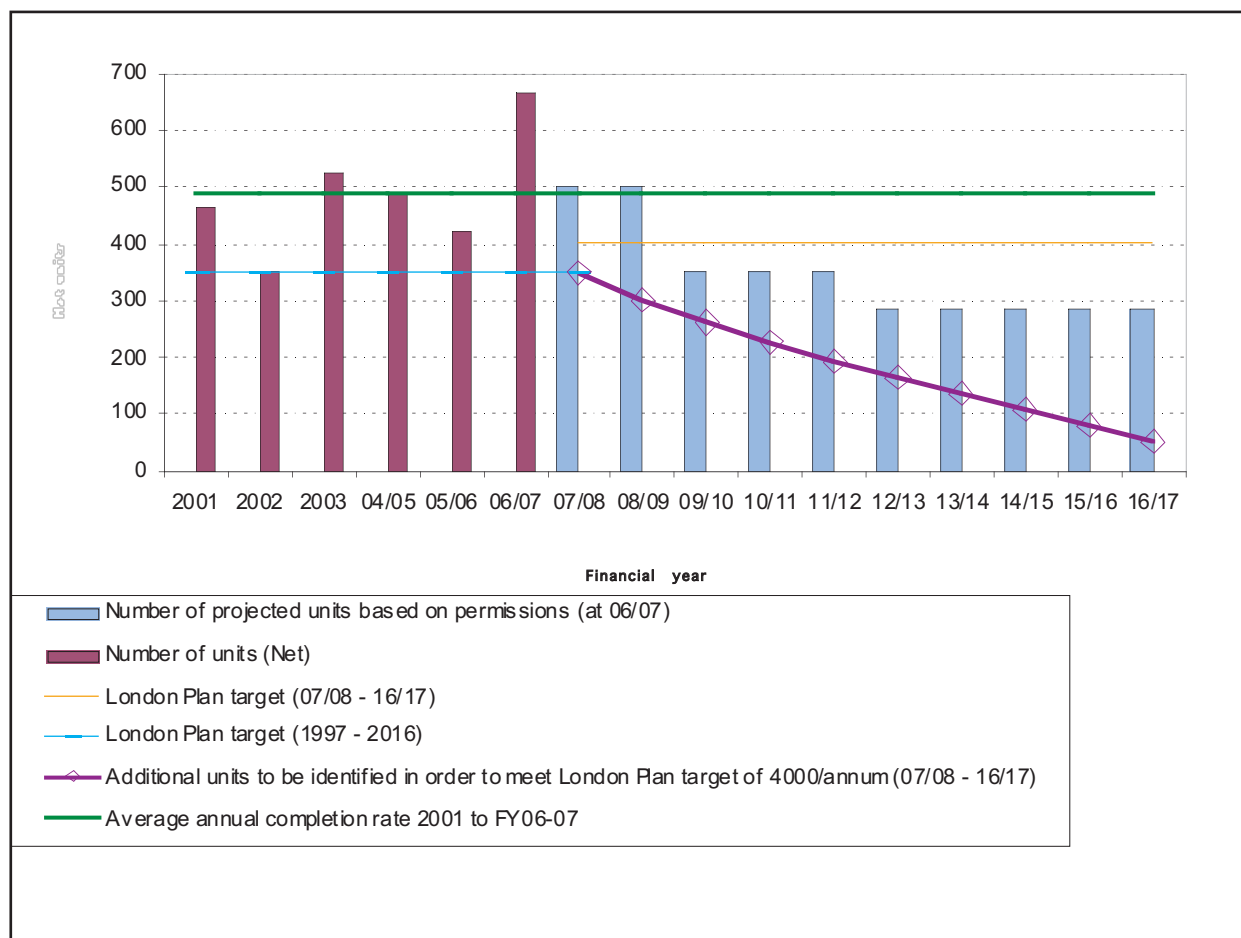
The Harrow housing trajectory takes into account the following factors:

- net additional dwellings added to stock over the last five years;
- net additional dwellings for the current year (2006/07);
- projected net additional dwellings up to 2016/17; and
- the annual net additional dwelling requirement (as per the London Plan)

As at 31 March 2007 the rate of completions was consistently higher than the minimum target set in the London Plan. For the period between 2007/08 and 2011/12, the figures are based on all live planning permissions granted before 31 March 2007, including those under construction. The figures between 2012/13 and 2016/17 include sites identified in the HUDP, the 2004 London Housing Capacity Study and future development sites that the council is confident will be delivered within the timeframe and as identified at 31 March 2007.

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Figure 12 - Housing Trajectory



Source: Housing Monitoring database, Harrow Council, Planning

COI	Contextual Indicator	Policy Ref
2a (iv)	Annual net additional dwelling requirements	H3

In 2006/07, Harrow delivered the highest number of dwellings for any year since 2001 (Figure 13). Figure 17 shows the proportion of affordable units completed, compared with the total number of residential units built. The upward trend is encouraging and demonstrates the Council's commitment to policy implementation.

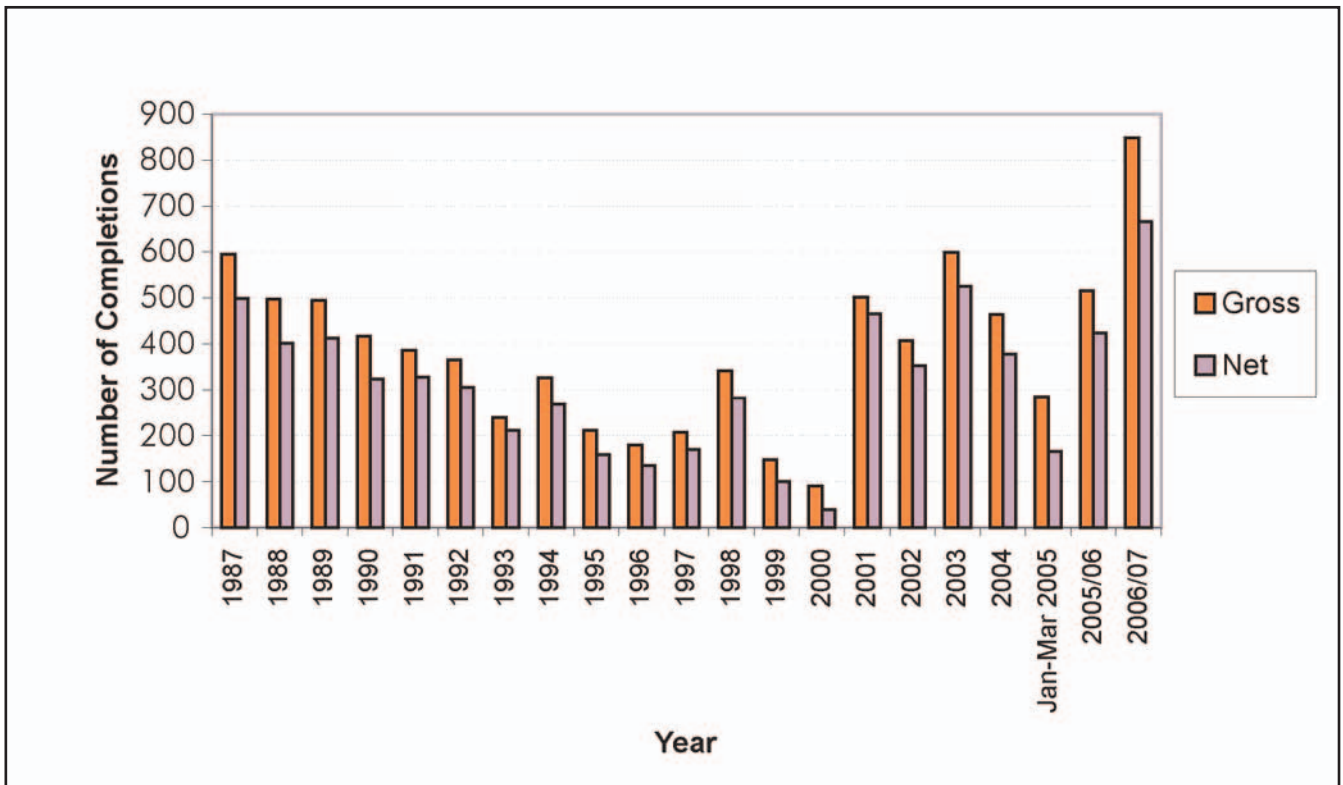
COI	Contextual Indicator	Policy Ref
2a (v)	Annual average number of net additional dwellings on previously developed land	SH1

As previously mentioned, the London Plan's housing target for Harrow is now 400 units, with the conventional supply target of 360 units up to

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2017 (based on the Initial Alterations approved in December 2006). In 2006/07, an additional 666 units were completed within Harrow. This is nearly 100% above the conventional supply target and approximately 57% higher than completions in 2005/06 (which was 423 units).

Figure 13 - Housing Completions between 1987 and 2006/07



Source: Housing Monitoring database, Harrow Council, Planning

COI	Contextual Indicator	Policy Ref
2b & BVPI 106	Percentage of new homes and converted dwellings built on previously developed land	SH1

The HUDP sets a target of 100% of new residential units to be built on brownfield sites. In 2006/07 all new residential completions occurred on previously developed land. The pattern of development reflects the principles of sustainable development and greater commitment to the principle of ensuring a more efficient use of land as stated in the HUDP and reflected in the Part 2 objectives.

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COI	Contextual Indicator	Policy Ref
2c	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	H4

Table 13 - Completed Residential Developments (10 units +) showing Density Rate - 2006/07

Development site	Gross Number of units	Density (HRPH)
Grant Road, Wealdstone Youth Centre, library & adjac	97	424
Rayners Lane Estate, Phase C	29	246
St. John's Road, 15, 'Enterprise House'	14	545
Alexandra Avenue, 275, Alexandra Avenue Clinic	10	289
Station Road, 74 & 76 (Poet's corner)	10	315
Rayners Lane, "Rayners Lane Estate"	39	289
Collapit Close, 1 & 2, Meeting Hall	12	238
Uxbridge Road, 375- 379	23	253
Station Rd, 190/194	12	1000
Rayners Lane, "Rayners Lane Estate" Junc. of Coles Cres	16	331
Roxeth Hill, Harrow Hospital	96	180
Rayners Lane Estate (Phase B)	106	253
Lyon Road, Davy House	151	639
High Street, King's Head Hotel	24	181

Source: Housing Monitoring database, Harrow Council, Planning

The average density of residential completions on individual sites was analysed for the 14 largest schemes completed in 2006/07 (Tables 13, 14 & 15). The density levels of most of the developments are significantly higher than the previous year and demonstrate an upward trend in the intensification of use of residential land in the borough. Figure 14 shows the location of all the developments with 10 or more units completed in 2006/7.

An analysis of completed residential developments within Harrow, shows that in the last year the average density of completions for new

4.4. Housing

residential developments (over 10 units) was 354 habitable rooms per hectare (HRPH). This is a 19% increase from 2005/06 to 2006/07 (Table 15). The average density is more than double the minimum set out in HUDP Policy H4 (minimum target of 150 HRPH) and also higher than the average of 303 HRPH achieved in the last six years from 2001/02 to 2006/07. As Table 14 illustrates, the percentage of large schemes completed with densities above 50 HRPH has increased significantly - from less than 35% in 2004/5 to 88% in 2006/7.

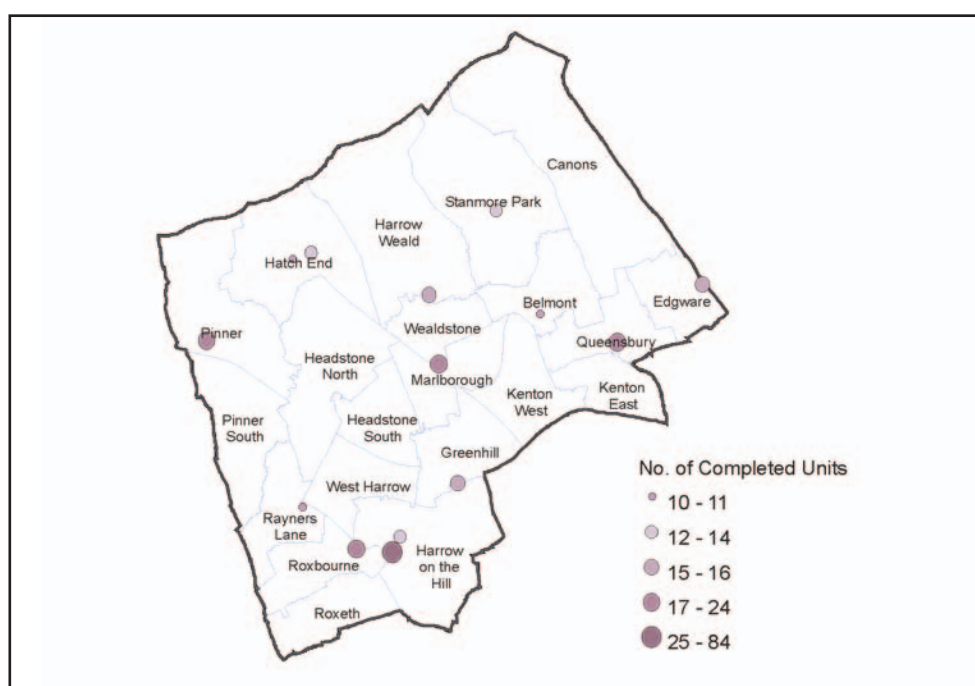
In 2006/07, 5% of new dwellings were completed at a density of less than 30 dwellings per hectare, compared with 19% in 2005/06 and 7% in 2004/05. The situation reflects the council's commitment, through housing objectives, to increase housing density and repeats the same pattern as other London Boroughs where density has been rising steadily.

Table 14 - Percentage of new dwellings completed at, below or above 30 to 50 dwellings per hectare

	2004/05	2005/06	2006/07	No. of Sites
Less than 30 dwellings per hectare	7.34%	19%	5%	24
Between 30 and 50 dwellings per hectare	62.9%	22%	7%	7
Above 50 dwellings per hectare	29.8%	59%	88%	29

Source: Housing Monitoring database, Harrow Council, Planning

Figure 14 - New Residential Developments Completed 2006/07



Source: Housing Monitoring database, Harrow Council, Planning

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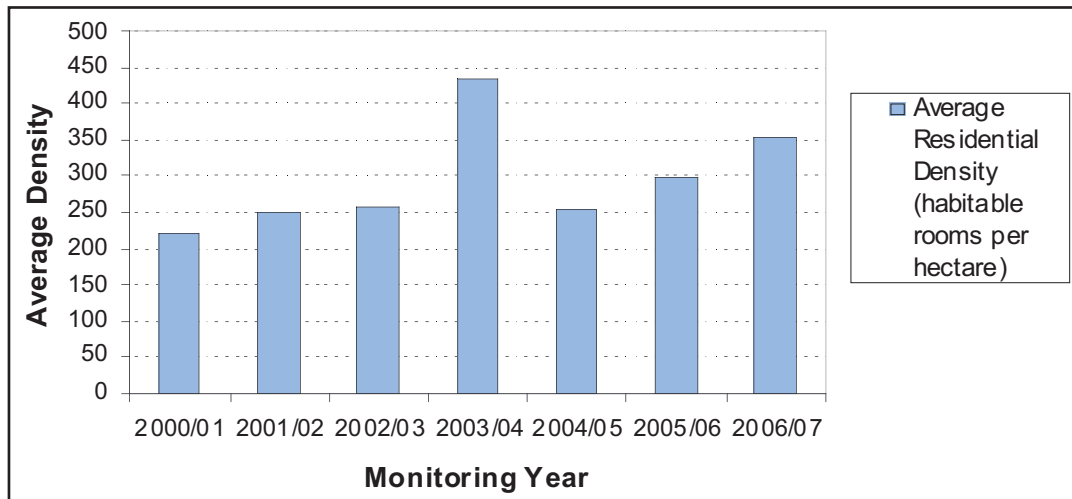
Table 15 - Residential Density - Developments of 10+ Units Completed 2001/02 - 2006/07

Year	Average Density
2001/02	328
2002/03	326
2003/04	585
2004/05	319
2005/06	295
2006/07	443

Source: Housing Monitoring database, Harrow Council, Planning

The increase in residential density is a clear demonstration that land is being used more efficiently. The majority of the housing developments tend to be flats rather than houses (reflecting high land values in the area).

Figure 15 - Average Residential Density (habitable rooms per hectare)

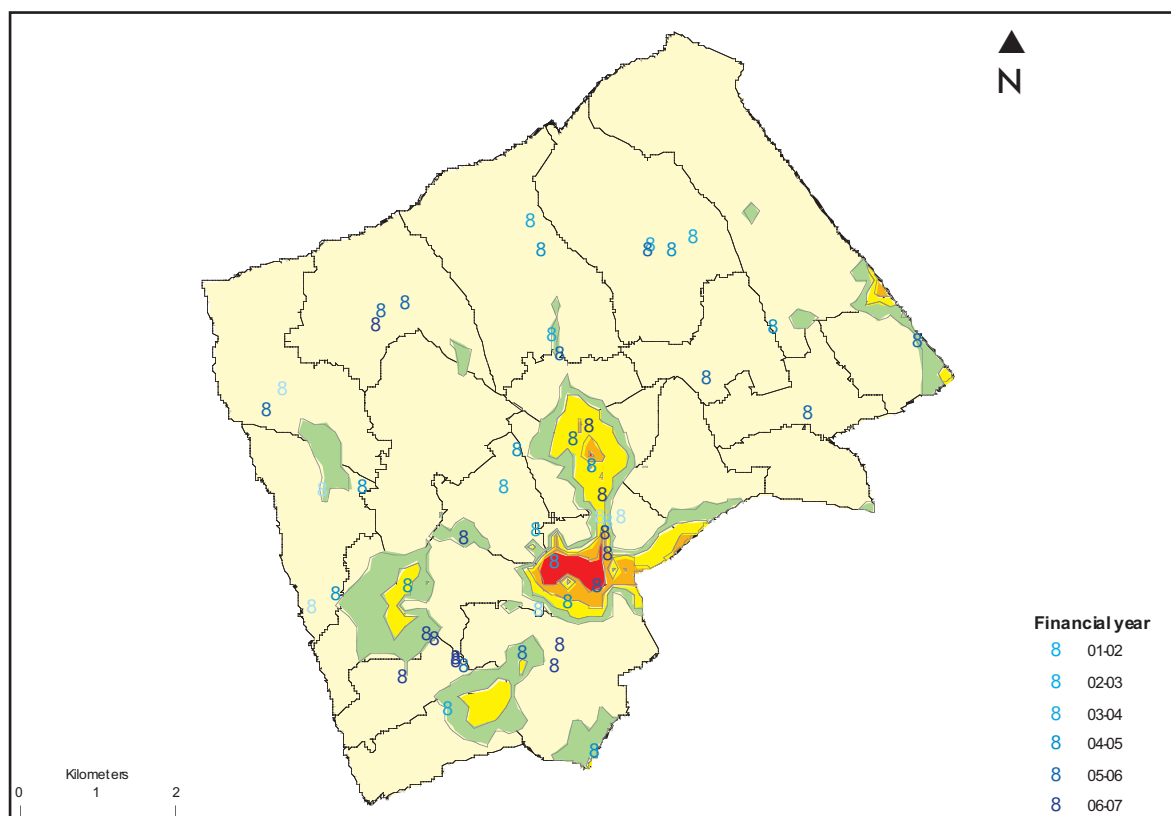


Source: Housing Monitoring database, Harrow Council, Planning

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 5 -yr period 1996-2000 <u>Note:</u> comparisons with the last 5 years have been made	H4

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Figure 16 - New Residential Developments (10 + units) for 2001/02 - 2006/07 & areas with 'good' public transport accessibility



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

Table 16 - Average density of new residential developments (above 10 units) in areas with 'good public transport links'

Year	Average Density
2001/02	328
2002/03	326
2003/04	585
2004/05	319
2005/06	295
2006/07	443

New residential developments (over 10 units) have been plotted against the Transport for London (TfL) public transport accessibility levels (PTALs), which show areas of good public transport links. In 2006/07 the average density of those developments that fall within the PTALS was calculated and compared and this was 443 HRP, compared to the

4.4. Housing

average density of 371 HRPD over the previous five years. This increase is higher than the 10% target.

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

Permissions granted from August 2005 have three years until expiry for full planning applications and any outline permissions have two years until expiry. Table 17 shows the number of lapsed residential permissions for each financial year over the last five years. In 2006/07 nine planning permissions lapsed, compared with one in the period 2005/06 and two in the year previous.

Table 17 - Lapsed Residential Permissions 2001/02-2006/07

Monitoring Year	Lapsed Permissions
2001/02	3
2002/03	6
2003/04	3
2004/05	2
2005/06	1
2006/07	9

Source: Housing Monitoring database, Harrow Council, Planning

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Net increase in the amount of mixed-use developments	SD3

In 2006/07 six planning applications involving mixed-use developments were granted permission, slightly lower than in the previous two years, but much higher than over the period 2001/04. The council will continue to explore opportunities for increasing mixed-use development as a means of promoting sustainable development in Harrow (Table 18).

Table 18 - Mixed Use Permissions 2001/02 - 2006/07

Monitoring Year	Mixed Use Permissions Granted
2001/02	1
2002/03	3
2003/04	3
2004/05	9
2005/06	7
2006/07	6

Source: Housing Monitoring database, Harrow Council, Planning

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Affordable Housing Completions

COI	Contextual Indicator	Policy Ref
2d	Affordable Housing Completions	H5 & H6

Table 19 and Figure 17 show the number of affordable housing completions as a proportion of the total housing completed in the borough in the last six years. In 2006/07 a total of 153 affordable housing units were completed, compared with 121 in 2005/06, which equates to a rise of 26%.

Substantial contributions to affordable housing are now being provided in planning agreements with developers and housing associations working in partnership with the council.

Table 19 - Affordable Housing Completions 2001/02 - 2006/07

Monitoring Year	Net number of all units built	Net number of affordable units	% Affordable units	% of UDP target H6 (165 units)
2001/02	375	57	15.2	34.5
2002/03	373	96	25.7	58.2
2003/04	553	110	19.9	66.7
2004/05	498	89	17.9	53.9
2005/06	423	121	28.6	73.3
2006/07	666	153	23	92.7
Average	4,812	104	22	63

Source: Harrow Council, Planning

Despite the steady increase over the last two years in the number of affordable housing units completed, as a proportion of the total housing provision, this figure is still below the target of 165. However, for the current AMR period the number of affordable housing units completed is only 7% below target.

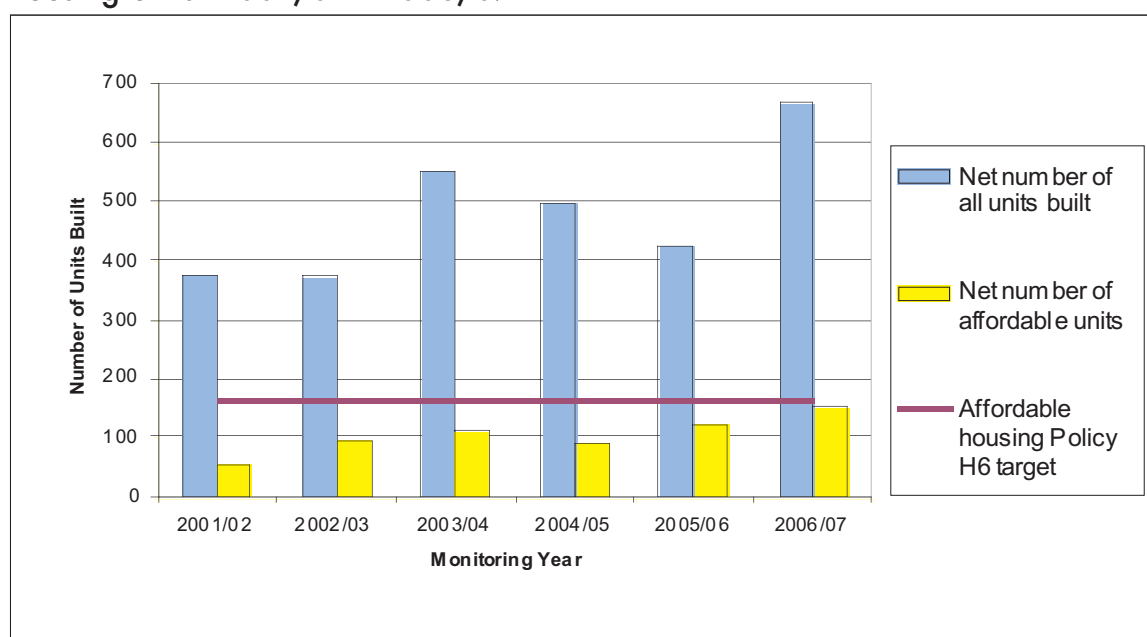
Table 20 - Net Affordable Housing Completions by Developer Type 2001/02 - 2006/07

Monitoring Year	Housing Association	Private	Total
2001/02	8	49	57
2002/03	4	92	96
2003/04	6	104	110
2004/05	84	5	89
2005/06	121	0	121
2006/07	123	30	153

Source: Harrow Council, Planning

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Figure 17 - Affordable Housing Completions as proportion of total housing units 2001/02 - 2006/07



Source: Housing Monitoring database, Harrow Council, Planning

Affordable Housing Permissions

In order to provide an indication of the likely rates of affordable housing development in the future, it is useful to consider the existing permissions, as well as the levels of affordable housing completions.

In 2006/07 395 affordable housing units were granted planning permission, compared with 162 affordable housing units in 2005/06. This amounts to a significant increase of nearly 141%. The number of units granted planning permission in 2006/07 is also above the HUDP target of 165 additional affordable units per year.

Table 21 - Affordable Housing Units Granted Permission 2000/01-2006/07

Period	Total Housing Net Gain (units)	Affordable Units On Site	Off Site Purchase	% Affordable	% of UDP Target H6
2000/01	402	54	10	15.9	38.8
2001/02	806	184	0	22.8	111.5
2002/03	524	70	0	13.4	42.4
2003/04	545	55	0	10.1	33.3
2004/05	1,171	292	0	24.9	176.9
2005/06	1,017	162	0	15.9	98.2
2006/07	948	395	0	42	239
Average	836	193	0	22	117

Source: Harrow Council, Planning

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Although the contributions by Housing Associations to the total affordable housing level decreased by about 24%, the contributions from private developers increased by more than 1,100%, from 10 in 2004/05 to 128 in 2005/06. The council will continue to use its planning powers to ensure that planning permissions are implemented in accordance with proposed schemes.

Table 22 - Net Affordable Permissions 2001/02-2006/07 by Developer Type

Monitoring Year	Housing Association	Private	Total
2001/02	184	0	184
2002/03	177	115	292
2003/04	44	26	70
2004/05	45	10	55
2005/06	34	128	162
2006/07	278	117	395

Source: Harrow Council, Planning

The information on affordable housing has been extracted from the housing monitoring database held by the Planning section. This information does not correlate exactly with the information which the council's Housing section manage and supply to the Government for the Housing Strategy Statistical Appendix (HSSA). This is because there are some differences in the methodology, for example, outline planning permissions are included in Planning's database, but not Housing's and completion dates may vary slightly.

House Prices

The average house price within Harrow has increased, following the general trend of house prices across London (Table 23 & Figure 19). The average cost of a home in Harrow is £272,725, which is £34,000 less than the London average. Across all housing types the cost of housing in Harrow is slightly less than that of London (Figure 18)

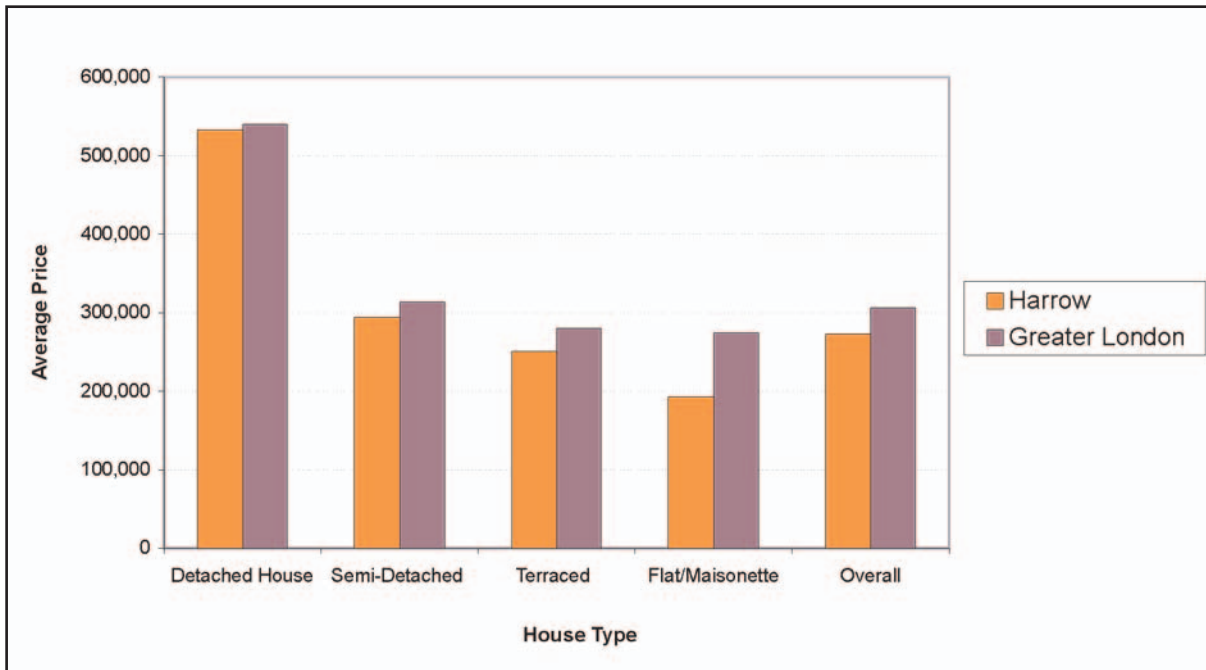
Table 23 - Average House Prices for Harrow & Greater London (2006/07)

	Detached (£)	Semi-Detached (£)	Terraced (£)	Maisonette/Flat (£)	All (£) Average
London	539,793	313,937	279,901	274,699	306,105
Harrow	532,394	293,457	250,513	192,614	272,725

Source: Land Registry (April 2006 - March 2007)

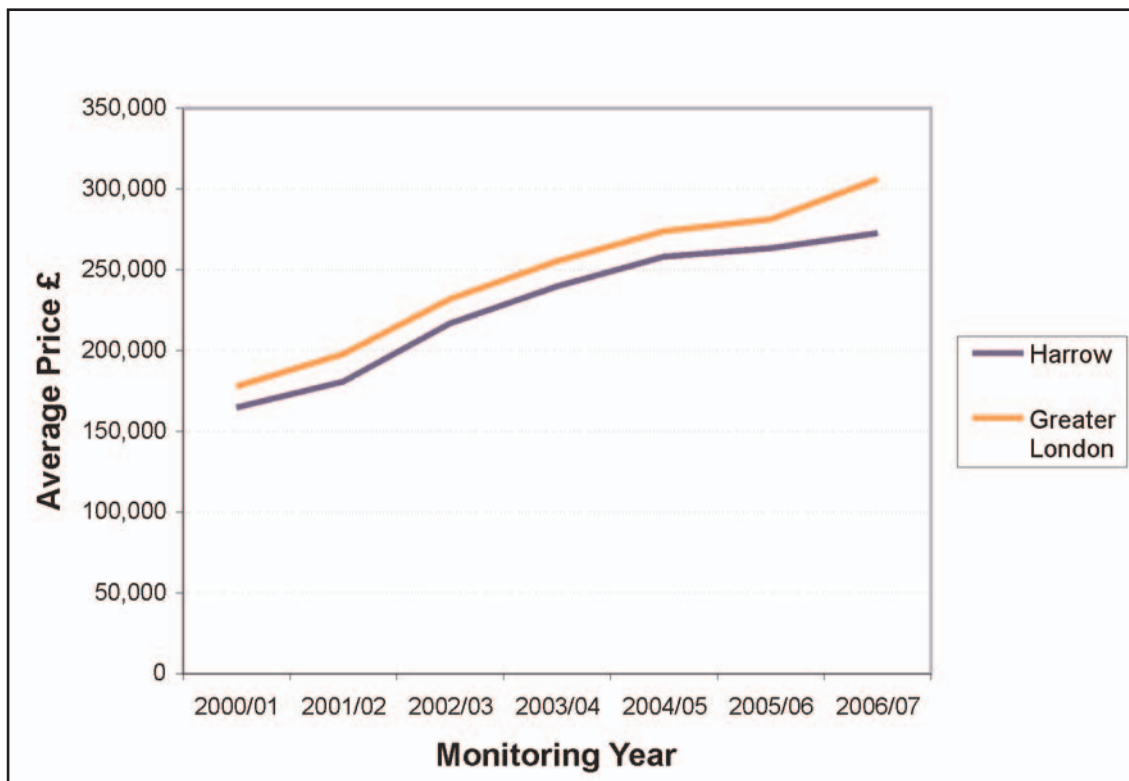
4.4. Housing

Figure 18 - Average House Prices in Harrow (2006/07) by type



Source: Land Registry (April '06-March '07)

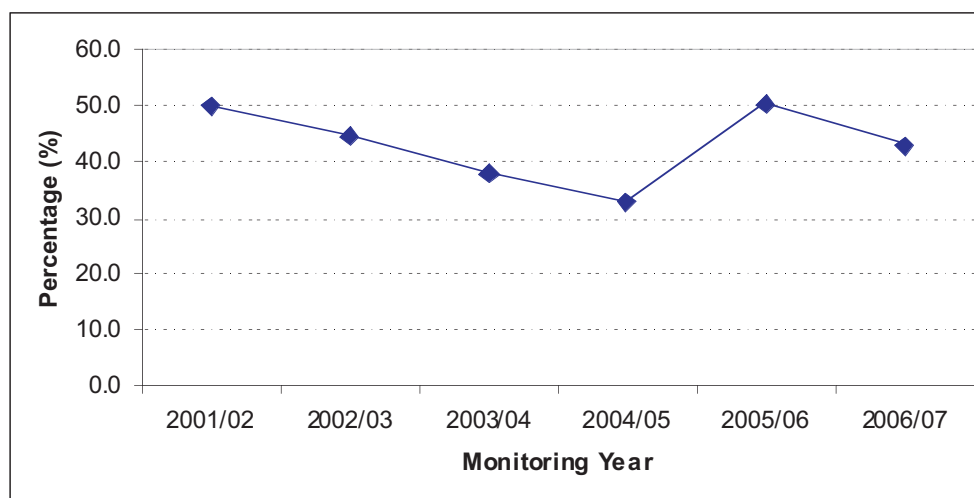
Figure 19 - Average House Prices in Harrow and Greater London 2000/01- 2006/07



Source: Land Registry

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Figure 20 - Percentage of Appeals Allowed 2001-2007



Source: *Planning Appeals Data, Harrow Planning*

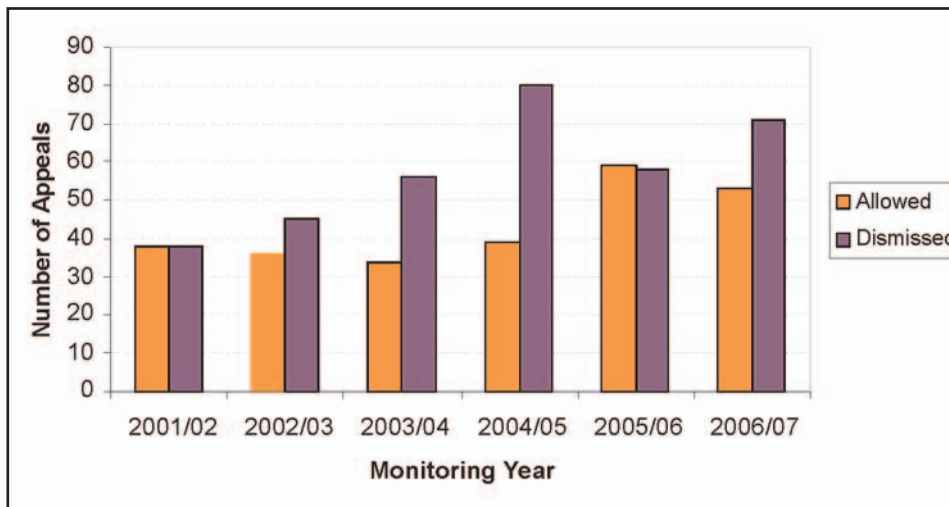
An analysis of the appeal statements shows no adverse comments on policies used in the determination of the planning application. The policies that were most commonly referred to include Policies D4 (the standard of design and layout) and T13 (parking standards). The issues raised in the appeals generally related to the effect of a development on the character and appearance of the surrounding area, the concentration of developments within the same use class, and parking.

Appeals Summary 2001 - 2007

The general trend in terms of both residential and non-residential appeals is that there has been significant increase in the proportion allowed. A cursory look at the decisions suggests that appeals are allowed in most instances where the council has overturned officers' recommendations. The need for a detailed analysis of appeal decisions cannot be over emphasised and this will be done as part of future AMR and LDF preparations.

4.4. Housing

Figure 21 - Appeals Summary 2001-2007



Source: Planning Appeals Data, Harrow Planning

Key Findings and Policy Implications	
Policy Objectives	Achievements
<ul style="list-style-type: none"> To ensure all groups have access to decent, appropriate and affordable housing that meets the needs of Harrow's residents. To encourage more affordable housing, including key worker housing To increase the number of affordable housing completions To increase density of new residential developments 	<ul style="list-style-type: none"> The council has been able to meet its housing provision requirements without allowing inappropriate development in the Green Belt or open space. Residential developments in Harrow have taken place at higher densities in the last five years and there are indications that: <ol style="list-style-type: none"> The available land had been used more efficiently The rate of completions has been above target

SUMMARY

- An analysis of new residential development in the borough shows that the average residential density was 354 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 level of housing development is above the target for both completions and permissions, but the level of affordable housing is still below the expected level. Housing completion levels over the last five years have averaged 396.2 net additional dwellings per annum, comparing well with the target in the HUDP of a minimum of 330 units per annum;
- In 2006/07, 395 affordable housing units were granted compared with 153 being completed in the same period. Given the demand for

4.4. Housing

affordable housing and the level of need, it is necessary to ensure that outstanding permissions are implemented in accordance with approved schemes;

- 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 the monitoring year, seven mixed-use permissions were granted.

Policy Performance Implications	
Performance Rating	Rating
Higher density development has been achieved	Achieved and on-going
Area of Concern	Actions Required
<ul style="list-style-type: none">• Affordable Housing Policy in the core Strategy will need to ensure the delivery of the required number of units• More housing development in town centres would require additional social infrastructure	<ul style="list-style-type: none">• There is a need for the core strategy to include the provision of sufficient affordable housing• There is a need to provide the required infrastructure

4.5 Employment, Town Centres & Retail

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.

COI	Contextual Indicator	Policy Ref
1a	Amount of floorspace developed for employment by type	EM12, 13, 14 & 15

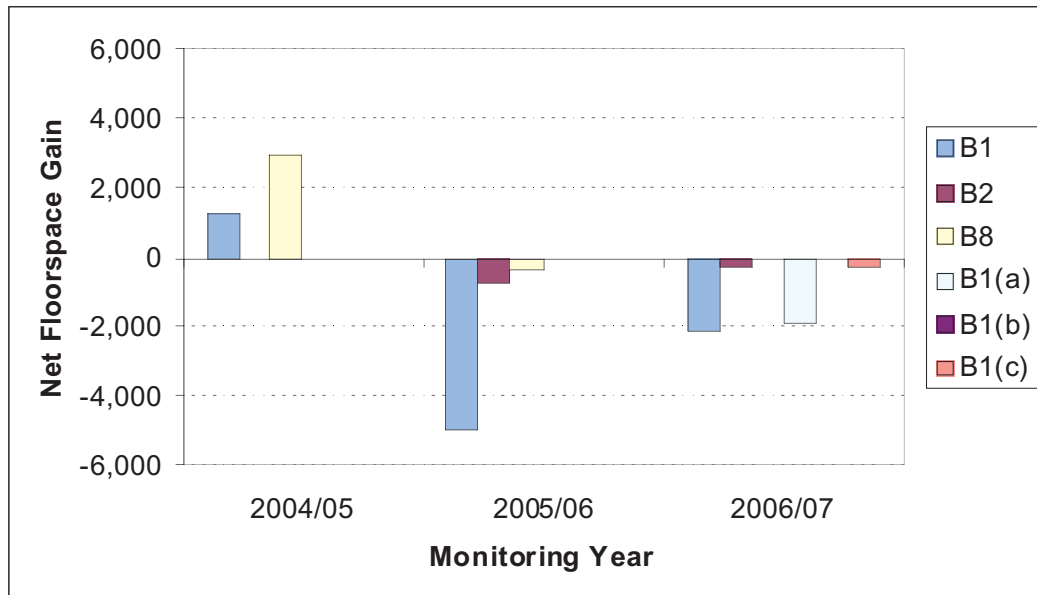
Table 26 - Amount of floorspace developed for employment by type

Use Class	2004/05	2005/06	2006/07
	Floorspace gain or loss m ²	Floorspace (gain or loss) m ²	Floorspace (gain or loss) m ²
B1(a)	n/a	n/a	-1,898
B1(b)	n/a	n/a	0
B1(c)	n/a	n/a	-244
B1	1,229	-4,942	n/a
B2	0	-758	-300
B8	2,920	-380	0
Total	4,149	-6,080	-2,442

Source: Harrow Council, Planning

4.5 Employment, Town Centres & Retail

Figure 22 - B1, B2 and B8 Use Class Gains and Losses Summary: Completions 2004/05 - 2006/7



Source: Planning Application Monitoring Database, Harrow Council, Planning

In 2006/07 the borough experienced a loss of 2,442 m² floorspace of employment land resulting from new build, extensions and change of use. This amounted to an overall loss of 8,522 m² gross external floorspace over the last two years. However, the loss in 2006/07 of 2,442 m² is significantly less than the loss of 6,080 m² in 2005/06. The continued loss of employment land in Harrow follows the general trend in Outer London, but this has not yet affected the level of employment in the borough.

COI	Contextual Indicator	Policy Ref
1b	Amount of floorspace by type, in employment or regeneration areas	EM12, 13, 14 & 15

Table 27 - Amount of floorspace developed for employment by type in Employment/Regeneration Areas

Use Class	2004/05	2005/06	2006/07
	Floorspace gain or loss m ²	Floorspace (gain or loss) m ²	Floorspace (gain or loss) m ²
B1(a)	n/a	n/a	0
B1(b)	n/a	n/a	0
B1(c)	n/a	n/a	-140
B1	1,229	-2,964	n/a
B2	0	92	10
B8	2,920	-380	0
Total	4,149	-3,352	-130

Source: Harrow Council, Planning

4.5 Employment, Town Centres & Retail

In 2006/07, as in the previous AMR period, there were no major employment generating developments completed in this period. There were, however, various small-scale developments involving renovation and extensions to existing buildings. During this period only 10 m² of floorspace was completed in employment/regeneration areas. However, there were a lot of physical regeneration programmes involving public realm, tree planting and other initiatives.

COI	Contextual Indicator	Policy Ref
1c	Amount of floorspace by employment type, which is on previously developed land	EM4, 5 & 7 EM12, 13, 14 & 15

In 2006/07 there were no major employment generation proposals on greenfield sites, therefore 100% of developments for employment uses in Harrow have taken place on previously developed land in the current AMR period. This demonstrates the commitment to the policy of ensuring that all development takes place on previously developed land.

COI	Contextual Indicator	Policy Ref
1d	Employment land available by type i) Total land available ii) Land for which permission has been granted	EM4 & EM5 EM7 EM9 & EM10 EM12 EM14

An employment land study was completed in November 2006. Its purpose was to assess the quantity, quality and viability of Harrow's employment land supply and forecast the future demand for employment land for the LDF. The study recommended that all land currently designated Industrial and Business Use should be protected for employment generating activity.

In 2006/07 the total land available for employment use was 76 hectares (ha) compared to 80.4 ha in the previous year, which is a reduction of 5% (4.4 ha). Although this is a significant loss, it should be realised that only one site was lost. This is the BAE Systems site in Stanmore, which was granted permission for residential use at appeal.

4.5 Employment, Town Centres & Retail

Table 28 - Land Available for Employment Uses (with planning permission)

Existing Use	Proposed Use	Area (Ha)
B1(a)	B1(a)	0.209
B1(b)	B1(b)	0.000
B1(c)	B1(c)	0.000
B2	B2	0.142
B8	B8	0.041
Other Employment Uses	B1(a)	0.139
Other Employment Uses	B1(b)	0.000
Other Employment Uses	B1(c)	0.000
Other Employment Uses	B2	0.000
Other Employment Uses	B8	0.224
All Other Uses	B1(a)	0.331
All Other Uses	B1(b)	0.000
All Other Uses	B1(c)	0.075
All Other Uses	B2	0.000
All Other Uses	B8	0.000
Total		1.162

Source: Harrow Council, Planning

In 2006/07 the total amount of employment land in B1, B2 and B8 uses available (with planning permission) in Harrow was 1.162 ha. Comparable information is not available for the previous two monitoring years.

COI	Contextual Indicator	Policy Ref
1e	Losses of employment land in: (i) Employment/Regeneration Area (ii) Local authority area	EM15

Table 29 - Losses/Gains of Employment land in Employment/Regeneration Areas 2005/06 - 2006/07

2005/06

Use Class	Land gained (Ha)	% of borough	Land lost (Ha)	% of borough	Net change (Ha)
B1	0	n/a	0.191	46.02%	-0.191
B2	0	n/a	0	n/a	0
B8	0	n/a	0.64	100.00%	-0.64
Total	0		0.255		-0.255

2006/07

Use Class	Land gained (Ha)	% of borough	Land lost (Ha)	% of borough	Net change (Ha)
B1	0	n/a	0.018	5.96%	-0.018
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
Total	0		0.018		-0.018

Source: Harrow Council, Planning

4.5 Employment, Town Centres & Retail

There was a loss of one employment site of approximately 0.018 ha in 2006/07. Although this is a small loss it still reflects a continuing decline in the amount of employment land over the past two monitoring years.

Table 30 - Losses/Gains of Employment land in Harrow in 2006/07

Use Class	Land gained (Ha)	% of borough	Land lost (Ha)	% of borough	Net change (Ha)
B1	0.056	100.00%	0.302	100.00%	-0.246
B2	0	n/a	0.069	100.00%	-0.069
B8	0	n/a	0	n/a	0
Total	0.056		0.371		-0.315

Source: Harrow Council, Planning

In 2006/07 there was a net loss of 0.315 ha of land comprising 0.302 ha from B1 use and 0.069 ha from B8.

COI	Contextual Indicator	Policy Ref
1f	Amount of employment land lost to residential development	EM15

The amount of employment land lost to residential within the borough was 0.145 hectares in 2006/07. This was largely made up of conversions and change of use of offices to residential use. In the same period the amount of employment land lost to residential within employment or regeneration areas was only 0.018 hectares, which represents 12.4% of the total land lost in the borough. None of these losses were in regeneration areas.

COI	Contextual Indicator	Policy Ref
4a	Amount of completed retail, office and leisure development	EM4, 5, 6 & 7 EM16 & 17 EM21

Table 31 - Retail, Office & Leisure Developments of over 1,000m₂ floorspace - 2004/05 - 2006/07

	2004/05	2005/06	2006/07
	Floorspace m ²	Floorspace m ²	Floorspace m ²
Retail (A1)	0	0	0
Office (A2, B1a)	1,229	0	0
Leisure (D2)	0	0	0
Total	1,229	0	0

Source: Harrow Council, Planning

4.5 Employment, Town Centres & Retail

There were no major retail, office or leisure developments completed of over 1,000 m² in 2006/7.

COI	Contextual Indicator	Policy Ref
4b	Amount and percentage of completed retail , office and leisure development in town centres	EM4, 5 & 7 EM16 & 17 EM21

There were no major new retail, office or leisure developments completed in town centres during the AMR period, as per the previous monitoring year.

HLI	Contextual Indicator	Policy Ref
6.2	Vacancy levels in town centres	EM4

Office vacancy rates increased from 9.7% (in January 2005) to 11% in 2006, but fell slightly to 10.9% in March 2007. There were no planning applications for any major office developments determined during the monitoring period, so there is no change in the proportion of office space in Harrow Town Centre, which represents 34% of total office stock. Table 32 shows that the average office vacancy rate remains relatively steady, at about 11% over the seven-year period.

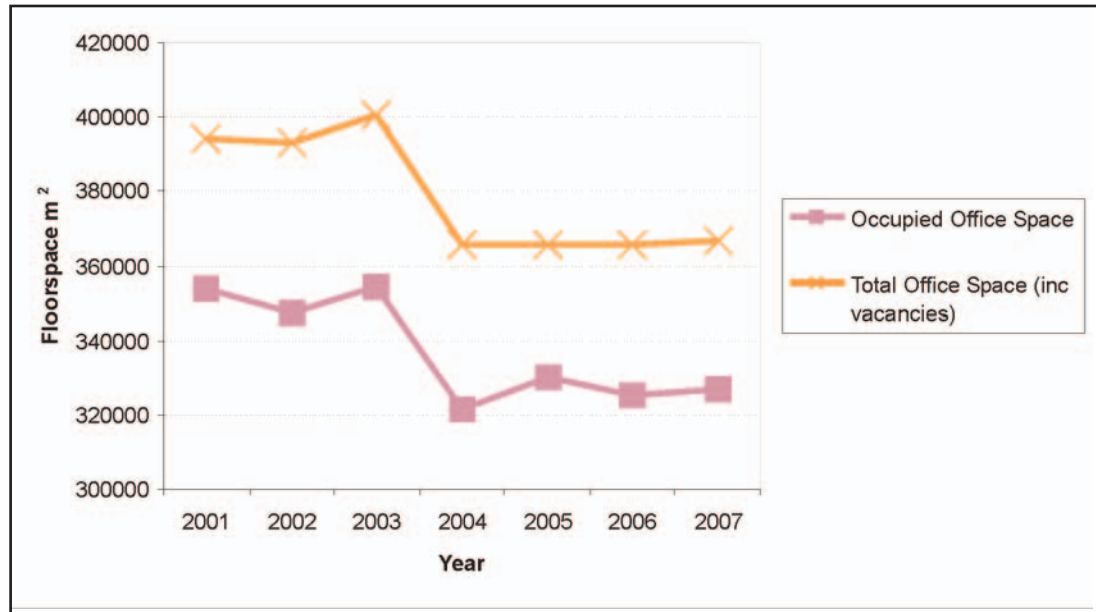
Table 32 - Office Floorspace in Harrow - March 2007

Year	Office Space m ²	Vacant Office Space m ²	Total Office Space m ²	% Vacant
2001	353,682	40,246	393,928	10.22
2002	347,359	45,958	393,317	11.68
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

Source: Property Database, Harrow Council, Planning

4.5 Employment, Town Centres & Retail

Figure 23 - Total & Occupied Office Space 2001 - 2007



Source: Harrow Council, Planning

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

Table 33 - Storage & Distribution Floorspace in Harrow, Jan. 2005 - 2007

	2005	2006	2007
	Floorspace (m²)	Floorspace (m²)	Floorspace (m²)
Vacant B8	7,009	8,835	11,131
Occupied B8	83,735	89,538	87,595
Total B8	90,744	98,373	98,726
% Vacant	7.72	8.98	11.27

Source: Harrow Council, Planning

In January 2007 the vacancy rate for Storage & Distribution uses in Harrow was 11.27% significantly higher than in January 2005 (7.7%) and in January 2006 (9%). This equates to an annual increase of 26% over the past 12 months, the same as the previous year. The upward trend raises some concerns, but is not considered to be a major problem. The older warehouse stock tends to have higher vacancy rates. These are largely located in South Harrow and Stanmore and may provide cheap accommodation for small businesses or offer redevelopment opportunities.

4.5 Employment, Town Centres & Retail

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

No schemes for changes of use of over 1,000 m², involving a change to any A and C Use Classes, were completed in 2006/07. This follows the same pattern as the previous year (Table 34). As office vacancy rates are relatively low (Table 32), additional gains to B1 may be expected in the future. However, the most significant changes of use have been to B8 and D1 uses in 2006/07.

COI	Contextual Indicator	Policy Ref
1f	Amount of employment land lost to residential development	EM15

In 2006/7 the amount of employment land lost to residential was 0.145 hectares. This is based on ten completed schemes in this monitoring period.

Table 34 - Change of Use Completions (over 1,000 m²) 2004/05, 2005/06 & 2006/07

A and B Uses	Total	A1	A2	A3	B1	B2	B8
2004/05	4,049	0	0	0	1,229	0	2,820
2005/06	0	0	0	0	0	0	0
2006/07	1,487	0	0	0	0	0	1,487

C and D Uses	Total	C1	C2	C3	D1	D2
2004/05	1,116	0	0	-	1,116	0
2005/06	2,305	0	0	-	2,305	0
2006/07	2,800	0	0	-	2,800	0

2004/05	
Total A Uses	0
Total B Uses	4,049
Total Other Uses	1,116

2005/06	
Total A Uses	0
Total B Uses	0
Total Other Uses	2,305

2006/07	
Total A Uses	0
Total B Uses	1,487
Total Other Uses	2,800

Data on C3 completions (large sites) is shown in Table 13
Source: Harrow Council, Planning

4.5 Employment, Town Centres & Retail

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Net gain/loss for each Use Class based on permissions granted in 2006/07	EM14 – EM21 EM26 & 27

In terms of B1, B2 and B8 employment land/floorspace there has been an overall net loss in 2006/7, but the rate of decline was far less than in the previous two years. Table 35 shows that a total of 7,385 m² B1 floorspace was lost in 2006/07, compared with 49,294 m² in 2005/06 and 5,633 m² the year before. As in the previous year, the loss of floorspace can be attributed mainly to the continued loss of office use to residential. Overall there was a net gain of floorspace in Use Classes A and D. Nearly two-thirds of the potential floorspace gain to D1 use is attributed to three large schemes: a) the partial redevelopment of the Royal National Orthopaedic Hospital b) the change of use of Cloisters Wood fitness club to a religious use and c) a new health centre in Pinner.

Table 35 - Net gain/loss for Use Classes A, B, C & D (parts) based on permissions 2004/05, 2005/06 & 2006/07

Use Class	Permissions			Floorspace (m ²)		
	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07
A1	70	62	64	-1,535	659	-101
A2	44	17	31	766	-817	990
A3	47	34	52	2,458	983	1,620
A4	-	13	22	-	-570	-41
A5	-	13	9	-	376	546
Total	161	139	178	1,097	631	3,014
Use Class	Permissions			Floorspace (m ²)		
	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07
B1	62	31	37	-5,633	-49,294	-7,385
B2	12	6	12	-4,182	-229	-2,909
B8	14	14	12	1,326	-2,725	453
Total	88	51	61	-8,489	-52,248	-9,841
Use Class	Permissions			Floorspace (m ²)		
	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07
C1	5	3	3	-548	0	-13
C2	6	9	14	-556	7,590	-1,320
Total	11	12	17	-1,104	7,590	-1,333
Use Class	Permissions			Floorspace (m ²)		
	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07
D1	65	63	78	2,027	12,229	18,920
D2	7	4	11	-592	-357	-4,215
Total	72	67	89	1,435	11,872	14,705

Source: Planning Application Monitoring Database, Harrow Council, Planning

4.5 Employment, Town Centres & Retail

There were no significant losses of A1 uses in 2006/07 and it appears that the existing policies (EM16, EM17, EM18 & EM19) have been successful in preventing such losses.

Town Centres and Retail

Good progress has been made over the last year in implementing the Harrow Town Centre Development Strategy, adopted by the Council in July 2005. Work has focussed in three key areas:

- Land at Harrow on the Hill Station
- Public Realm and Access Strategy
- Land in Gayton Road

a) Land at Harrow on the Hill Station

The Council has continued to work with Harrow College, Transport for London and other landowners to take forward the aims and objectives of the Harrow on the Hill station planning brief adopted in July 2005. A significant step was taken in late 2006 when the Learning and Skills Council approved the College's funding application to consolidate its two Harrow campuses onto a single site in Harrow Town Centre. This will entail a development of approximately 30,000 m².

In July 2006, an application by Dandara Ltd. to redevelop the former Post Office and the land to the north of the railway in College Road was considered but deferred by the Development Control Committee. It is however, expected that the various negotiations with interested parties will be concluded by mid-2007, leading to the submission of a new proposal later in the year.

b) Public Realm and Access Strategy

Urban Initiatives were appointed in August 2006 to prepare a Public Realm and Access Strategy for Harrow Town Centre that would guide the improvement and modernisation of streets and spaces equal to that of competing centres. The Council's vision is to create a high quality public realm that provides a distinct sense of place and unique Harrow identity.

c) Land in Gayton Road

In December 2006, the Council began negotiations with Fairview Homes Ltd. on an outline proposal to deliver a replacement library combined with performing arts, exhibition centre and housing on land in Gayton Road, as part of a wider development of the whole site.

4.5 Employment, Town Centres & Retail

HLI	Contextual Indicator	Policy Ref
6.3	Average footfall levels in metropolitan and district town centres not to fall significantly below 1999 levels	EM24

Table 36 compares the footfall levels for the past three monitoring years to data from 1999/00, as the policy target requires. It shows a mixed picture, some heavy falls, but some increases as well. Figure 24 shows the percentage change for each year between 2000 and 2007 against the 1999/00 baseline level (marked as 0.00 on the graph). It should be noted that not all the centres were surveyed in the 2006/07 AMR period, so where this is the case the previous results have been carried forward.

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

Table 37 shows the vacancy rates for the different centres in Harrow for the last three monitoring periods. Vacancy rates are just one of several indicators which can help signify vitality of a town centre.

Table 37 - Percentage of Vacant Retail Frontage in Town Centres - 2004/05, 2005/06 & 2006/07

Town Centre	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant
	2004/05	2005/06	2006/07
Harrow Town Centre	4.56	5.81	6.43
Burnt Oak	9.55	5.06	6.25
Edgware	3.75	3.44	12.19
Kingsbury	0	0	0
North Harrow	10.5	11.98	13.82
Pinner	2.59	0.44	2.74
Rayners Lane	6.15	8.48	12.02
South Harrow	0.9	1.7	6.87
Stanmore	2.23	1.79	2.89
Wealdstone	13.72	12.56	11.22
Belmont	7.13	5.78	10.92
Harrow Weald	3.83	6.35	5.99
Hatch End	2.52	1.72	6.96
Kenton	6.62	7.22	1.59
Queensbury	7.59	1.64	5.87
Sudbury Hill	0.56	0	10.21
Average Vacancy Rate	5.14%	4.62%	7.25%

Source: Harrow Council, Planning

4.5 Employment, Town Centres & Retail

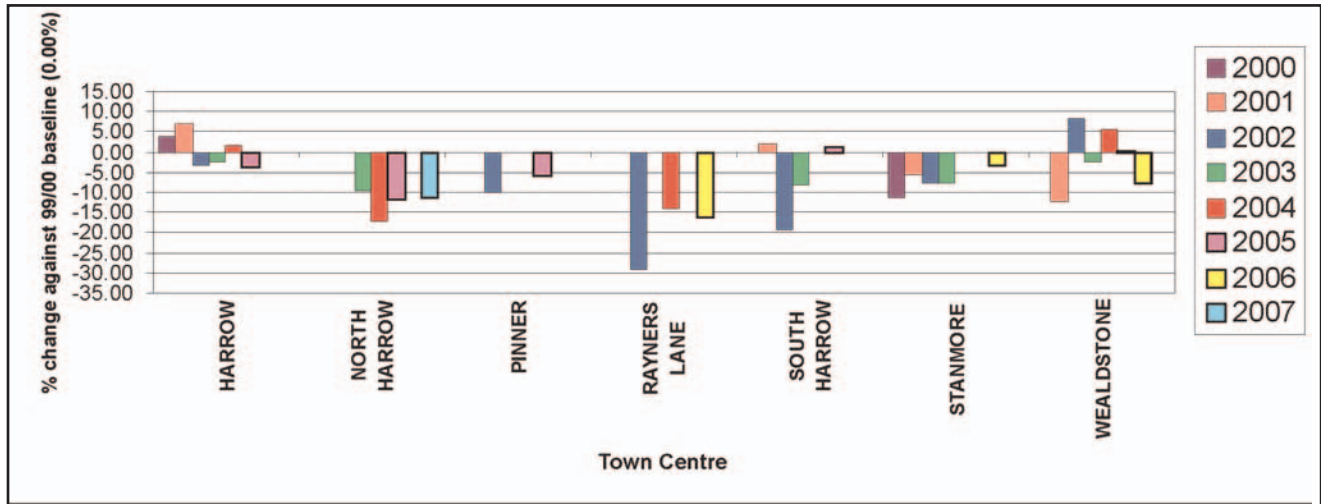
Table 36 - Pedestrian Counts in Harrow's Metropolitan & District Centres in 1999/00, 2004/05, 2005/06, 2006/07

Town Centre	Actual Change				% Difference			
	1999/00	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07	2006/07
Harrow Town Centre	2,031,045	2,062,100	2,027,560	2,027,560	1.53	-0.17	-0.17	31,055
Burnt Oak	195,045	184,815	184,815	184,815	-5.24	-5.24	-5.24	-10,230
North Harrow	103,960	91,695	91,695	92,175	-11.80	-11.80	-11.34	-12,265
Pinner	284,760	267,885	267,885	267,885	-5.93	-5.93	-5.93	-16,875
Rayners Lane	190,695	164,370	159,675	159,675	-13.80	-16.27	-16.27	-26,325
South Harrow	286,200	262,665	289,350	289,350	-8.22	1.10	1.10	-23,535
Wealdstone	269,790	270,060	248,790	248,790	0.10	-7.78	-7.78	270
Hatch End	65,400	70,035	71,655	71,655	7.09	9.56	9.56	4,635
Kenton	71,610	72,765	77,565	77,565	1.61	8.32	8.32	1,155
Stanmore	135,945	125,145	125,145	131,175	-7.94	-7.94	-3.51	-10,800
Average					-4.26%	-3.62%	-3.13%	
Total	3,634,450	3,571,535	3,544,135	3,550,645				-62,915
								-90,315
								-83,805

Source: Pedestrian Flow Counts, Harrow Council, Planning

4.5 Employment, Town Centres & Retail

Figure 24 - Percentage Change in Town Centre Footfall 2000 - 2007 Compared to 1999/2000 Baseline

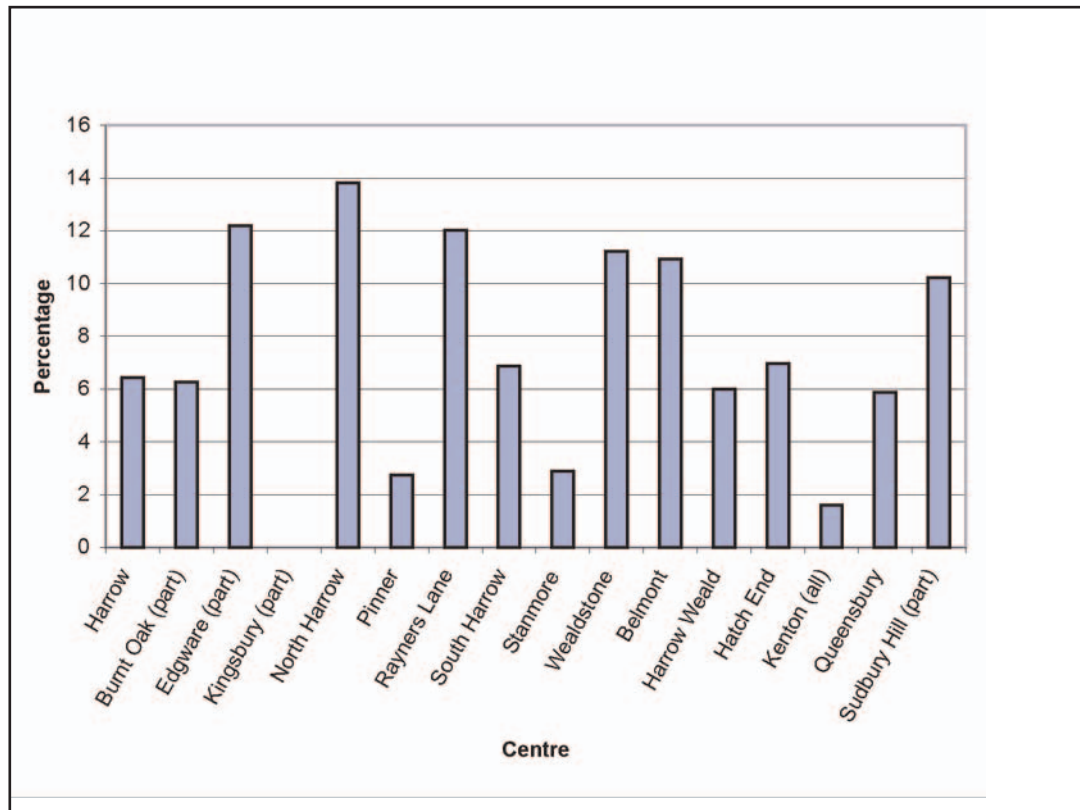


Source: Pedestrian Flow Counts, Harrow Council, Planning

The percentage of total vacant retail frontage (designated and non-designated frontage) for each town centre is shown in Table 37 and Figure 25. In 2006/07 six centres had vacancy rates of more than 10%. Although the overall vacancy rate decreased from 5.1% in 2004/05 to 4.6% in 2005/06 it increased to 7.3% in 2006/07. The highest vacancy rate was in North Harrow, which was 13.8%. Vacancy rates in North Harrow have been consistently high for the past three monitoring years and it is hoped that the completion of a new supermarket in this centre will lead to an overall improvement in vacancy rates in the near future. The increase in the vacancy levels was also noticeable in Sudbury Hill and Edgware in 2006/07. It should however be noted that both centres are relatively small with Sudbury Hill having only 33 shops and only 46 shops in Edgware. Caution must be exercised in interpreting the figures. Although the vacancy level at Sudbury Hill was 10% there were only three vacant shops. The situation at Queensbury continues to fluctuate. Whereas the vacancy rate for the centre dropped from 7.6% in 2004/05 to 1.64% in 2005/06, it has increased to 5.9% in 2006/07. This represents an increase of more than 250% over the 12-month period.

4.5 Employment, Town Centres & Retail

Figure 25 - Vacancy Rates for Town Centres 2006/07



Source: Harrow Council, Planning

HLI	Contextual Indicator	Policy Ref
6.1	No more than 5% of gross retail floorspace out of town centre	EM5 & 6

The requirement for not allowing more than 5% of additional gross retail floorspace to be provided in Out of Town Centres was met in the last three years. There were no new retail completions in 2006/07 so no additional retail floorspace has been located in Out of Town Centres. The indicator is therefore fully met, as in the previous two years.

Key Findings and Policy Implications	
Policy Objectives	Achievements
<ul style="list-style-type: none"> To improve the competitiveness, vitality, viability and adaptability of town centres in Harrow and increase retail mix To improve the quality of retail and other services To increase the range of facilities and services in and around the town centres To promote business/investor confidence and strengthen the evening economy 	<ul style="list-style-type: none"> Employment activities in the borough have been steady with no major retail or office Development during the AMR period The council has: <ul style="list-style-type: none"> Carried out an Employment Land Study to inform future policy direction Embarked on a major initiative to secure investment in the town centre Completed the Harrow Town centre public realm strategy

4.5 Employment, Town Centres & Retail

SUMMARY

- The loss of employment land has not significantly affected the employment situation in the borough. No additional retail floorspace has been located out of town centres. Vacancy rates in the town centres are low except for a few smaller centres with relatively high vacancy rates.
- An employment land study was completed in November 2006, which recommended that all land currently designated Industrial and Business Use should be protected for employment generating activity:
- Office uses should only be encouraged as part of the redevelopment of town centre sites, although this may be part of mixed-use developments
- Provision of premises for small and medium sized enterprises and start-up businesses was also encouraged

Policy Performance Implications	
Performance Rating	Rating
A consistent level of economic activity has been achieved throughout the borough and the vitality and viability of the town centres has not been compromised	Achieved
Area of Concern	Actions Required
<ul style="list-style-type: none"> • The LDF will have to weigh carefully the competing demand for employment and land for housing • Monitor footfall levels in the town centres and the quality of shopping needed • The loss of employment land should only be allowed if it can be shown that there is no longer a need for it 	<ul style="list-style-type: none"> • Careful monitoring of employment land is required in order to maintain a healthy local economy. • The LDF Core Strategy needs to ensure adequate provision of employment land to maintain the current level of economic vitality

4.6 Recreation, Leisure and Tourism

Sports, recreation, arts, cultural and 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 known name, good transport links with Central London, attractions such as Headstone Manor, Harrow Museum and Harrow School and proximity to pleasant, accessible countryside. Harrow is well placed to participate in and contribute to the prospects and demands of London life including an exciting future as host of the Olympics and Paralympics in 2012.

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.

There are several initiatives taking these objectives forward:

a) Championing Harrow

The aim of Championing Harrow is to use the 2012 London Olympics and Paralympics to inspire young people, residents and businesses, using this as a vehicle to encourage greater participation in sport, culture, volunteering, community involvement, and provide opportunities for tourism and business development. A Task Force was established in November 2006 to look at maximising the impact of the 2012 London Olympic and Paralympic Games for Harrow. An action plan has been developed and further work includes the maturing of four strategic delivery groups.

b) London Youth Games

Harrow finished overall 15th out of 33 London Boroughs at the last London Youth Games (March - June 2007). The borough was represented in 31 different sports (approx. 200 competitors), not

4.6. Recreation, Leisure and Tourism

including team managers/volunteers. This result (15th overall) is the boroughs best performance in many years and the second highest placing ever achieved at this event.

c) Harrow Arts Centre

A charity managing the Harrow Arts Centre closed its doors in December 2006, forcing the council to step in to reopen it and the Harrow Museum within 6 weeks of its closure, thereby rescuing the cultural provision from what would have been a community disaster. The last 12 months has been spent reinstating the arts programming and community learning programmes and regaining the community's attendance at events and activities. This major undertaking has ensured that Harrow's last surviving community provision for performance space is protected for future use and developing audiences.

d) Under One Sky

Harrow held the second Under One Sky one-day showcase of sports, arts and culture in July 2006. It is Harrow's largest cultural festival, celebrating arts, sports and culture through a wide range of performances and events.

e) Canons Cricket Academy

Canons Cricket Academy is a community cricket project based at Canons High School in the east of the borough. It was set up in spring 2006 in response to a questionnaire circulated to young people which asked what activities they currently partake in, and what they would like to see more of. Cricket emerged as an overwhelmingly popular choice. It is organised in conjunction with the Metropolitan Police and Harrow Youth Connexions Service, both of whom were keen to develop links with the Asian communities.

f) Harrow's Tourism Strategy

The following tourism related initiatives and events occurred in 2006/07, led by Harrow's tourism officer:

- A new visitor guide for Harrow was published in September 2006 (10,000 copies distributed through the Tourist Information Centre network and Harrow hotels)
- A West London Movie Map was launched in April 2006. Three Harrow filming venues featured: Harrow School, Grim's Dyke Hotel and Bentley Priory
- Attendance at CONFEX (the leading exhibition for meetings and events organisers) in Feb 2007. 70 leads were generated for Harrow.

4.6. Recreation, Leisure and Tourism

There was a follow up business travel familiarisation trip to Wembley Stadium and Harrow which resulted in significant new business opportunities for six Harrow venues.

- There was a four-week press campaign during British Tourism Week in March 2007 to encourage residents to use local facilities. This involved coverage on Harrow's web site; distribution of 5,000 flyers throughout Harrow venues; publicity in the local free paper which is distributed to all of Harrow's households; coverage in local press; 50 different events staged throughout the four-week period; and 30 different promotions offered exclusively to Harrow residents including restaurant deals, free swims, taster leisure classes, walks in the local area etc. In total 50 local businesses and voluntary organisations took part in the campaign.
- Guest speakers from Visit Britain attended the Harrow Tourism Forum in November 2006

There has been a 15% increase in local accommodation providers signing up to the grading schemes, since the tourism initiative began in Feb 2005. Occupancy rates across Harrow's hotels have increased by 30% during the first half of 2007 year on year, compared to 2006. The major reason for this increase is the re-opening of Wembley Stadium in early 2007.

On the heritage front, the council is working in partnership with the Heath Robinson Museum Trust on the West House project. The council has given a £250,000 grant and is assisting with new grant applications for further works. In addition the Heath Robinson Museum Trust have raised over £750,000 towards this project.

12 different venues in Harrow participated in London's Open House weekend in September 2006. The primary objective of the Open House annual event is to provide Londoners with a unique opportunity to identify with distinctive architecture in the public and private realm. One of Harrow's popular attractions was the guided tour of Headstone Manor, which received 255 visitors over that weekend.

Key Findings and Policy Implications	
Policy Objectives	Achievements
<ul style="list-style-type: none"> • To retain and improve recreation, tourist and leisure facilities • To increase the range of facilities and services in and around the borough • To reduce health inequalities among different groups in the community 	<ul style="list-style-type: none"> • Recreation, tourism and leisure activities in the borough have been further promoted and developed

4.6. Recreation, Leisure and Tourism

SUMMARY

- A new visitor guide for Harrow was published in September 2006, which will help to promote tourist facilities and hotel accommodation in the borough
- The council continues to develop and promote a range of leisure and recreation activities aimed at including people from all different cultural backgrounds
- Occupancy rates in Harrow's hotels have increased during the first half of 2007, partly due to the re-opening of Wembley Stadium

Policy Performance Implications	
Performance Rating	Rating
Improvements to local facilities have been achieved	Achieved
Area of Concern	Actions Required
Review of leisure sites in the borough	Develop an overarching review of the borough's leisure sites and ensure that the results are incorporated in the council's corporate plan and the LDF

4.7. Community Services and Accessibility

4.7 Community Services and Accessibility

The availability and provision of a wide range of social services, healthcare, 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 seeks the provision of new facilities and the protection of existing ones.

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.

HCI	Contextual Indicator	Policy Ref
8.1	Net increase in the number of community uses	C2

HCI	Contextual Indicator	Policy Ref
Post HUDP indicator	Retention of community uses	C2

There have been a number of initiatives which take these objectives forward:

- a) The Beacon Centre, Rayners Lane: This scheme for a new community and sports centre for the Rayners Lane Estate was completed in 2006/07 and was officially opened in May 2007
- b) Finance has now been secured for a new consolidated college in Harrow Town Centre for Harrow College
- c) Six of Harrow's High Schools (part of the new Harrow Collegiate) have been provided with temporary provision to accommodate new sixth form students
- d) Outline planning permission was granted in 2006/07 for a new hospital for the Royal National Orthopaedic Hospital in Stanmore, at the existing site
- e) Work on Kenton Learning Centre is well advanced and is due for completion in 2007/08

4.7. Community Services and Accessibility

- f) A new children's residential facility opened in Honeypot Lane, Queensbury
- g) The council's Pinner Road children's facility was remodelled
- h) Completion of a new IT suite at Pinner Wood School
- i) Development of a network of children's centres which include Gange, Hillview, Stanmore Park and Whitefriars - involves a mix of new and remodelled centres
- j) Substantial remodelling of Kenmore Park First School

There are several Government and local initiatives which will result in significant investment in Harrow's education facilities in the next AMR period. These include:

- Building Schools for the Future (BSF)
- One School Pathfinder
- Harrow's Collegiate system
- Gradual removal of Harrow's Middle School system

The above, combined with the development of children's centres in many of the schools, the existing school cluster system and the extended schools initiative, mean that many residents will benefit from these improved facilities and not just school age children.

Permissions for community facilities

Table 38 shows an analysis of planning permissions for community facilities in the borough.

Table 38 - Community Facilities - Levels of Permissions and Floorspace

Use Class	Permissions for development			Net gain/loss Floorspace(m ²)		
	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07
D1 (non-residential Institutional)	65	63	78	2,027	12,229	18,920
D2 (assembly & leisure)	7	4	11	-592	-357	-4,215
Total	72	67	89	1435	11,872	14,705

Source: Harrow Council, Planning

In 2006/07 there was a net loss of 4,215 m² floorspace from the D2 Use Class (assembly and leisure) compared to 2005/06 when there was a net loss of 357 m² floorspace. Over the same period there was a gain of 18,920 m² from D1 (non-residential institutional), compared to a gain of 12,229 m² in the previous year. Although the increase of 54% is not as dramatic as the previous year (when a net gain of more than 500% was achieved) the upward trend is very encouraging and demonstrates the effectiveness of these policies.

4.7. Community Services and Accessibility

Table 39 - Health & Community Facilities

Type of development	No. of permissions in 2005/06	Floorspace proposed (m2)	No. of developments completed in 2005/06	Floorspace completed (m2)	No. of permissions in 2006/07	Floorspace proposed (m2)	No. of developments completed in 2006/07	Floorspace completed (m2)
Gym	-	-	-	-	-	-	-	-
Swimming Pools	-	-	-	-	-	-	-	-
Health Clubs	1	129	-	-	-	-	-	-
ACE	-	-	-	-	-	-	-	-
Health/Medical Centres	10	1,712	4	2,690	8	817	1	2,750
Schools	26	3,806	8	4,306	42	5,179	4	2,470
Hospitals	1	64	-	-	2	48,297	-	-
Churches	6	3,098	5	2,058	11	2,817	-	-
Temples & Synagogues	2	0	-	-	2	2,800	-	-
Day Nurseries	3	200	-	-	1	0	-	-
Care Homes	2	989	-	-	4	3,068	-	-
Nursing Homes	1	80	-	-	2	42	-	-
Youth Clubs	-	-	-	-	-	-	-	-
Community Centres	1	16	-	-	3	405	-	-
Sports Facilities	5	12	-	-	8	387	-	-
Libraries	2	39	-	-	-	-	-	-
Further Education	13	2,713	-	-	10	8,186	1	1,400
Halls	-	-	-	-	7	455	-	-
Day Centre	2	11,728	-	-	-	-	-	-
Museum	-	-	-	-	1	0	-	-
Riding School	-	-	-	-	1	575	-	-
Leisure	3	3,813	-	-	1	0	-	-
Children's Home	1	30	-	-	-	-	-	-
Counselling Centre	2	113	-	-	-	-	-	-
Total	81	28,542	17	9,054	103	73,028	6	6,620

Source: Harrow Council, Planning

4.7. Community Services and Accessibility

Key Findings and Policy Implications	
Policy Objectives	Achievements
<ul style="list-style-type: none"> To retain and improve community, social and health facilities To increase the range of facilities and services in and around the borough To provide and improve access to health and social care services To reduce health inequalities among different groups in the community 	<ul style="list-style-type: none"> There has been significant investment in 2006/07 which has resulted in new and improved services The network of childrens' centres is increasing access to a range of health initiatives for parents and children

SUMMARY

- Improvements to schools and the provision of new community and health facilities demonstrates a positive attitude towards the implementation of the adopted development plan policies SC1 & C2
- Opportunities for additional community facilities are limited, however, the new Beacon Centre at Rayners Lane opened providing a much needed resource for this relatively deprived area.
- Policies and strategies that allow the retention and protection of buildings and facilities for community use have been applied successfully

Policy Performance Implications	
Performance Rating	Rating
Significant improvement to local facilities have been achieved	Achieved and on -going
Area of Concern	Actions Required
<ul style="list-style-type: none"> The pressure for housing development has resulted in more intensive development and this has considerable implications for additional community facilities and other infrastructure 	<ul style="list-style-type: none"> Careful monitoring of the provision of community facilities is required in order to meet the needs of residents The LDF Core strategy needs to ensure that local facilities are not lost through redevelopment. Current policies, which seek to retain existing facilities, should be carried forward to the LDF.

4.8. Section 106 Agreements

4.8 Section 106 Agreements

Introduction

Section 106 agreements (S.106) are legal agreements between local authorities and developers, which are linked to a planning permission. S.106 agreements are drawn up when it is considered that a development will have negative impacts that can't be dealt with through conditions in the planning permission.

Monitoring of S106 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 40 shows:

- an improvement of 68% in the provision for shared ownership units
- a 65% improvement in the rented sector
- that key worker units are now coming forward
- that all S106 agreements for affordable housing units in 2006/07 were for on-site provision

Table 40 - Affordable Housing contributions

Housing Type	Number of Units	
	2005/06	2006/07
Shared ownership	44	64
Rent	80	122
Key Worker	0	48
Commuted sum	£1,032,660	£0

Table 41 - Contributions towards Infrastructure

	Amount (£)	
	2005/06	2006/07
Public Transport	350,000	-
Highway	32,000	100,000
Green Belt	250,000	-
Open Space	-	-
Community Services	-	20,000,
Leisure	-	750,000
Total	£632,000	£870,000

In 2006/07 Harrow Council secured financial contributions for community services and leisure for the first time. Harrow Council has recently commenced the process on developing a S.106 SPD. Once this is in place this would ensure that maximum benefits are secured for the community which could also include monetary contributions to primary health care; public art and equipment for schools.

4.8. Section 106 Agreements

The council is looking to develop a more corporate approach to securing planning obligations to ensure that the quality of both the development and the wider environment is enhanced.

4.9. UDP Proposals Sites - Current Status

4.9 UDP Proposals Sites - Current Status

Table 42 gives an update on the progress on the Proposals Sites since the HUDP was adopted in July 2004 (refer to section 10 of the HUDP). In summary, in 2006/07:

- Development has been completed on four proposals sites PS13 (Former Harrow Hospital), PS14 (Former Kings Head Hotel), PS22 (Roxeth Nursery) and PS35 (former Wealdstone Library/Youth Centre and Canning Road car park)
- Construction is underway on four additional sites PS12 (Prince Edward Playing Fields) , PS19 (Eastern Electricity Plc land), PS25 (BAE Systems site) & PS28 (24-38 Station Road)
- A development brief has been prepared for PS6 (Harrow on the Hill Station, College Road and Lowlands Road)
- Planning permission was granted on PS25 (BAE Systems Sites)
- Development and refurbishment works on sites PS33 (land west of High Street) & PS37 (land at Oxford Road and Byron Road) will require reconsideration of their designations

4.9. UDP Proposals Sites - Current Status

Table 42 - Proposals Sites

Proposal Sites	Address	Development Status	
		2005/06	2006/07
PS1	Land South of Greenhill Way	None	None
PS2	Land North of Greenhill Way	None	Authority has been given to dispose of the western part of the car park site in conjunction with land from the adjoining owner
PS3	2 St John's Road	None	None
PS4	9-11 St John's Road	None	None
PS5	Gayton Road Car Park	None	Authority has been given in principle to dispose of the council's interest in the site for residential development
PS6	Harrow on the Hill Station	Development brief has been produced for site, negotiations with prospective development partners underway.	Development brief has been produced for site, negotiations with prospective development partners underway. Exchange of land agreed in principle with Harrow College to facilitate the development of new college on part of Lowlands Recreation Ground.
PS7	Land North of Junction Road	None	Planning permission granted for development of 144 flats and ancillary office/retail/leisure uses
PS8	16-24 Lowlands Road	None	Planning permission granted in Oct 2006 for 9 dwellings
PS9	St Anns Service Road	None	None
PS10	YWCA Sheepcote Road	None	None
PS11	Belmont Health Centre	None	None
PS12	Prince Edward Playing Fields	Development has started.	Approval given to Barnet Football Club proposal for the development and management of the site as a sports complex, football stadium and ancillary leisure uses
PS13	Former Harrow Hospital	Being developed for housing and a hostel.	Development completed providing a hostel and 96 units
PS14	Former Kings Head Hotel	Almost completed development as flats, houses and a restaurant	Development completed providing 31 units and restaurant premises
PS15	Harrow Weald Park	None	None
PS16	Harrow Arts Centre	None	None
PS17	TA Centre, Honeypot Lane	None	None
PS18	149 and 151 Pinner View	None	None
PS19	Eastern Electricity Land	Planning permission granted for 180 flats, offices and use of 11 railway arches for A1/A2/A3/A4/B1/D1/D2 uses	Planning permission granted for 180 flats, offices and use of 11 railway arches for A1/A2/A3/A4/B1/D1/D2 uses. Development underway
PS20	Roxeth Allotments	None	None
PS21	201-209 Northolt Road	None	Development Brief adopted
PS22	Roxeth Nursery	Development completed 12/07/05 providing 22 flats.	Development completed 12/07/05 providing 22 flats
PS23	Glenthorne Common Road	None	None

4.9. UDP Proposals Sites - Current Status

Proposal Sites	Address	Development Status	
		2005/06	2006/07
PS24	Land at Stanmore Station	None	None
PS25	BAE Systems Site, Stanmore	Outline permission allowed on appeal (31/03/05) for 198 units. Construction underway.	Outline permission allowed on appeal (31/03/05) for 198 units. Construction underway and 34 units completed.
PS26	Anmer Lodge	None	None
PS27	Former Government Offices, Honeypot Lane	New application received August 2006 for comprehensive mixed-use redevelopment including 816 residential units and 7,927 sq.m. B1 office floorspace. Awaiting determination.	New application received August 2006 for comprehensive mixed-use redevelopment including 816 residential units and 7,927 sq.m. B1 office floorspace. Awaiting appeal decision.
PS28	24-28 Station Road	New Mosque is currently being built	New Mosque is currently being built
PS29	Land adjacent to the Leisure Centre	None	Site identified as location for a Neighbourhood Resource Centre and leaning disability residential unit
PS30	Parks Depot Site, Peel Road	None	Authority given to disposal of the site for residential use
PS31	Land North of the Bridge Day Care Centre	None	None
PS32	Driving Centre, Christchurch Ave	None	None
PS33	Land West of High Street, Wealdstone	This proposal site will be reviewed as part of the ongoing LDF process. Development was completed on 16/03/2005 for a change of use from offices to 33 affordable flats with part of the site still to be developed.	This proposal site will be reviewed as part of the ongoing LDF process. Development was completed on 16/03/2005 for a change of use from offices to 33 affordable flats with part of the site still to be developed.
PS34	Ex BR Site, Cecil Road	None	None
PS35	Wealdstone Library and Youth Centre	Permission granted in November 2004 and development is now underway for 10 houses and 87 flats in 2 – 6 storey buildings	Development completed for 10 houses and 87 flats (71 affordable)
PS36	1-33 The Bridge & 6-14 Masons Avenue	None	None
PS37	Land at Oxford Road and Byron Road	Will need to be reviewed through LDF as premises at 10-16 Byron Road has recently undergone complete refurbishment including extensions for commercial use.	Will need to be reviewed through LDF as premises at 10-16 Byron Road has recently undergone complete refurbishment including extensions for commercial use.
PS38	87-111 High Street, Wealdstone	None	None
PS39	Land rear of 121-255 Pinner Road	None	None
PS40	Vaughan Centre, Vaughan Road	None	The locally listed status of the Vaughan Centre was lifted to facilitate the development of part of the site as a Neighbourhood Resource Centre

Source: Harrow Unitary Development Plan, July 2004 & Monitoring Database, Harrow Council, Planning

5

The AMR demonstrates the real impact that planning and related policies are making on the quality of life in Harrow for all residents.

The full implementation of policies protecting open space, green belt land which in turn support biodiversity and nature conservation have ensured that Harrow lives up to its image as a green and leafy borough. At the same time the proactive implementation of policies which impact on every resident are also generating positive benefits e.g. reduction in crime and fear of crime and marked increases in the amount of waste being recycled. They also all demonstrate the significant impact of policy implementation on sustainability and social, environmental and economic objectives.

There are clear indications that the borough is experiencing far higher housing growth than in previous years, so it is even more important that the sustainability principles that underpin housing development in the borough are being followed. This includes ensuring that new developments are on previously developed land and in close proximity to areas of high public transport accessibility.

Coinciding with the rise in housing provision has been the increasing level of investment in education and the health and community sector. Whilst some of the education investment has occurred because of changes to the system of schooling i.e. reintroducing sixth forms via a collegiate system and the gradual reduction of middle schools. It provides a major opportunity to improve the sustainability of sites and bring about a dramatic improvement to facilities whilst ensuring design quality of a high standard. Much of this work is in its initial stages and progress will be reported on in future AMRs.

Practical improvements have been made to transport facilities in the borough which underline the council's conviction that good quality public transport will serve as an incentive to attract people away from their cars, reduce the level of traffic congestion and reduce the level of pollution and encourage a more sustainable use of global resources.

Despite an increase in housing completions, affordable housing completions still remain below the level of historic need identified in the borough. However, once current planning permissions are built then it is likely that affordable housing completions will rise further. Efforts need to be made in future LDF policies to ensure that affordable housing in the borough meets Harrow housing needs i.e. produces family housing.

Future Monitoring

The next AMR will include revised national core indicators and monitor progress against the 'saved UDP policies'. Procedures also need to be put in place to make sure that additional monitoring requirements will be met e.g. collecting information on design quality and continuing to improve processes or standardising other indicators e.g. renewable energy and housing data. It is probable that the LDF will also benefit from additional monitoring of quantitative and qualitative indicators that cover a range of issues requiring measurement and these will also need to be developed and tested next year.

Appendix 1 Biodiversity

Table 1a - Priority Habitats identified for London

Habitat	Ha in Harrow
Woodland	210.19 Native broadleaved
Chalk grassland	No relevant GIGL record
Heathland	No relevant GIGL record
Wasteland	No relevant GIGL record
Private gardens	No relevant GIGL record
Acid grassland	55.88
Tidal Thames	0
Canals	0
Churchyards & cemeteries	12.02
Parks, amenity grassland and city squares	339.41 Amenity grass 108.3 parks
Open spaces with ancient/old trees	No relevant GIGL record
Grazing marsh & floodplain grassland	No relevant GIGL record
Marshland	No relevant GIGL record
Ponds lake & reservoirs	16.91 Standing water
Reedbed	11.59 Reedswamp
Railway linesides	27 Railway cutting 22 Railway embankments
Farmland	143 Agriculture
Hedgerows	40.97
Grassland, meadow & pasture	24.77 Neutral herb rich 76.88 Neutral semi improved

Notes: The area in hectares for each habitat has been taken from the records Greenspaces Information for Greater London (GIGL) provides. Where the habitat type used by GIGL does not correspond exactly to the priority habitat, the GIGL habitat type has been listed for clarity.

Table 1c - Priority Species for London

Species	Number of records
Adder	2
Bullfinch	2
Common pipistrelle	6
Grass snake	9
Grey heron	7
House sparrow	39
Lesser spotted woodpecker	2
Mistletoe	1
Noctule	1
Skylark	2
Slow worm	3
Song thrush	12
Stag beetle	24
Starling	10

Notes:
The number of records for each species has been taken from the information GIGL provides

Table 1d - Sites of Nature Conservation importance in the Borough

1. Bentley Priory Open Space	23. Oxhey Lane Fields and Railway Cutting
2. Stanmore and Little Commons	24. Canons Lake and the Basin
3. Harrow Weald Common	25. Wood Farm
4. Pear Wood and Stanmore Country Park	26. Grim's Dyke Farm*
5. Stanmore Golf Course	27. The Grail Centre*
6. Wood End Railway Crossing and Roxeth Park	28. St Dominic 6 th Form College Grounds*
7. Pinnerwood Park and Ponds	29. River Pinn at West Harrow
8. Pinner Park Farm	30. Newton Park and Newton Farm Ecology Centre
9. Harrow-on-the-Hill	31. Pinner Memorial Park
10. Roxbourne Park	32. The Cedars Open Space
11. Royal National Orthopaedic Hospital Grounds	33. The Rattler
12. Stanmore Marsh	34. Old Tennis Court, West
13. Harrow Weald Park and the Hermitage	35. Watling Street verge*
14. Rayners Lane Railsides	36. Woodridings Brook*
15. Harrow Recreation Ground	37. Paine's Lane Cemetery*
16. Canons Park and Stanmore Railway	38. Orley Farm School Nature Conservation Area*
17. Harrow Cemetery	39. Harrow Arts Centre*
18. Yeading Brook	40. Woodlands Open Space Spinney and Melrose Allotments*
19. Bonnersfield Lane	41. Pinner New Cemetery Footpath*
20. Watling Chase Community Forest planting area and environs*	42. Grim's Dyke at Saddlers Mead*
21. Headstone Manor Copse and Gardens	43. Edgware Brook at Whitchurch School*
22. Grim's Ditch at Pinner Green	44. St John's Churchyard, Stanmore Park*

Source: Greater London Authority

Notes:

These sites were identified in the London Ecology Unit Handbook (1989). The schedule also includes sites recommended for designation by the Greater London Authority, following a re-survey of sites in the borough in 2003.

* New sites, recommended for designation, but subject to consultation

Appendix 2 Conservation Areas

1. Little Common, Stanmore *	15. Edgware High Street, Edgware *
2. Stanmore Hill, Stanmore *	16. Waxwell Lane, Pinner
3. Old Church Lane, Stanmore *	17. Waxwell Close, Pinner
4. Pinner High Street, Pinner * ¹	18. East End Farm, Pinner *
5. Tookes Green, Pinner	19. Pinnerwood Farm, Pinner
6. Roxeth Hill, Harrow on the Hill * ²	20. South Hill Avenue, Harrow on the Hill *
7. Harrow School, Harrow on the Hill *	21. The Mount Park Estate, Harrow on the Hill * ²
8. Harrow Park, Harrow on the Hill *	22. Roxborough Park & the Grove, Harrow on the Hill * ²
9. Harrow on the Hill Village * * ²	23. Moss Lane, Pinner
10. Sudbury Hill, Harrow on the Hill * ²	24. Pinner Hill Estate, Pinner *
11. Brookshill Drive & Grimsdyke Estate, Harrow Weald *	25. West Towers, Pinner *
12. West Drive, Harrow Weald	26. Canons Park Estate, Edgware *
13. Kerry Avenue, Stanmore *	27. Eastcote Village (Part) *
14. Pinnerwood Park Estate, Pinner *	28. Rayners Lane *

Source: Harrow Council, Planning

Notes:

* Areas covered by Policy Statements

*¹ Draft shop front guide and appraisal only

*² Revised character appraisals and management strategies out on public consultation drafted and out on public consultation during 2007, due for adoption 2008

Appendix 3 Glossary of Terms

Annual Monitoring Report (AMR): This is a document that forms part of the Local Development Framework, The Annual Monitoring Report covers the period 1st April to 31st March of each and must be submitted to the Secretary of State by the December following the period. It assesses progress made in plan making and implementation against the LDS and the policies in Development Plan Documents.

Area Action Plans (AAP): Development Plan Documents that will be used to provide a planning framework for areas of change and conservation.

CLG or DCLG: Communities and Local Government - a Government department

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.

Core Output Indicators: This is a set of indicators devised and employed at national and regional level to develop consistency between datasets on issues of strategic importance. Such as housing employment and the environments

Core strategy: The Core Strategy is the Development Plan Document that will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

Development Control policies: This is a suite of criteria-based policies which are required to ensure that all development within the area meets the vision and strategy set out in the core strategy.

Development Plan: This will consist of the spatial development plan for London (London Plan 2004) and development plan documents contained within the local development framework.

Development Plan Documents (DPD): These are Spatial Planning Documents that are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

Glossary of Terms

Economically Active: People of working age who are either in employment or unemployed.

Equivalent 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.

GANTT chart: A graphical representation of the duration of tasks against the progression of time.

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 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.

Independent Examination: The local authority must arrange for an independent examination of a submitted development plan document whether or not representations have been received. The reason for this is that the independent examination must consider the "soundness of the plan".

Local Development Documents (LDD): These include development plan documents and supplementary planning documents, and the Statement of Community Involvement (SCI).

Local Development Framework (LDF): The LDF will comprise a portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the local development documents. All plan-making authorities must submit a Local Development Scheme to the First Secretary of State for approval within six months of the commencement date of the Act (28th September 2004).

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.

London Plan: The Mayor's spatial development strategy for London, adopted February 2004.

Glossary of Terms

Office of the Deputy Prime Minister (ODPM): The Government department with responsibility for planning and local government - now CLG or DCLG.

Planning Delivery Grant (PDG): a performance-related annual award to local authorities, intended as a mechanism for improving planning delivery/performance against Best Value indicators.

Planning Inspectorate: agency responsible for processing planning appeals and holding inquiries into development plans. Inspectors appointed by the Planning Inspectorate will conduct examinations into DPDs and the SCI.

Planning Policy Statement (PPS): an expression of Government policy on an individual planning topic e.g. PPS12 deals with local development frameworks. The Government intends to replace its current set of planning policy guidance notes with planning policy statements.

Proposals Map: A graphical illustration of the policies and proposals contained in development plan documents and saved policies.

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 subdivisions 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.

Regional Spatial Strategy (RSS): This is prepared by the regional planning body. The regional spatial strategy sets out the policies in relation to the development and use of land in the region and is approved by the First Secretary of State. In London, the spatial development strategy prepared by the Mayor is the equivalent of a regional spatial strategy. GOL Circular 1/2000 provides advice in respect of the spatial development strategy.

Saved Plans, Policies and Supplementary Planning Guidance: The transitional arrangements that allow for existing adopted plans (and their

Glossary of Terms

constituent policies), and supplementary planning guidance (SPG) to be saved for three years from the date of commencement of the Act.

Site development policies: This will be a suite of criteria-based policies which are required to ensure that all development within the area meets the vision set out in the core strategy.

Spatial strategy: The Core Strategy Development Plan Document that will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

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 LDF.

Sub-Regional Development Strategy (SRDF) - the sub-regional implementation document for the London Plan. It provides guidance on issues of more than borough-wide significance. A SRDF will be produced in each of the five London sub-regions.

Supplementary Planning Documents (SPD): These will cover a wide range of issues on which the plan-making authority wishes to provide policy guidance to supplement the policies and proposals in the adopted HUDP and in Development Plan Documents. They will not form part of the development plan or be subject to independent examination.

Unitary Development Plan: The borough-wide statutory development plan, which sets out the council's policies for the development and use of land. The Government intends to replace unitary development plans with local development frameworks.

