

Planning Document

Harrow's Annual Monitoring Report



Monitoring Period 1 April 2007 - 31 March 2008

Preface

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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 Compulsory Purchase Act. The first AMR was produced in December 2005. This fourth AMR, covering the period from 1 April 2007 to 31 March 2008, seeks to build upon the previous ones and particularly draws comparison with the last AMR submitted in December 2007.

The 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. Chapter 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 timeline. The longest section is Chapter 4, which is a review of progress against core output indicators with key topic headings. Lastly, Chapter 5 gives key findings and conclusions.

The suite of indicators in this AMR have been modified since the 2006/07 report. Some of the last year's indicators have been clarified and where necessary deleted by the department for Communities and Local Government. These changes are explained more fully in the body of this document.

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

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Executive Summary

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This is Harrow's fourth Annual Monitoring Report, which is supplying material which can be used not only to demonstrate how existing policies are working but also to provide information and trend data to inform the evidence base of the emerging Core Strategy for Harrow's Local Development Framework.

This AMR is longer than previous AMRs as it has to include information on a greater number of indicators as well as a comprehensive explanation for changes in monitoring such as the deletion of many of the UDP policies and the introduction of new core indicators. There are three indicators where we have not had specialist staff in place to collect the monitoring information e.g. an urban designer.

Harrow Council's Development Management Planning Service performance is now in the top 15% of planning authorities in England and Wales in respect of BV109 a.b.c. Pre-Application advice has also been recognised by the Audit Commission as best practice in their 2007/08 publication. However, appeal figures are still in excess of the 40% target. Detailed analysis of the underlying issues on appeals is therefore included for the first time.

Progress on delivering the Local Development Scheme shows that as well as focusing effort on the Core Strategy, in line with best practice recommendations, the RAF Bentley Priory SPD was completed and work started on several other SPDs for Sustainable Design, Planning Obligations and a revision to the existing Accessible Homes SPD.

Key Points

Over the past three years Harrow's overall population has remained fairly static, at around 214,600, but projections show that the population is likely to grow over the next 20 years.

- Across London the average household size is 2.34, whilst in Harrow it is 2.59. There are far fewer one person households in Harrow, only 28%, while the average across London being 36%. Larger households will generally increase the need for more larger family housing.
- This year the Government published the 2007 Indices of Deprivation (IMD) a basket of weighted social and economic indicators which are used to compare conditions in local authorities across the country. Overall Harrow is regarded as a prosperous borough, but the revised IMD shows that Harrow's position has worsened a little. In 2004 Harrow ranked 232 out of 354 districts in England, now it is 197. In London the borough was 29th and is now 25th out of 33 boroughs. The indicators which showed the greatest adverse change were; income, income affecting children, employment and barriers to housing and services. More analysis of the IMD to understand how these changes have occurred will be provided in the next AMR.
- Existing UDP policies and very likely future Core strategy policies emphasise the need to ensure that we safeguard employment land in the hope of maximising employment levels, and economic vitality in the borough. However despite the availability of employment land, the Government's 2006 Annual Business Inquiry

Executive Summary

showed that the overall numbers of jobs has declined by a further 2,700 jobs. This pattern is not what was predicted by the Greater London Authority in the Outer London. GLA employment projections. This is a major concern, however an extra 600 part-time jobs were created though. There has been to an overall loss of 12,488 m² gross external employment floorspace over the last three years.

- Crime statistics, apart from residential burglary, have improved. Overall this means that Harrow has maintained its position as London's lowest crime borough, as measured by crime per 1,000 population.
- The council continues to invest in improvements in its parks to uphold its green credentials. This includes Canons Park, which has seen the completion of a major restoration project funded by the heritage lottery fund and the council.
- Harrow is also on track to achieve its target of 40% of municipal waste being recycled by 2009/10.
- In transport there is some significant improvement, such as the reduction in accident casualty figures. However, despite improvements to public transport, it remains difficult to encourage Harrow residents to stop using their cars. Car ownership remains far higher than the national average and in fact two thirds of Harrow households have two or more cars which is the second highest in London. This will need to be taken account of in the future core strategy policy.
- The five year housing supply and the longer-term housing trajectory to 2022/23 indicates that Harrow will over-achieve its targets. However, this AMR precedes the economic downturn, which will have a major impact on housing completions for the next AMR period. Affordable housing completions are down on last years figures but affordable completions as a proportion of total completions has increased. The number of additional affordable units granted planning permission is above the HUDP target of 165 per year.
- Harrow again met its 100% target for the amount of new housing built on previously developed land.

Introduction 1

1 Introduction

1.0.1 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 fourth AMR is based on the period 1 April 2007 - 31 March 2008.

1.0.2 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) and Harrow local indicators (HLIs) – assessment of the effectiveness of policies and targets in the HUDP;
- Local Development Framework (LDF) – assessment against policy development milestones within the Harrow Local Development Scheme (LDS), the timetable for producing new policy documents.

Purpose of Monitoring

1.0.3 Monitoring has become an essential and established part of the planning process. It helps to understand 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 positively helps to identify local issues and address questions such as:-

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

1.0.4 Effective management of the evidence base, through AMR monitoring, will enable the council to understand the outcomes from existing policy. Where the monitoring outcomes differ to policy expectations, the council will be able to review how such policies are implemented and what changes could be needed to help achieve the desired outcome. It is the council's intention that information collected will help to strengthen the basis upon which future policies are developed, such as the forthcoming Local Development Framework (LDF) documents.

Relationship with other Plans and Strategies

1.0.5 The overarching context for producing the AMR is to ensure policies are regularly reviewed to enable the inter-relationships, impacts and effects of different policy areas 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

1 Introduction

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 the approach taken.

- 1.0.6** 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

- 1.0.7** 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 national core output indicators (COIs) and Harrow local output indicators (HLIs) within key topic headings
- Chapter 5 - key findings and conclusions

- 1.0.8** Most of the data used in this report has been provided by Harrow's Planning Division and is not individually sourced. Where data has been supplied from other sources, individual acknowledgements have been made.

Harrow in Context 2

2 Harrow in Context

2 Harrow in Context

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

Location

- 2.0.2** 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 now comprises six other London Boroughs: Brent, Ealing, Hammersmith & Fulham, Hillingdon, Hounslow and Kensington & Chelsea.⁽¹⁾ 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.

Map 1 Harrow in a Regional Context



Harrow and the West London Sub-Region

- 2.0.3** 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 has been expected to see continued growth, both in population and

¹ *The boundaries of the sub-regions were changed in The London Plan (Consolidated with Alterations since 2004) in February 2008 and Kensington & Chelsea is now included in the West London Sub-Region*

Harrow in Context 2

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 seven local authorities which comprise the West London Alliance, e.g. six west London Boroughs (Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames) have come together to plan for their future waste, which will be a joint waste DPD.

Characteristics

2.0.4 Harrow is one of London's most attractive suburban areas and primarily a dormitory 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

2.0.5 Harrow has one of the most ethnically diverse populations nationally. 52.9% of Harrow's residents were of ethnic minority in 2006, where ethnic minority is defined as all people who are non-White British. Nationally, Harrow now has the fifth highest proportion of residents from minority ethnic groups, compared to its ranking in eighth place in 2001. ⁽²⁾

2.0.6 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) 2007 Round of Demographic Projections by Ethnic Group ⁽³⁾ shows that, by 2016, 57.4% 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% by 2026. Within Harrow's maintained primary & secondary schools combined, 74.5% pupils are from minority ethnic groups, which includes all children and young people who are not White British (School Census, January 2008). In 2001 Harrow had the highest level of religious diversity of any local authority in England & Wales. 20% of Harrow's residents were of Hindu faith - the highest proportion in England & Wales (2001 Census).

Total Population

2.0.7 Harrow's population has been steadily increasing over the past 25 years, although over the last three years Harrow's overall population has remained fairly static. According to the Government's 2007 Mid-Year Estimates (MYEs) the borough has a population of 214,600 (Figure 1 & Table 1). It is the 12th largest borough in Greater London in terms of size and 23rd in terms of population. The average density in

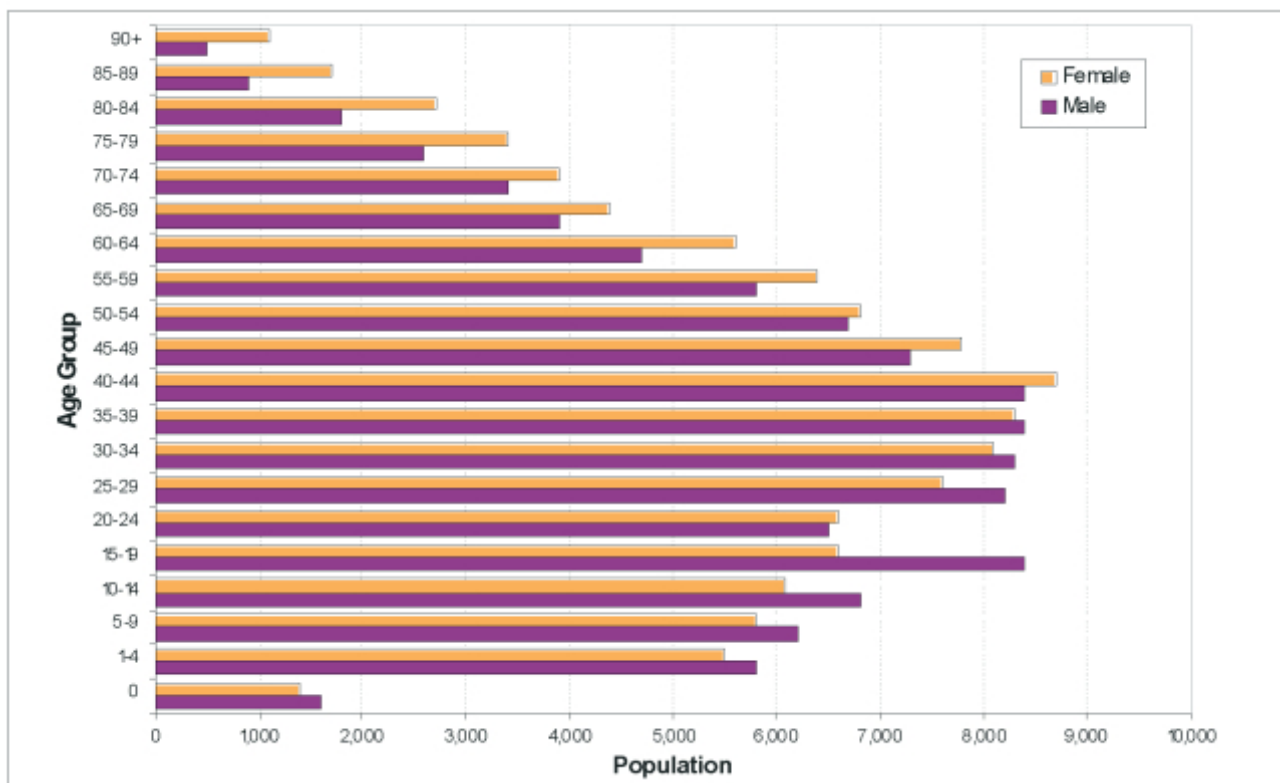
2 Office for National Statistics (ONS) *Mid-2006 Population Estimates by Ethnic Group [experimental]*

3 *Variant PLP High, where PLP refers to 'Post London Plan'*

2 Harrow in Context

Harrow was 4,252 persons per square kilometre (ONS, 2007), which is lower than the London average of 4,807. Over a fifth of Harrow is designated Green Belt, where population densities are considerably lower than the built up areas of the borough.

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



Source: Population Estimates Unit, ONS, Crown Copyright

2.0.8 GLA population projections show that Harrow's population will continue to grow over the next 20 years, perhaps reaching 223,800 by 2026 ⁽⁴⁾ (Table 3). Government projections ⁽⁵⁾ show a much higher overall population of 241,900 by 2026. However, both of these population projections are unconstrained projections, which do not take account of likely dwelling stock changes in the area over this period. It is difficult to predict dwelling stock changes with any certainty beyond five years, but the GLA's constrained population projections for 2011 show a much lower overall population for Harrow at just under 216,000. ⁽⁶⁾

Table 1 2007 Mid Year Estimates for Harrow by Five-Year Age Groups

Age	All	Male	Female
0	3,000	1,600	1,400
1-4	11,300	5,800	5,500

4 2007 Round of Demographic Projections, variant PLP High

5 ONS 2006-based Sub-National Projections

6 2007 Round of GLA Demographic Projections, variant PLP low

Harrow in Context 2

Age	All	Male	Female
5-9	12,000	6,200	5,800
10-14	12,900	6,800	6,100
15-19	14,900	8,400	6,600
20-24	13,100	6,500	6,600
25-29	15,900	8,200	7,600
30-34	16,400	8,300	8,100
35-39	16,700	8,400	8,300
40-44	17,000	8,400	8,700
45-49	15,100	7,300	7,800
50-54	13,500	6,700	6,800
55-59	12,200	5,800	6,400
60-64	10,300	4,700	5,600
65-69	8,200	3,900	4,400
70-74	7,400	3,400	3,900
75-79	6,100	2,600	3,400
80-84	4,500	1,800	2,700
85-89	2,600	900	1,700
90+	1,600	500	1,100
Total	214,600	106,000	108,700
Note: All figures are rounded to the nearest hundred			
<small>Source: Population Estimate Unit, ONS, Crown Copyright</small>			

2.0.9 Key Population facts for Harrow:

- Current total population: 214,600 (ONS, 2007 Mid Year Estimates)
- The overall population could be over 229,000 by 2026 (Latest ONS & GLA unconstrained projections)
- There were 84,573 properties on the Council Tax Register in March 2008
- There could be around 88,200 households by 2026. However, the unconstrained projections (PLP High) give a figure of around 92,500 (Table 2), more akin to the Government's 2004-based sub-regional household projections (which indicate that the number of households will reach 96,000 by 2026).
- 19.6% of the total population is aged under 16, similar to London overall, but slightly higher than England & Wales, at just under 19% (2007 MYEs)
- 63.6% of residents are of working age, below the London level of 66%, but above the level for England & Wales at 62% (2007 MYEs)

2 Harrow in Context

- 16.8% of residents are over state retirement age, below the average level for England & Wales, at 19.2%, but significantly higher than London's level of 13.8% (2007 MYEs)
- Average household size was projected to be 2.59 in 2006, higher than the London average of 2.34 (GLA 2007 Round of Household Projections [PLP Low])
- In 2006, 28% of Harrow's households were likely to be one-person households, considerably lower than the London average of 36% (GLA 2007 Round of Household Projections [PLP Low])

Table 2 Household Projections 2001 - 2026

Household Projections	2001	2006	2011	2016	2021	2026
Harrow	79,500	82,700	85,300	88,100	90,300	92,500
West London	633,700	658,000	688,500	716,100	742,700	763,600
Greater London	3,036,100	3,185,400	3,376,300	3,561,300	3,732,700	3,892,900

Source: 2007 Round of GLA Demographic Projections, PLP High

Table 3 Population Projections 2001 - 2026

Population Projections	2001	2006	2011	2016	2021	2026
Harrow	210,700	216,600	218,600	221,200	222,400	223,400
West London	1,584,200	1,618,200	1,671,000	1,711,100	1,746,400	1,777,600
Greater London	7,336,900	7,542,000	7,857,700	8,141,200	8,391,100	8,613,500

Source: 2007 Round of GLA Demographic Projections, PLP High

Crime in Harrow

2.0.10 According to Metropolitan Police crime figures, ⁽⁷⁾ Harrow's total recorded crime in the period 2007/08 was 14,074 which is an 11% fall on 2006/07. This is the sixth highest decrease of London's 33 boroughs. It maintains Harrow's position as London's lowest crime borough, as measured by crime per 1,000 population.

7 All crime figures are derived from the Metropolitan Police
<http://www.met.police.uk/crimestatistics/>

Harrow in Context 2

- 2.0.11** Harrow recorded 2,576 offences of violence against the person in 2007/08 which is the second lowest rate of violence against the person of London's 33 boroughs and 10% down on the figures for 2006/07. Harrow recorded 469 personal robberies in 2007/08 which is the seventh lowest of London's 33 boroughs and 36% below the figure for 2006/07.
- 2.0.12** Residential burglary is one of the few crime categories where Harrow recorded a substantial increase. 1,541 residential burglaries were recorded in Harrow in 2007/08 which is a 16% increase on 2006/07 and also the third highest of London's 33 boroughs.
- 2.0.13** The Harrow Residents' Survey 2008 asked several questions on perceptions of and attitudes to crime. The percentage of respondents who think that crime is increasing fell in 2008 to 50%, compared to 54% in 2007 and 57% in 2006. When residents were asked more specifically about their local area, they tend to be more optimistic about the level of crime. Questions which are directed at the residents' local areas are probably more informative for Harrow Council and the Safer Harrow Partnership as general perceptions of crime are substantially influenced by national media. Respondents were asked in the Quality of Life Survey what they thought about the level of crime in their local area. 7% of respondents thought it was high, 12% low and 39% thought it was medium (42% didn't offer an opinion). 27% of residents did not feel safe in the area where they live. This increased to 61% who said that they did not feel safe walking alone after dark.

Movement

- 2.0.14** The borough is well served by both mainline rail and underground services. Four underground lines traverse the borough - the Metropolitan, Jubilee, Bakerloo and Piccadilly lines with stations situated across the borough. Mainline rail services are provided by Chiltern Railways, London Overground, London Midland and Southern Railways, with services to Central London, 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

- 2.0.15** Harrow Town Centre (Picture 1) is the main shopping and office location in Harrow and is classified as a Metropolitan Centre, one of ten designated in the London Plan. 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. Kodak still occupies the largest area, although about a third of the site has been sold for redevelopment.

2 Harrow in Context

Picture 1 Harrow Town Centre

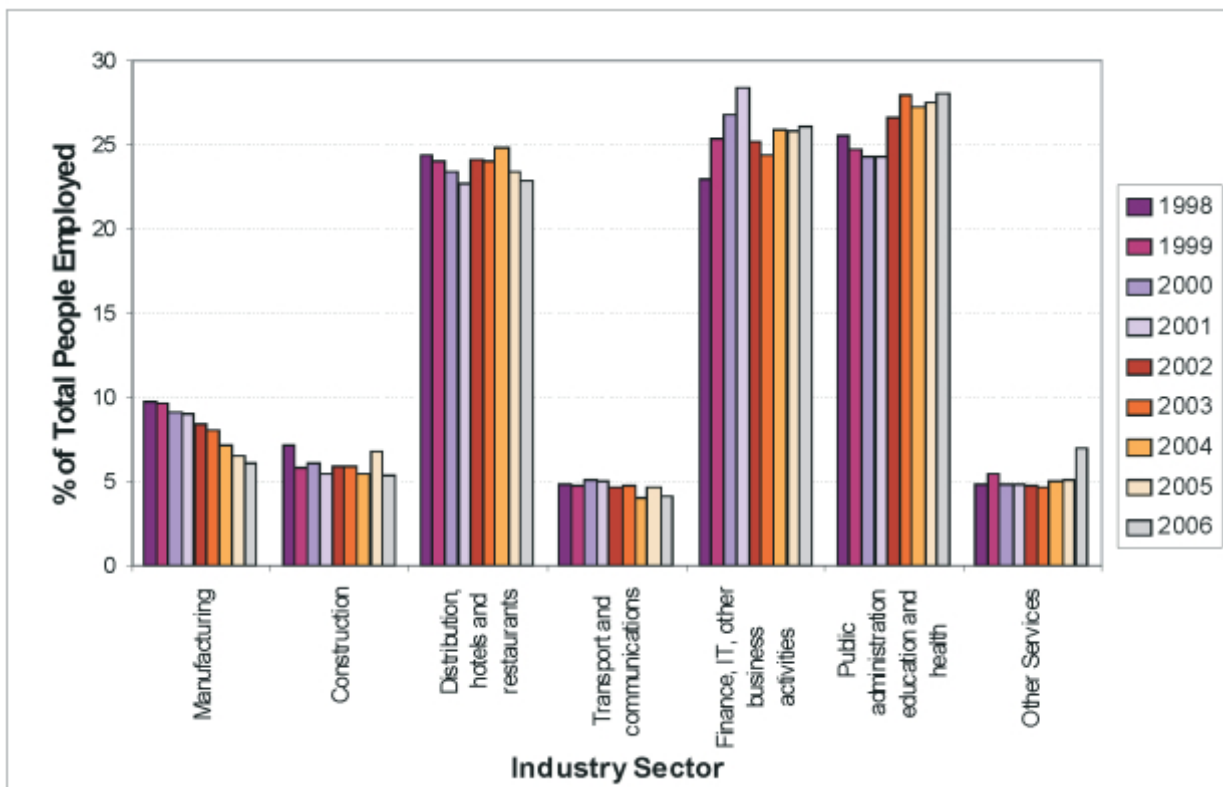


Economy

2.0.16 The employment structure of Harrow is reasonably well balanced with similar proportions of the population working in distribution, hotels and restaurants (23%), finance, IT & other business activities (26%), public administration, education and health (28%). This distribution is fairly typical considering the location of Harrow in London and the South East. Figure 2 compares the 2006 Annual Business Inquiry (ABI) against the previous eight years. The main changes over this nine year period has been a continuing and significant decline in manufacturing with corresponding gains largely in finance, IT & other business activities and in the public sector. In 2006 Harrow also lost jobs in construction, distribution and transport, but there was a significant increase (1,900) in the number of jobs in other services – this sector includes other community, social and personal service activities.

Harrow in Context 2

Figure 2 Harrow Employment by Sector (percentage of total people employed working in each sector) 1998 - 2006

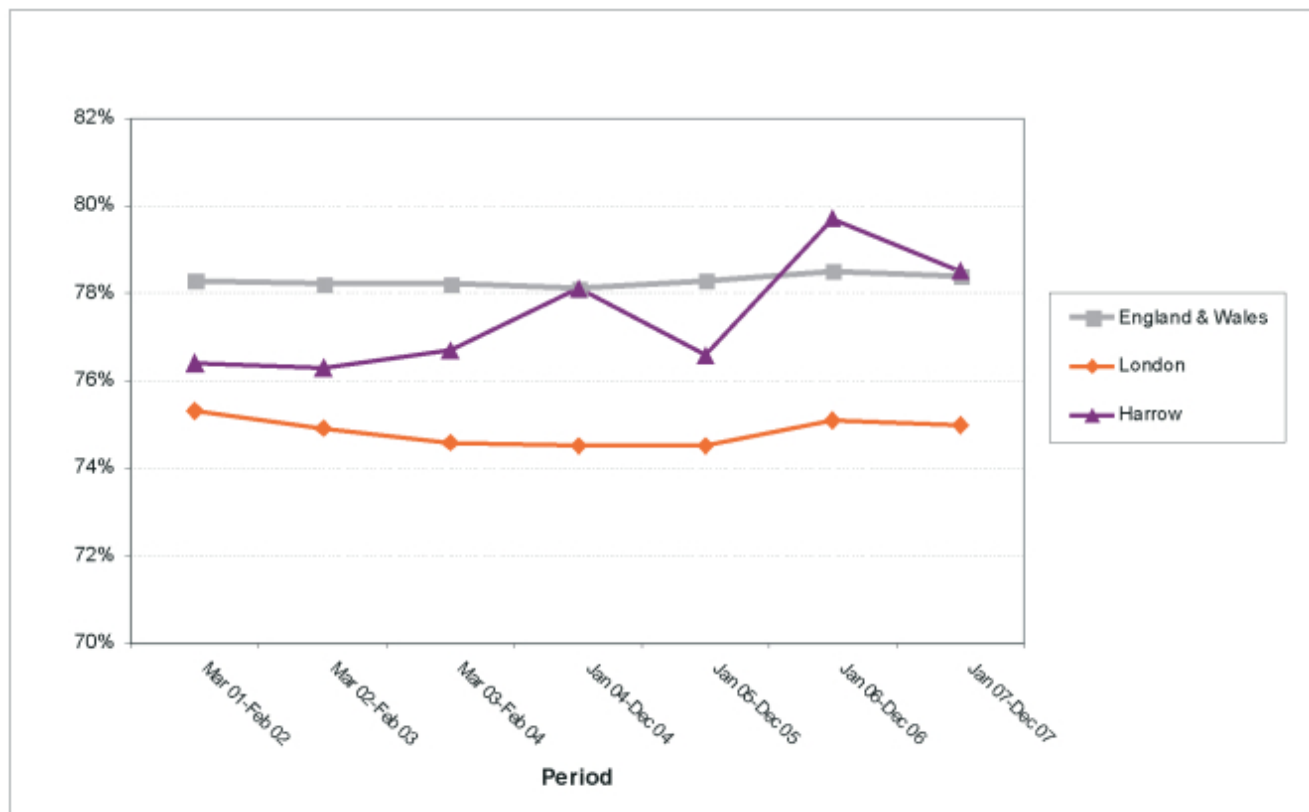


Source: Annual Business Inquiry, ONS

- 2.0.17** The 2006 Annual Business Inquiry shows that the number of full-time jobs in Harrow has fallen by just over 2,000 between 2005 & 2006. 2,700 full-time jobs were lost, whilst 600 part-time jobs were gained. There has been an overall downward trend in the number of full-time jobs provided in Harrow since 2001. This pattern has not been reflected in London or nationally, other than the losses between 2005 and 2006. In 2006 a total of 66,400 jobs were identified in Harrow, down from a peak of 69,500 in 2001(ONS Annual Business Inquiry).
- 2.0.18** In 2007, a high proportion of Harrow's residents of working age were economically active (78.5%), higher than the level for London as a whole (75%), but similar to the level for England & Wales, at 78.6% (2007 ONS Annual Population Survey). There seems to be an overall upward trend in Harrow's level of the economically active population. However, it should be noted that the confidence intervals for Harrow's data are higher than for the London & National datasets (Figure 3).
- 2.0.19** Historically far higher numbers of Harrow's workers travel outside the borough to work. The 2001 Census reported that 61.5% of Harrow's residents work away from Harrow, slightly higher than in the 1991 Census, at 59.7%.

2 Harrow in Context

Figure 3 Percentage of Working Age Population who are Economically Active 2001 - 2007



Source: Annual Population Survey, ONS

2.0.20 Key Facts on Economy:

- The unemployment rate in Harrow averaged 2.4% in 2007/8, below the average levels of 3% in 2006/7 and 3.2% in 2005/6 and lower than the Greater and Outer London levels. Around 2,500 of Harrow residents were in receipt of unemployment related benefits in 2007/8 (ONS/GLA Unemployment Claimant Count).
- The unemployment rate in Greater London averaged in 3.8% in 2007/8, lower than in the previous three years when the rate averaged 4.5% (ONS/GLA Unemployment Claimant Count).

Note: Claimant count rates are best seen as an unemployment indicator, rather than a comprehensive unemployment measure. The Government's official and preferred measure of unemployment is the International Labour Organisation (ILO) measure, which measures those people out of work, who are actively looking for work and are available to start work. However, this measure is not very reliable for small areas, including borough level data, as confidence intervals tend to be high. Modelled unemployment rates, based on the ILO unemployment measure, suggest that in 2007 5,500 of Harrow's residents were unemployed, giving a rate of 4.8% (confidence interval of +/- 1.1%) (GLA DMAG Update 17-2008).

- Average household gross income was £40,100 a year in 2007, 2.7% higher than in 2006 and 3.4% higher than the mean household income for London in 2007 (2007 CACI Paycheck). More recently statistics on equivalised income have been produced, an adjusted income scale, which takes account the size of a

Harrow in Context 2

household. Using this measure Harrow's average household income is £36,500, roughly £700 higher than London's equivalised average income.

- 5.3% (around 4,400) of households in Harrow have a gross income of under £10,000 per year, just under 25% fewer than in 2006 (2007 CACI Paycheck, unequivalised data)
- In February 2008 2,800 lone parents were receiving benefits in Harrow, 2% of residents of working age. This is slightly below the level of the previous three years, at around 2.2%. Harrow's rate is now the same as the rate for England & Wales, at 2%, but below the London average of 3.1% (DWP Benefit Claimants – working age client group).
- An average of 6,800 of Harrow's working age residents were in receipt of either Incapacity Benefit or Severe Disablement Allowance (IBSDA) in 2007/8, due to short or long-term ill health. This figure was similar to the level for 2006/07. At 5% (in February 2008), the proportion of residents on Incapacity Benefits was lower than London's level at 6.1% and for England & Wales at 6.9% (DWP Benefit Claimants – working age client group)

Key Facts on Social Structure

(from the ONS Annual Population Surveys):

- In 2007 just under 50% of Harrow's residents were grouped in the top three Standard Occupational Classification (SOC) groups, which includes managers and senior officials; professional occupations and associate professional and technical occupations. Harrow's level has now fallen below the London average of 53.1%, but is still considerably higher than the average for England & Wales, at 43.2%. Over the past four monitoring years the share of Harrow's workers in this category has fallen slightly, from 53% in 2004/5 to 49.7% in this AMR period, whereas the trend in England & Wales has been the reverse and London has remained static.
- 20.9% of Harrow's workers are categorised in the top SOC category – Managers & Senior Officials, higher than both the London and England & Wales levels at 18% and 15.6% respectively. Four years ago, only 14% of Harrow's workers were classified as Managers & Senior Officials.
- Over 12% of Harrow's economically active residents were self-employed in 2007, a higher level than the previous three monitoring years (at 11%), and above the levels for London's & England & Wales, at 10.9% and 9.5% respectively
- 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.

Deprivation

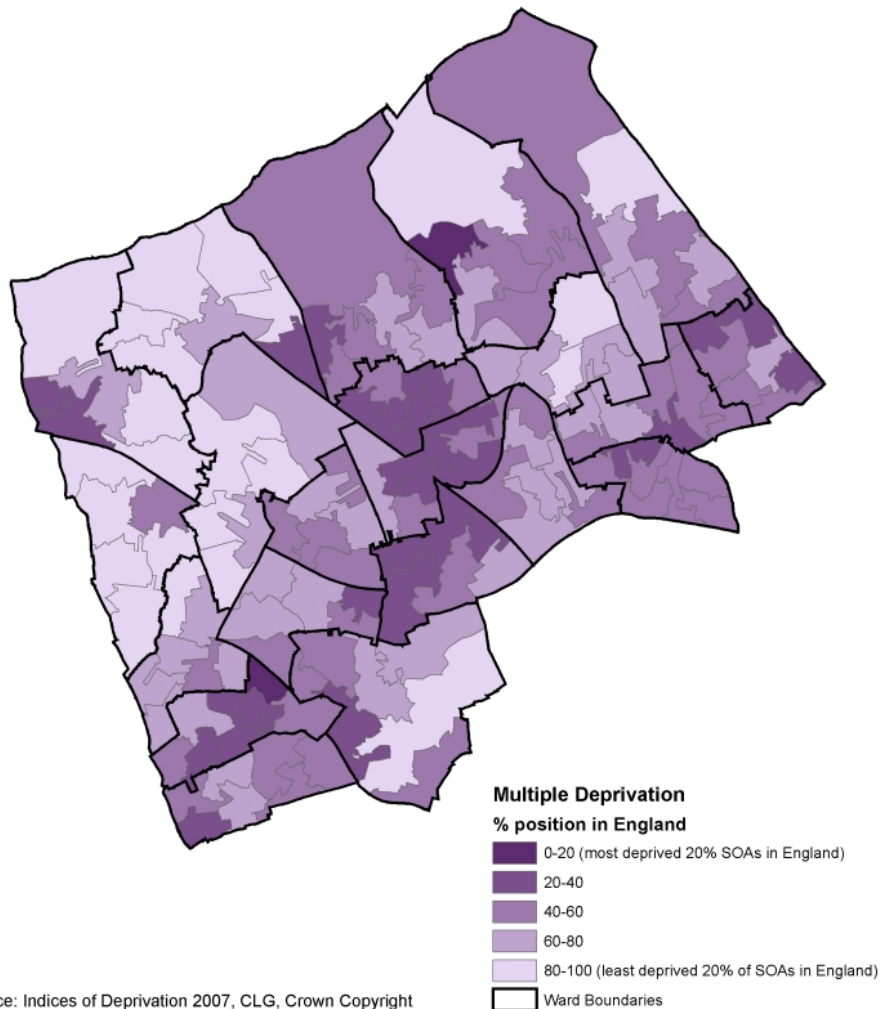
- 2.0.21** The Government's 2007 Indices of Deprivation show that whilst multiple deprivation in Harrow is well below the national average, with Harrow ranking 197th out of 354 districts in England, Harrow's position has worsened since the 2004 Indices, when the borough was ranked in 232nd place. This situation is mirrored in the London rankings too, with a 25th ranking (out of 33), compared to 29th place in 2004, where 1 is the most deprived. Multiple deprivation is largely concentrated in the south and

2 Harrow in Context

centre of the borough (Map 2). Multiple deprivation is a basket of indicators, including income, employment, health and disability, education skills & training, housing & services, living environment and crime. The indicators which showed the greatest adverse change were: income, income affecting children, employment and barriers to housing & services. The crime indicator showed the greatest improvement.

2.0.22 More information on the Government's 2007 Indices of Deprivation can be found at: <http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07/>

Map 2 Index of Multiple Deprivation 2007



Source: Indices of Deprivation 2007, CLG, Crown Copyright

Local Development Framework (LDF) Review 3

3 Local Development Framework (LDF) Review

3 Local Development Framework (LDF) Review

- 3.0.1** The Local Development Framework (LDF) is the name of the planning system that is replacing 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

- 3.0.2** The revised Local Development Scheme (LDS) published in November 2007 details the timetable for the production of the 'Local Development Framework' (LDF) documents. This is the current adopted version of this document, two earlier versions of the LDS were published in June 2005 and November 2006. The 2007 LDS revision was necessary to ensure the timescale was deliverable, taking into account advice and recommendations from GOL and the Planning Inspectorate (PINS).
- 3.0.3** To view the Harrow Local Development Scheme visit the council's website and follow the relevant links from the 'Environment and Planning' page. The council's website address is www.harrow.gov.uk

Delivering the Local Development Scheme

- 3.0.4** Based on the November 2007 revised LDS, the following table provides an update on the council's performance from 1 April 2006 to 31 March 2007 (Table 4). The following table provides a summary of the planning documents and details the progress to date. The council has achieved all targets within the agreed timeframe in the LDS. A GANTT chart detailing the key stages in the development of each document is included in **Appendix C**.

Table 4 Summary of LDF documents being produced

Document / LDS reference	Priority	Summary	Notes
Statement of Community Involvement	A	Sets out the standards to be achieved and the approaches that will be applied consistently to all the Local Development Documents (LDDs) to be prepared by the council, as well as setting the framework for consultation relating to the determination of planning applications.	Document Adopted August 2006
Local Development Scheme	A	Sets out the development plan (Proposed DPDs) and other planning guidance that the council will produce as part of the new Local Development Framework.	LDS Revised in November 2007 to reflect changes in Central Government Guidance

Local Development Framework (LDF) Review 3

Document / LDS reference	Priority	Summary	Notes
RAF Bentley Priory SPD	A	This SPD is to respond to development interest in the site and to ensure that clear guidance details the council's expectations for the site.	Adopted in October 2007
Access For All SPD	A	Guidance on Access within and into buildings.	Adopted in April 2006
Core Strategy DPD	H	This will set the vision, objectives and spatial strategy for Harrow Council under the new planning system. The saved HUDP is sufficiently robust to guide development in the foreseeable future, until is replaced by documents under the new LDF planning system.	Core Strategy Draft Preferred Options document to be completed. Consultation to start in June 2008
Sustainable Building Design SPD	H	Develop an SPD to encourage sustainable measures to be built into all development within the borough.	Work commenced 2008
Planning Obligations SPD	H	Formalise a policy and a mechanism for agreeing section 106 contributions from developments within the borough.	Work commenced 2008
(Revised) Accessible Homes SPD	H	Guidance on Lifetime and Wheelchair Homes Standards. Originally adopted in April 2006.	Revision of existing adopted version started 2008
Site Specific Allocation DPD	M	Site-specific proposals in the saved HUDP will be reviewed and new proposal sites will be identified at the same time as the Generic Development Control Policies DPD.	Work will commence on these documents following the completion of the Core Strategy, in line with Government Advice.
Development Management Policies DPD	M	The current policies in the saved HUDP are in general conformity with the London Plan. The need for revised policies will become more urgent when new Government advice and guidelines are published. The Development Management Policies DPD will set out criteria against which planning applications will be considered and will be in accordance with the Core Strategy.	Refer to LDS for expected start dates
Proposals Map DPD	M	This will accompany the DPDs and illustrate the policies and proposals on a standard Ordnance Survey map.	

3 Local Development Framework (LDF) Review

Document / LDS reference	Priority	Summary	Notes
Joint Waste DPD	M	Identify the land use needs for waste management (recycling, reuse and disposal), within Harrow and across the West London sub-region. Identify policies to secure appropriate locations for waste management through the Harrow LDF process.	Joint West London Waste DPD working group established, and consultants engaged to commence development of DPD.
Harrow on the Hill Conservation Area SPD	H	<p>The council intends to focus on the production of one draft SPD at a time</p> <ul style="list-style-type: none"> • Harrow on the Hill will be the first of the conservation area SPDs, as it can be easily defined in terms of its geography and history • Once this draft SPD has been produced, it will be possible to make a start on drafting a second SPD (for Pinner), although there will be a need to carry out further work to the Harrow on the Hill document following consultation • The subsequent production of Stanmore / Edgware Conservation Areas SPD and the Harrow Weald Conservation Areas SPD will proceed following the adoption of the first two SPDs. It is also expected that these later SPDs will be quicker to produced as the Council and public become more familiar with the new process of preparing documents under the new Act 	
Pinner Conservation Areas SPD	M		
Stanmore/Edgware Conservation Areas SPD	M		
Harrow Weald Conservation Areas SPD	L		
Priority Key: A - Adopted, H - High Priority, M - Medium Priority, L - Low Priority			

3.0.5 In addition to the documents described above, the evidence base has been expanded upon. A number of pieces of work were completed during the last monitoring period including:

- Harrow's Five Year Housing Supply (see **Appendix D**)
- Habitats identification as part of the Biodiversity Action Plan
- Preliminary work on the Strategic Flood Risk Assessment (SFRA)
- Preparation of the Draft Core Strategy Preferred Options for Consultation

3.0.6 Furthermore work continues to be undertaken to ensure that the evidence base is as up to date and complete as possible.

Monitoring Unitary Development Plan (UDP) Policy Implementation 4

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

4.0.1 This section of the AMR measures the council's performance against the saved policies in the adopted Harrow Unitary Development Plan 2004 (HUDP). The indicators used to measure performance are a combination of DCLG (formerly ODPM) Local Development Framework Core Output Indicators (COI) and Harrow Local Indicators (HLI). There have been some changes in both the Core Output Indicators as well as the Harrow Unitary Development Plan. These are outlined below.

Core Output Indicators

4.0.2 The COIs have been revised since the last AMR period (in 2006/07). A summary of the changes can be found in the **Appendix B** of this document.

4.0.3 National guidance published on 'Core Output Indicators – Update 2/2008', states that the removal of indicators from the Core Output Indicator set does not mean that they should no longer be collected and reported. Rather planning bodies should continue to develop and revise their monitoring frameworks and indicator sets where necessary, to ensure they are effectively monitoring the implementation of policy. In Harrow's case this is the London Plan (Regional Spatial Strategy or RSS) and Local Development Framework (LDF) policies, the Core Output Indicators and other monitoring requirements set out in government guidance. Therefore the council intends to continue to monitor many of the original COIs within this and future AMRs, even if they are no longer formally required by national guidance.

4.0.4 Additionally, Harrow local indicators (HLIs) identified in the HUDP and those identified after the HUDP was adopted will also be included in the AMR to monitor and measure the effectiveness of existing policies. The 'post HUDP indicators' were identified after the adoption of the UDP to ensure the effectiveness of policies was more effectively monitored. Some of these post HUDP indicators are former COIs that have since been removed, but the Council still feels it is appropriate to monitor and report the data.

4.0.5 Notes have been provided for each indicator explaining the changes from the last AMR period.

UDP Saved and Deleted Policies

4.0.6 Following a direction from the Secretary of State, fifty-six policies were permanently deleted from the Harrow Unitary Development Plan (HUDP) from Friday, 28th September 2007. This is because the policies repeat and/or are inconsistent with national or regional policy.

4.0.7 However as the policies were deleted during the monitoring period the information has been recorded and reported on in this document. The table in **Appendix D** outlines the deleted policies as well as other relevant 'saved' policies in the UDP and corresponding London Plan Policies. Each policy relevant to the indicators in this

Monitoring Unitary Development Plan (UDP) Policy Implementation 4

report have equivalent policies in the 'saved' policies and London Plan policies. References to **Appendix D** point to how the policies have been affected by the changes to the UDP.

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

4.1 Environmental Protection and Open Space

4.1.1 Within the following section, the COI/HLI indicators and supporting monitoring information is discussed under these subsections:

- Environmental protection and open space
- Flooding
- Green Belt
- Open space
- Designated sites (international, national, local, sites of importance for nature conservation and areas of deficiency)
- Trees
- Renewable energy
- Waste (including household waste, commercial waste and recycling)
- Minerals
- Air Quality

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

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

4.1.2 In addition to the above HUDP objectives, through the development of the Local Development Framework, the Core Strategy Issues and Options - Sustainability Appraisal Scoping Report includes the following relevant objective:

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

Flooding

COI	Contextual Indicator	HUDP Policy Ref
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	EP11 & S1 - (Policy SEP2 has been deleted, refer to Appendix D for further information)

Monitoring Unitary Development Plan (UDP) Policy Implementation 4

COI	Contextual Indicator	HUDP Policy Ref
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 7 from the 2006/07 AMR period. The new indicator is to show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere; and (ii) adversely affect water quality.</p>		

- 4.1.3** In 2007/08, no development was permitted by the council where they would have been contrary to the advice of the Environment Agency.

Green Belt

- 4.1.4** No specific COI is reported against - the following subsection is an information update.
- 4.1.5** In total the Green Belt within Harrow covers nearly 20% of the total area of the borough and is equivalent to 0.85ha per 1,000 population. However, irrespective of a high level of green belt land and public rights of way across many parts of the Green Belt, much of this land is still not accessible to the public. The most publicly accessible sites within the borough are: Stanmore Country Park, Stanmore Common, Bentley Priory Open Space, Grimsdyke Open Space, Harrow Weald Common, Harrow Weald Wood and Sylvia Avenue Open Space.
- 4.1.6** In October 2007, the RAF Bentley Priory supplementary planning document (SPD) was adopted, setting out the council's vision and objectives for the future of the site within the Green Belt at Stanmore (Picture 2). The SPD was subjected to sustainability appraisal and statutory public consultation. Although beyond the 2007-08 monitoring period, it is noted that in April 2008 a planning application for a change of use of the principal building to a museum/educational facility and the development of 103 dwellings along with other works, was made to the council. The application was granted permission in July 2008, subject to the completion of a planning obligation.
- 4.1.7** As noted in the previous AMRs, the outline proposal for the redevelopment of the Royal National Orthopaedic Hospital to provide a replacement hospital and housing, was approved in 2006/07. However, within the current 2007/08 monitoring period, no detailed submissions to progress the proposals have been made.

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

Picture 2 Former RAF Bentley Priory



Open Space

HLI	Contextual Indicator	Policy Ref
2.1	Loss of open space	EP47
Post HUDP Indicator	Number of parks managed to Green Flag Award Standard	SR1 - (Policy SEP6 & SR1 have been deleted, refer to Appendix D for further information)
<p>Note: This is a revised Core Output Indicator which replaces former indicator 4c from the 2006/07 AMR period. However the Government advises that councils which are signed-up to the scheme should continue to monitor against the standard.</p>		

4.1.8 Within Harrow, there is a total of 1,334 hectares of open space (including both land in private as well as public ownership), which is equivalent to 26% of the borough's land area. There are 27 publicly accessible parks, 32 allotment gardens (providing 1,325 plots) and 7 cemeteries. Some of this land is also designated Green Belt or Metropolitan Open Land.

4.1.9 During the current 2007/08 AMR period, the council granted planning permission for a development of thirteen houses on former allotment gardens in Kenmore Road, resulting in a loss of 0.253 ha open space. Permission was also granted on part of the William Ellis Sports Ground for a Hindu school, which will result in a loss of 2.7 ha. In addition, there was also a planning permission that will result in a gain of 1

Monitoring Unitary Development Plan (UDP) Policy Implementation 4

hectare of open space at Strongbridge Close Housing Estate. It is noted that prior to this current AMR period there had been no net loss of open space between 2004 and 2007.

- 4.1.10** The 'Green Flag' is a national award scheme for parks and gardens based on a number of criteria: a welcoming place; healthy, safe and secure; clean and well maintained; sustainability; conservation and heritage; community involvement; marketing; and management. The council and its partners continued to undertake development work in the 2007/08 period pursuant to applications for Green Flag status. The council continues to work to attain Green Flag status for three of the borough's parks; Canons Park, Harrow Recreation Ground and Roxeth Recreation Ground.
- 4.1.11** Canons Park is also included on the English Heritage register of historic parks and gardens. In April 2007 a major restoration project at the park, funded by the Heritage Lottery Fund, was completed. The work mainly focused on the restoration of listed buildings, walls, gardens and the park's historic landscape.

Biodiversity

COI	Contextual Indicator	Policy Ref
E2	Change in areas of biodiversity importance	EP28 - (Policy SEP46 has been deleted, refer to Appendix D for further information)

Note: This is a revised Core Output Indicator which replaces former indicators 8(i) & 8(ii) from the 2006/07 AMR period. The revised indicator is intended to show losses of or additions to biodiversity habitat including sites of special scientific interest, sites of importance for nature conservation and other local designations.

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

- 4.1.13** Habitats selected include:

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

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

4.1.14 Species selected include:

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

The Plan can be viewed via the Council's website: www.harrow.gov.uk

4.1.15 Harrow's Local Area Agreement for the period 2008-11 includes National Indicator 197 (improved local biodiversity - active management of local sites) and sets a target for the active management of five sites. The target is for two sites to move into active management by 2009/10, increasing to a further three sites by 2010/11. The achievement of these targets will be reported in future AMR documents.

Designated Sites

International and National Sites

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

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

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

- favourable
- unfavourable recovering
- unfavourable no change
- unfavourable declining
- part destroyed
- destroyed

4.1.19 The two SSSI sites within the borough are:

a. Bentley Priory Open Space, which covers an area of 56.63 hectares and comprises:

- 9.17 ha, unimproved grassland. This was last surveyed by GIGL on 23 March 2006 and its condition reported to be unfavourable recovering.

Monitoring Unitary Development Plan (UDP) Policy Implementation 4

- 19.54 ha neutral, unimproved grassland. This was last surveyed by GIGL on 23 March 2006 and its condition reported to be unfavourable recovering.
 - 15.32 ha broadleaved, semi-natural woodland. This was last surveyed by GIGL on 22 January 2004 and its condition reported to be favourable.
 - 10.88 ha semi-improved neutral grassland. This was last surveyed by GIGL on 23 March 2006 and its condition reported to be unfavourable recovering.
 - 1.72 ha standing water. This was last surveyed by GIGL on 2 July 2004 and its condition reported to be favourable.
- b. Harrow Weald Common, which covers an area of 3.5 hectares. This is a former gravel pit designated for its geological value and was last surveyed by GIGL on 14 October 2002, with its condition reported as being favourable.

Sites of Importance for Nature Conservation

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

- Sites of Metropolitan Importance: these are sites of London-wide importance. In Harrow there are five such sites totalling an area of 284.71 ha.
- Sites of Borough Importance: these are sites of borough-wide importance and are sub-categorised as grade I and grade II sites. There are six grade I sites contained within Harrow and a further four sites adjacent to or straddling the borough boundary. There are 11 grade II sites and a further 1 straddling the borough boundary. The total area of all of these sites (grade I & II) is 367.49 ha.
- Sites of Local Importance: these are sites of importance to the locality in which they are situated; for example they may be of value to local residents and schools. There are eight such sites contained within Harrow and a further site straddling the borough boundary. The total area of all of these sites is 27.38 ha.

4.1.21 There has been no change in the number or area of SINCS in Harrow between the current and previous monitoring periods. However, the council's Biodiversity Action Plan (BAP) contains a list of 14 proposed additional sites of local importance.

Locally Designated Areas

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

- Bentley Priory Open Space - 57.18 ha
- Stanmore Common - 48.8 ha
- Stanmore Country Park - 31.29 ha

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

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Areas of Deficiency

- 4.1.24** Areas of deficiency are mapped by GIGL and defined as built up areas more than one kilometre walking distance from an accessible Metropolitan or Borough Site. There is a broad line of deficiency stretching from east to west across the southern and central section of the borough; this equates to an area of 1230.18ha or 24.46% of the borough's area. There has been no change in the area of deficiency between the current and previous monitoring periods.
- 4.1.25** A disused, partially waterlogged area of Newton Farm Park East allotments in Rayners Lane has been developed into a learning centre using section 106 funding. This has been developed to a standard for use by community and voluntary organisations, including local organisations based at Rayners Lane Estate, to deliver accredited horticultural-based training courses by Harrow College.

Trees

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

- 4.1.26** In the 2007/08 AMR period, 35 new Tree Preservation Orders (TPOs) were confirmed, which cover 646 trees and three woodlands. This is a significant increase from the 2006/07 AMR period, when only nine new TPOs were confirmed. Of particular significance during the 2007/08 period are the TPOs made to protect the important trees at the former RAF Bentley Priory site (see Green Belt above). Additionally, there have been significant improvements to the implementation speed of establishing new TPOs. Any tree threatened by development, bad management or a change of ownership can be made the subject of a tree preservation order in less than a day.
- 4.1.27** British Standard 5837 (*Trees in Relation to Construction*) continues to be used within Harrow, to good effect, to secure tree constraints and protection plans in connection with planning applications.

Renewable Energy

COI	Contextual Indicator	Policy Ref
E3	Renewable energy generation	(Policy SEP1 has been deleted, refer to Appendix C for further information)

Note: This is a revised Core Output Indicator which replaces former Indicator 9 from the 2006/07 AMR period. The new indicator is to show the amount of approved and completed renewable energy generation by installed capacity and type. Installed capacity is the amount of energy generated by the approved or completed developments (in megawatts).

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- 4.1.28** The new indicator specifically excludes developments and installations permitted by a General Development Order. This is of significance to Harrow, as the Town and Country Planning Order 2008 (General Permitted Development Amendment) introduced extensive new permitted development rights for the installation of domestic micro-generation equipment which would apply to the borough's existing residential areas. However this order will come into effect during the next AMR period.
- 4.1.29** Under the council's Heating Harrow Greener scheme, 31 solar hot water systems were installed into owner occupied households. A further 35 installations are planned for 2008/09 AMR period. As discussed in the previous AMR the council installed a further five solar hot water systems as part of a pilot within the Warm Zones scheme. Plans also include the installation of a wind turbine in Newton Ecology Park to power the classroom, in 2008/09.
- 4.1.30** Harrow's Local Area Agreement 2008-11 adopts National Indicator 186. From a 2005 base of 5.2 tonnes CO₂ emissions per capita in the borough, a target for reductions has been set against the baseline of 3.5% by 2008/09, 7.5% by 2009/10 and 11.5% by 2010/11. Performance against these targets will be incorporated in future AMR documents.
- 4.1.31** It is anticipated that the Sustainable Building Design SPD will encourage renewable energy generation in both large and smaller developments. It is planned that this SPD will be adopted in 2009 and so a complete data set may not be available until the 2009/10 AMR.

Waste

COI	Contextual Indicator	Policy Ref
W1	Capacity of new waste management facilities by waste planning authority	(Policy SEP3, EP17 & EP18 have been deleted, refer to Appendix D for further information)
<p>Note: This is a revised Core Output Indicator which replaces former Indicators 6a from the 2006/07 AMR period. The new indicator is to show the capacity and operational throughput of new waste management facilities, as applicable. New facilities are defined as those which have planning permission and are operable in the reporting year.</p>		
W2	Amount of municipal waste arising and managed by management type by waste planning authority	EP16 - (Policy SEP3 have been deleted, refer to Appendix D for further information)
<p>Note: This is a revised Core Output Indicator which replaces former indicator 6b from the 2006/07 AMR period. The new indicator is to show the amount of waste being generated and how it is being managed by type.</p>		

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4.1.32 There were no new waste management facilities provided in the borough in 2007/08, as was the case in 2004/05, 2005/06 and 2006/07.

4.1.33 No information is currently available for Indicator W2, but it is hoped that this will be included in the next AMR as Harrow, in partnership with other West London Boroughs, has commissioned the preparation of a Development Plan Document for waste (see Chapter 3). It is likely that more information will become available for monitoring this area in the future (Table 5).

Household waste

4.1.34 Since 2004/05 the amount of household waste generated has decreased. It is important to keep the trend under review and make every effort to continue to reduce waste in the future.

Table 5 Harrow Household Waste - Annual Summary (Tonnes/AMR monitoring year)

Year	Total Household Waste (tonnes)
2007/08	98,682
2006/07	102,057
2005/06	102,082
2004/05	105,331
2003/04	98,115
2002/03	95,662
2001/02	90,491
2000/01	88,321

Source: Harrow Council, Waste Management Policy Unit

Commercial Waste

4.1.35 The amount of commercial and non-household waste being handled by the council is now on a firm downward path (Table 6), reflecting the increased costs associated with Landfill Tax and the Landfill Allowance Trading Scheme (LATS).

Table 6 Harrow Commercial Waste - Annual Summary (tonnes/AMR monitoring year)

Waste Distribution	2005/06 Weight (tonnes)	2006/07 Weight (tonnes)	2007/08 Weight (tonnes)
Commercial Waste Collected	8,000	10,100	7,800

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Commercial Waste Delivered to the Rubbish tip by Traders	3,260	2,511	1,847
Non Household Waste Delivered to the Rubbish tip (construction and demolition waste)	3,100	5,571	4,525

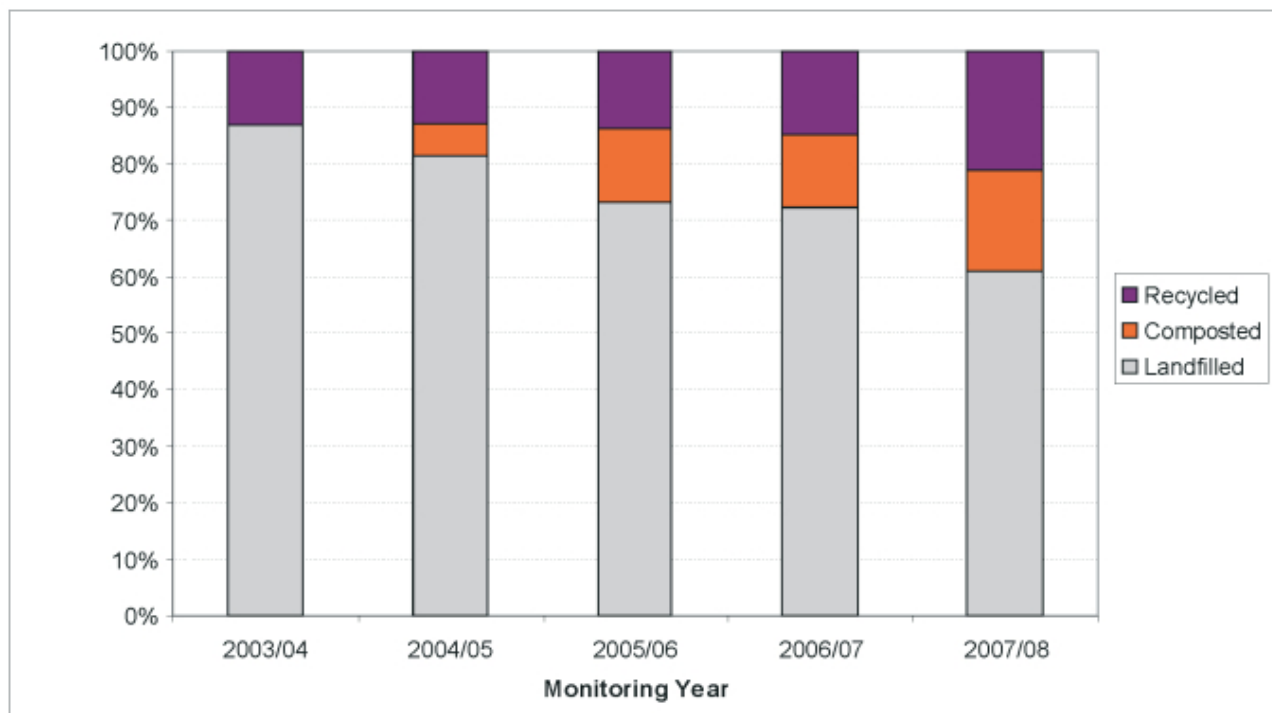
Source: Harrow Council, Waste Management Policy Unit

Waste Recycling

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

4.1.36 During 2007/08 the council introduced blue bins and this has led to a significant and sustained change in the amount of waste being recycled and composted. Overall the council achieved a composting and recycling rate of 39%. The remaining 61% continues to go to landfill sites outside the borough (Figure 4).

Figure 4 Waste Disposal in Harrow 2003/04 - 2007/08



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

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

- 4.1.37** The joint Waste Management Strategy has been agreed with the West London Waste Authority (WLWA) and sets a target of 40% of municipal waste to be recycled by 2009/10.
- 4.1.38** The council is making good progress towards achieving this target. In April 2008 it introduced compulsory recycling in schools and started to offer recycling to its trade customers. Approximately a quarter of flats have recycling facilities at present and the council plans to increase this to 100% by 2010.
- 4.1.39** There have been no new non-landfill waste facilities provided in this monitoring period.
- 4.1.40** Harrow's Local Area Agreement 2008-11 adopts NI 192 and, from a baseline of 38% of household waste recycled and composted, sets targets to increase this to 42% by 2008/09, 47% by 2009/10 and 50% by 2010/11. Performance against these targets will be incorporated in the relevant years' AMRs.

Minerals

COI	Contextual Indicator	Policy Ref
M1	Production of primary land won aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to Appendix D for further information)
Note: This is a revised COI which replaces COI 5a in the 2006-07 AMR period.		
M2	Production of secondary and recycled aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to Appendix D for further information)
Note: This is a revised COI which replaces COI 5b in the 2006-07 AMR period. It is to show the amount of secondary and recycled aggregates being produced; recycled aggregate is construction, demolition and excavation waste re-used as aggregate.		

- 4.1.41** There are no mineral workings in Harrow and local indicators have therefore not been identified for monitoring. There are no fixed aggregates or concrete processing or aggregate making plants/equipment in the borough. Neither is there any permanent concrete crushing equipment in Harrow. However, the council's Environmental 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.

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- 4.1.42** The council will encourage the use of recycled materials, in particular aggregates, in the forthcoming draft Sustainable Building Design SPD due to be consulted on and adopted in the next AMR period (2008/09).

Air Quality

HLI	Contextual Indicator	Policy Ref
7.1	Number of incidents of nitrogen oxide (NO ₂) and particulates (PM ₁₀) exceeding the Government's objective levels by 2005	(Policy EP24 has been deleted, refer to Appendix D for further information)
Note: Adopted from the National Air Quality Strategy		

- 4.1.43** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2007 and not the monitoring period 2007/08. Information given here is a summary of a more technical explanation which can be found in **Appendix E**.

- 4.1.44** Table 7 shows that a general trend of decreased nitrogen dioxide (NO₂) concentrations across the borough has continued since 2003 levels. The table shows that Site 1 has historically had an annual mean concentration greater than the 2005 objective (40 µg m⁻³), for 2003, 2004, 2005 and 2006. However, for the first time since 2003 the annual concentration for Site 1 in 2007 was less than the 2005 objective limit. This could indicate a continuing trend of decrease in the roadside NO₂ concentrations.

Table 7 Results of bias adjusted NO₂ diffusionoten tube results monitoring (µg/m³) 2001 - 2007

Site	2001 Bias adjusted	2002 Bias adjusted	2003 Bias adjusted	2004 Bias adjusted	2005 Bias adjusted	2006 Bias adjusted	2007 Bias adjusted
Site 1	38.0	36.5	43.9	42.2	46.1	40.3	39.4
Site 3	24.2	28.9	22.4	17.7	30.6	24.4	17.6
Site 4	27.2	26.7	32.4	30.4	24.6	20.1	22.4
Site 5	30.1	26.8	33.9	32.6	31.8	22.3	27.0
Average	29.9	29.7	33.1	30.7	33.2	26.7	26.6

Note: The results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger LWEF programme. 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. As Gradko Scientific supplied the Council's diffusion tubes with analysis undertaken by Casella Stanger, the national bias adjustment was applied to data for 2003, 2004, 2005, 2006 and 2007; these were 1.10, 1.08, 1.18, 1.06 and 1.01, respectively.

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- 4.1.45** Harrow is below the national average for measures of airborne particulates. However there has been an overall decreasing trend nationally since 1993 whereas the background concentrations for Harrow has remained relatively constant. The National Air Quality Survey sets a target to reduce the number of days that particulates recorded exceeds $50 \mu\text{g m}^{-3}$. These are shown in Table 8 and Table 9.
- 4.1.46** During 2007 there were six exceedences of the $50 \mu\text{g m}^{-3}$ 24-hour mean for PM_{10} , at the Harrow 1 (background continuous monitoring station). The annual mean concentration for Harrow 1 indicated a flattening off of the downward trend in background concentration for the borough (Table 7a) seen between 2002 and 2004.
- 4.1.47** Harrow 2 (roadside continuous monitoring station) data showed there were 18 exceedences during 2007, which was considerably lower than the 35 permitted. There was one more exceedence during 2007 than 2006. However, the mean annual concentration decreased by $1.4 \mu\text{g m}^{-3}$ during the same period.

Table 8 Annual mean concentrations for PM_{10} ($\mu\text{g m}^{-3}$) and number of days above exceedance limit at Harrow 1 continuous monitoring site (background)

LAQN site	1999	2000	2001	2002	2003	2004	2005	2006	2007
Days mean $\geq 50 \mu\text{g m}^{-3}$	3	3	6	8	16	0	1	5	6
Annual Mean $\mu\text{g m}^{-3}$	21.0	20.8	21.0	23.0	24.0	19.7	20.0	21.2	19.8

Note: 1999 figures represent < 90% data capture.

Source: Harrow Council, Environmental Health

Table 9 Annual mean concentrations for PM_{10} ($\mu\text{g m}^{-3}$) and number of days above exceedence limit at Harrow 2 continuous monitoring site (roadside)

Harrow 2 monitoring station	2004	2005	2006	2007
Days mean $\geq 50 \mu\text{g m}^{-3}$	17	17	22	18
Annual Mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3	29.0

Source: Harrow Council, Environmental Health

- 4.1.48** The Department of Environment Farming and Rural Affairs (DEFRA) released provisional statistics showing an annual national average urban background particulate (PM_{10}) level of $21 \mu\text{g m}^{-3}$ this compared to $24 \mu\text{g m}^{-3}$ in 2006. Harrow is below the national average at an average of $19.8 \mu\text{g m}^{-3}$. However the national concentrations have increased slightly in each of the last two years, although there has been an overall decreasing trend since 1993 whereas the background concentrations for

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Harrow has remained relatively constant, around $20 \mu\text{g m}^{-3}$ over the last eight years with only elevated concentrations during 2002 and 2003. These elevated concentrations are probably linked to very warm and dry summers.

Environmental Protection and Open Space Summary 2007/08

	Summary
Flooding	<ul style="list-style-type: none"> No development has been permitted by the council contrary to the wishes of the Environment Agency
Green Belt and Open Space	<ul style="list-style-type: none"> The council has adopted a supplementary planning document for a major developed site in the Green Belt (Bentley Priory) One planning permission has been granted for residential development on designated open space
Biodiversity	<ul style="list-style-type: none"> There has been no change in the areas of biodiversity importance within the borough Trends/changes to priority habitats and species awaited (GIGL)
Trees	<ul style="list-style-type: none"> Further Tree Preservation Orders have been made, including the protection of trees for a major developed site in the Green Belt (Bentley Priory) The council has improved its internal procedures for making Tree Preservation Orders
Renewable Energy	<ul style="list-style-type: none"> 31 solar hot water systems were installed into owner occupied households The forthcoming SPD will should encourage greater renewable energy initiatives in new developments in the borough
Waste	<ul style="list-style-type: none"> No new waste management facilities have been provided in the borough There has been continued improvement in the proportion of waste recycled and composted (but still the majority of waste goes to landfill outside the borough)
Minerals	<ul style="list-style-type: none"> There are no minerals workings in Harrow and there is limited information available in relation to aggregates recycling
Air Quality	<ul style="list-style-type: none"> The general trend of decreased nitrogen dioxide (NO_2) concentrations across the borough continues since 2003 levels. The average measurements over all four monitoring sites is at the lowest level since 2001 Harrow is below the national average for measures of airborne particulates. However, there has been an overall decreasing trend nationally since 1993, whereas the background concentrations for Harrow have remained relatively constant.

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4.2 Design and the Built Environment

Design and the Built Environment

- 4.2.1** Harrow's built environment has an enormous variety of features, with famous landmarks and areas of national importance rich in history, 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

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

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

- 4.2.2** The CLG Core Output Indicators requires data to be submitted about design issues. The council intends to assess completed developments of more than 10 units alongside the 20 'Building for Life' criteria. Due to resourcing pressures and lack of training to assess completed developments, this data has not been collected to date. It is anticipated that the council will have a formally trained Building For Life Assessor in early 2009 and it may be possible to assess developments retrospectively. An update on this year's data and next years should be available for the next AMR.

Design Statements

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of design statements submitted	D4

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

4.2.4 The number of valid planning applications accepted by the council which required Design & Access Statements was 939. It is assumed that to be valid each of these applications would have an accompanying Design & Access Statement that meet the requirements of Article 4C of the GDPO (2006).

Design Briefs

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

4.2.5 One design brief was produced and adopted by the council in 2007/08, compared with 2006/07 when none were produced or adopted, this was the Bentley Priory SPD. This has been prepared to guide the future use and development of this former military site. This SPD has been prepared and adopted to ensure that any future development on the site safeguards the important architectural, historic and cultural importance and takes proper account of its important landscape and ecological character.

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

4.2.6 The following design guides and design policy documents were adopted in the 2007/08 AMR period:

- 'Future use and development of Bentley Priory' SPD

4.2.7 Work also started on the following documents:

- Sustainable Building Design SPD
- Planning Obligations SPD
- Harrow on the Hill Conservation Areas SPD
- Pinner Conservation Areas SPD

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Specialists' Comments

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

- 4.2.8** Harrow does not currently have an Urban Design Officer. Therefore there is no data available for this indicator in this AMR period, as the number of comments would be nil.

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

- 4.2.9** Developers are encouraged to seek pre-application advice to improve the quality and acceptability of applications when submitted. The council has two mechanisms by which developers can obtain formal advice, through the Planning Advice Team (PAT) and through a Pre-Application Meeting (PAM). The PAT meet monthly. The team is made up of officers from a range of disciplines who discuss proposals submitted and provide written feedback. PAMs are one on one meetings between developers and planning officers and is a suitable vehicle for major applications.

- 4.2.10** National legislation provides the council with the power to charge for discretionary services limited to the cost of providing the service. This discretionary charging first commenced during the last AMR period and has continued.

- 4.2.11** In this AMR period there were 122 proposals considered by the Planning Advice Team, an average of 10 proposals per meeting. There were 52 proposals for major schemes discussed in Pre-Application Meetings (Table 10). Although this represents a decrease in minor proposals considered by the PAT these figures show an increase in PAMs for major or complex proposals. As charging for advice only commenced part way through the last AMR period, some applicants may have been discouraged from submitting proposals for consideration. However the new cost implications with obtaining advice has resulted in more carefully considered proposals submitted for advice.

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Table 10 Pre-Application Advice 2007/08

	Total No. of Proposals	Average Proposals per Month
PAT proposals	122	10
PAM proposals	52	4

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

4.2.12 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. The Access Officer received 443 requests to provide detailed observations on planning applications, or an average of 37 per month. Of these, 394 or 88% received detailed access observations, with the remainder assessed as having no relevance on inclusive design issues. This is an average of 33 applications comment on per month. This is the first AMR period that has a complete set of data (Table 11).

Table 11 Planning Applications Received, Considered and Commented upon by the Access Officer

	Total No. of Planning applications	Average No. of Planning applications per month
Planning applications received	443	37
Planning applications considered	398	33
Planning applications commented upon	394	33

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

4.2.13 Formal collection of the number of units that comply with Lifetime Home Standards will commence for the 2008/09 AMR period. No data has been collected for this AMR period. However data is currently being monitored and will be available in the next AMR.

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Conservation Areas

HLI	Contextual Indicator	Policy Ref
2.4	Percentage of Conservation Areas in the local authority area with policy guideline statements	D16 - (Policy SP2 has been deleted, refer to Appendix D for further information)

4.2.14 This HUDP indicator requires 100% of Conservation Areas to be covered by policy statements (now referred to as character appraisals). 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).

4.2.15 Currently Harrow has 25 Conservation Area Appraisals (out of possible 28). However, only 21 of these are adopted. Work has started on the following:

- Waxwell Lane Character Appraisal
- Tookes Green Character Appraisal
- Waxwell Close Character Appraisal
- Pinner High Street Character Appraisal

Design and the Built Environment Summary 2007/08

	Summary
Design Quality	<ul style="list-style-type: none"> • This data has not been collected to date. An update on this year's data and next year's should be available for the next AMR period
Design & Access Statements	<ul style="list-style-type: none"> • It is a statutory requirement to submit a Design & Access Statement with planning applications for all relevant planning applications
Design Briefs	<ul style="list-style-type: none"> • One Design Brief has been prepared for RAF Bentley Priory to guide the future use and development of the former military site
Design Guidance and Policy Documents	<ul style="list-style-type: none"> • Bentley Priory SPD was adopted in this AMR period
Specialists' Comments	<ul style="list-style-type: none"> • There is no data is available for this AMR period relating to planning applications requiring urban design advice • Pre-Application Advice - there were 122 PAT proposals and 52 PAM proposals • There were 394 planning applications commented on by the Access Officer, an average of 33 per month

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	Summary
Conservation Areas	<ul style="list-style-type: none">• Currently Harrow has 25 Conservation Area Appraisals (out of possible 28), of these 21 are adopted• Work has started on Waxwell Lane, Tookes Green, Waxwell Close and Pinner High Street Conservation Area Appraisals

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4.3 Transport

- 4.3.1** 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.

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

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

Transport Initiatives

Picture 3 Petts Hill Bridge scheme



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4.3.3 There have been several initiatives taking these objectives forward:

- a. Five Bus Priority schemes have been implemented in 2007/08 at a cost of £792,000. In addition, the design work for the Petts Hill Bridge scheme, South Harrow (Picture 3 - artist's impression) commenced enabling work on site. The proposed Petts Hill Bridge scheme will lead to:
 - Improved road capacity, particularly for buses, at this bottleneck on the network
 - Improvements to pedestrian and cycle routes through this bottleneck and the linking of cycle routes either side
 - Improvements to the pedestrian and cycle routes to Northolt Park station
 - Enhancements to the operation of traffic signals at the Northolt Road and Alexandra Avenue junction, including improved provision for pedestrians
 - Increased headroom under the railway bridge, bringing it up to standard clearance
 - Enhancements to the street scene
- b. Around 63% of bus stops in the borough are now suitable for the more accessible low floor buses, compared to 32% in 2005/6
- c. New 20mph zones were introduced in Harrow on the Hill and in Whitefriars Avenue
- d. New Local Safety Schemes were introduced in Kenton Lane, Camrose Avenue and Stanmore Hill
- e. Over 0.5 km has been added to Harrow's cycle lane network in 2007/8
- f. Urban Initiatives have prepared a Public Realm & Access Strategy on behalf of the council. A range of ideas are identified to make the town centre more accessible including:
 - Making Station Road in Harrow 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.

TfL funding has been agreed to undertake first stage design work to facilitate improved bus penetration to the town centre.

- g. The public realm improvements will form part of the scheme to re-open Wealdstone High Street
- h. South Harrow Controlled Parking Zone was extended in 2007/8 enabling improved management of available parking
- i. The borough held around 38 travel awareness events promoting sustainable forms of transport and also provided cycle training to 370 children and 100 adults

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Car Ownership Levels

4.3.4 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).

Travel to Work

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

Road Accidents

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Accident Rates	-

Table 12 Road Accident Statistics 2000 - 2007

Accidents	2000	2001	2002	2003	2004	2005	2006	2007
No. of Casualties	776	800	711	676	708	640	558	496
Total Accidents	618	647	560	549	582	504	454	387
Fatalities	10	5	4	9	4	3	3	2
Serious Injuries	109	100	83	70	79	73	55	53
Slight Injuries	657	695	624	597	625	564	500	441

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

Source: Accident Records, Transport for London

4.3.6 The number of people killed or seriously injured through road accidents has dropped by 53.8% from 2000 to 2007. The total number of people killed or seriously injured in road accidents in Harrow in 2007 was 55. This figure comprised 26 pedestrians, 1 pedal cyclist, 8 motorcyclists, 19 car occupants and 1 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. 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 12 & 13).

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Table 13 Casualty Statistics from 2000 - 2007

	2000	2001	2002	2003	2004	2005	2006	2007
<u>Pedestrians</u>								
All Casualties	137	146	101	118	121	113	102	96
Age: 0-15	36	48	25	33	27	29	28	31
Age: 16-59	64	56	49	62	70	65	50	40
Age: 60+	28	29	18	18	19	14	15	17
Unknown	9	13	9	5	5	5	9	8
<u>Pedal Cyclists</u>								
All Casualties:	45	41	33	27	37	35	37	19
Children	21	12	9	9	14	8	8	1
Adults	24	28	23	17	23	23	24	15
Unknown	0	1	1	1	0	4	5	3
<u>Motor Vehicles</u>								
All Casualties	594	613	577	531	587	492	456	400
Motor Cycles	60	71	76	52	65	58	57	32
Cars	491	492	470	444	451	384	324	317
Buses & Coaches	30	34	21	30	23	32	21	18
LGV/HGVs	12	12	6	4	1	9	15	8
Other	1	4	4	1	1	9	2	5
<small>Source: Accident Records, Transport for London</small>								

Travel Plans

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

4.3.7 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. 53 schools now have approved travel plans as at 31 March 2008, compared with 28 travel plans in the previous AMR period. This meant that there were 25 additional travel plans prepared during the current AMR period.

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Transport and Development

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

4.3.8 In 2007/08 no major developments involving transport integration were proposed in Harrow. However it is considered that the large schemes which are anticipated for the Harrow Town Centre will be capable of maximising the integration of different modes of transport and require further improved infrastructure in Harrow on the Hill Station and the Bus Station.

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

4.3.9 Harrow is well served by public transport and it has been demonstrated that most residents live within 30 minutes of public transport. Areas around Harrow Metropolitan Centre and the district centres are the most accessible locations (see Map 3). No new residential developments were 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	-

4.3.10 In the 2007/08 there were no residential schemes of 10 units and over completed with no car parking provision. This compares to the 2006/07 monitoring period where one scheme of twelve units was built in Station Road, Harrow. However, 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.

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HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of completed non-residential development within UCOs A, B, D complying with car parking standards set out in the Local Development Framework	T13
Note: This is a Harrow Local Indicator which replaces former Core Output Indicator 3a		

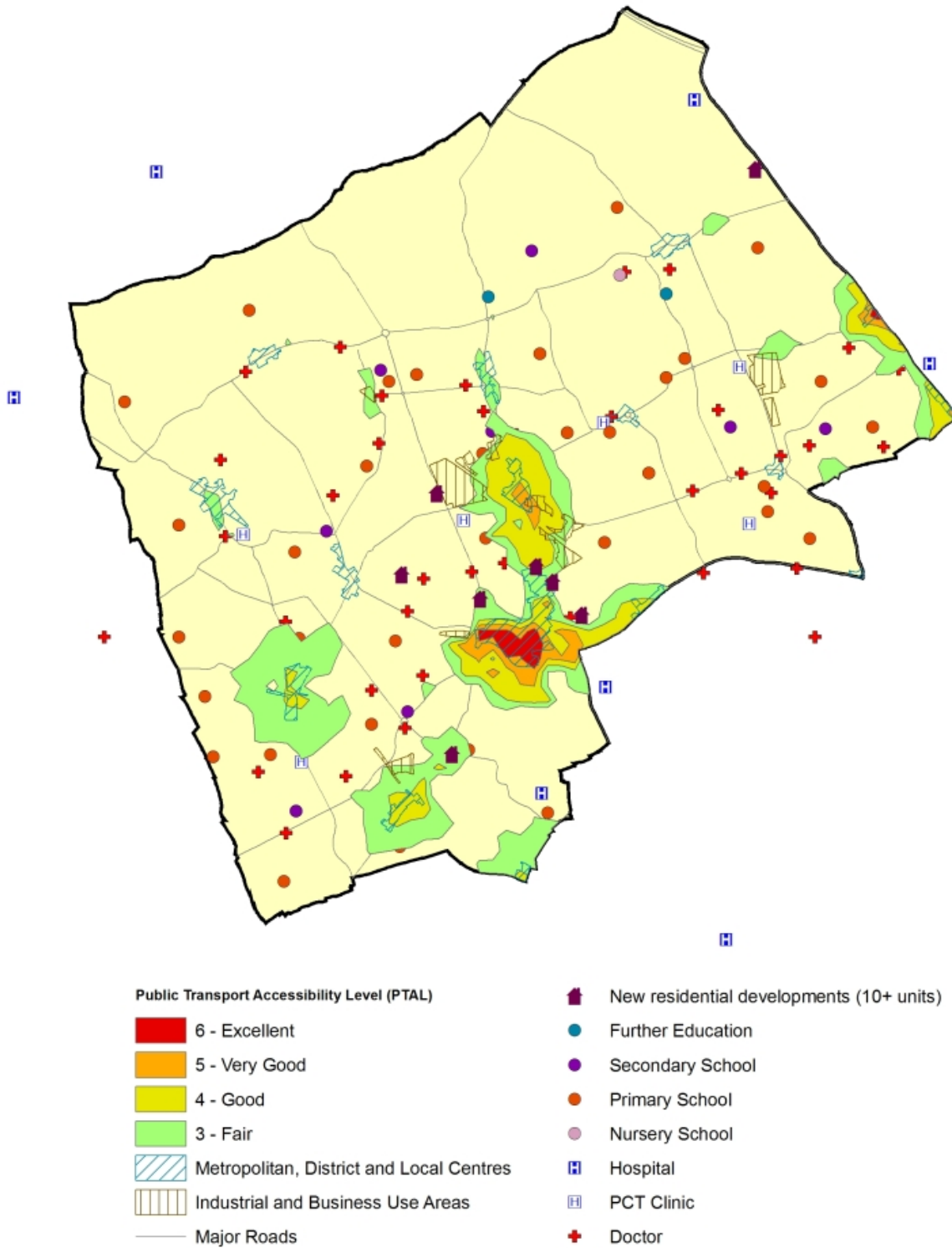
4.3.11 For the period 2007/08 all non-residential developments in Use Class Orders (UCOs) A, B & D were analysed to see if they complied with the parking standards set out in the HUDP. The result of the analysis shows that all the developments complied with parking standards, compared with 81.2% compliance 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.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of new residential development within 30 minutes public transport time of a: GP, hospital, primary school, secondary school, areas of employment and a major health centre	H13
Note: This is a Harrow Local Indicator which replaces former Core Output Indicator 3b		

4.3.12 With regard to this indicator, a transport accessibility map was generated (see Map 3). 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.

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Map 3 Public Transport Accessibility 2007/08



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

4.3.13 The number of public car parking facilities has remained unchanged since 2004/05. These are to be found mainly around the town centres. Although there is a proposal to change the way that the council's own parking facilities are managed 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.

4.3.14 Two additional cycle shelters accommodating 20 bicycles were introduced at Harrow Civic Centre.

Transport Summary 2007/08

	Summary
Transport Initiatives	<ul style="list-style-type: none"> Improvements have been made to bus stop accessibility and to the cycle network The need to continue to improve the attractiveness and reliability of public transport, cycling and walking will ensure that sustainable transport choices are seen as a real alternative to car use
Car Ownership and Travel to Work	<ul style="list-style-type: none"> The council continues to seek the provision of travel plans as a means of promoting sustainable development and encouraging other modes of transport but this has had little impact on car ownership levels
Road Accidents	<ul style="list-style-type: none"> 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
Transport and Development	<ul style="list-style-type: none"> Residential developments in Harrow have taken place at higher densities in the last five years and at locations with high transport accessibility

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4.4 Housing

4.4.1 Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 84,600 dwellings in Harrow and almost two-thirds were constructed during the inter-war period. The majority of the existing housing stock consists of owner-occupied three-bedroom, two storey semi-detached houses. In recent years one and two bedroom flats have accounted for the bulk of the new dwellings. High house prices in Harrow means that much of the existing stock is unaffordable for families on low income, hence the need for more affordable housing units, especially three and four bedroom houses. The requirement for good quality housing that meets the needs of Harrow's residents is one of the most important issues facing Harrow.

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

Housing Context

- 75% of Harrow's housing stock was owner occupied in 2001, ranking Harrow fifth in London
- 10.4% of Harrow's households lived in social housing in 2007/08
- 72% of the council's own housing stock failed to meet Harrow's Decent Homes Standard in April 2007 (CLG, 2007 Housing Strategy Statistical Appendix)
- Harrow has the second lowest level of social housing in London
- In 2006 there were 3,681 statutorily unfit dwellings in Harrow (CLG, Dwelling Stock by Tenure and Condition, 2006)

The HUDP Housing objectives are:

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

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Table 14 Housing Tenure: Key Facts

Tenure	2005/06		2006/07		2007/08	
	Number	%	Number	%	Number	%
Local Authority	5,107	6.1	5,091	6.1	5,091	6.0
RSL	3,683	4.4	3,892	4.6	3,710	4.4
Other Public Sector	182	0.2	176	0.2	175	0.2
Private Sector	74,610	89.3	75,028	89.1	75,638	89.4
Total	83,582	100	84,187	100	84,614	100

Source: Harrow Council, Housing, HSSA returns, 2005/06 to 2007/08

4.4.3 Table 14 shows housing tenure for 2005/06 to 2007/08. There has been an increase of 0.5% in the total stock between the last two AMR periods. The number of Local Authority properties has remained the same. Whilst there has only been a 0.8% increase in privately owned dwellings, this is an increase of 610 dwellings. There was a decrease in dwellings owned by social landlords and by the other public sector, largely due to demolitions on the Rayners Lane Estate, as part of the estate renewal.

COI	Contextual Indicator	Policy Ref
H2 (a)	Net additional dwellings in previous years	H3
H2 (b)	Net additional dwellings - for the reporting year	

Note: This is a revised Core Output Indicator which replaces former Indicator 2a (i) & (ii) from the 2006/07 AMR period. H2 (a) is to show recent levels of housing delivery. H2 (b) is to show levels of housing delivery for the reporting year.

4.4.4 In 2007/08 the number of net additional dwellings completed was 373 units compared with 620 units in 2006/07, a decrease of 40% in 2007/08 (Table 15, Figures 5 and 6). In the last five years, there has been a total increase of 2,582 units to Harrow's housing stock.

4.4.5 The London Plan's housing target for Harrow is 400 units, with the conventional supply target of 360 units up to 2017 (based on the Alterations to the London Plan, approved in December 2006). Previously Harrow's conventional annual average

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target was 330 units. Over the past five years (since 1 April 2003), Harrow has delivered 2,582 number of units in conventional supply, exceeding targets by 902 units.

4.4.6 From 2007/08 to 2016/17 Harrow's housing provision targets for non self-contained accommodation is 15 bed spaces per year. The redevelopment of a care home in 2007/08 resulted in a net loss of 7 bed spaces, compared to a net gain of 35 bed spaces in the borough in 2006/07 (Past non-conventional completions in Table 20).

4.4.7 Harrow's target for reducing long term vacant stock is 24 units per year. In 2007/08 44 private sector properties which had been vacant for more than six months were brought back into use. ⁽¹⁾ (Long term vacant properties returned to use in Table 20).

Figure 5 Net Additional Dwellings 2001 - 2008

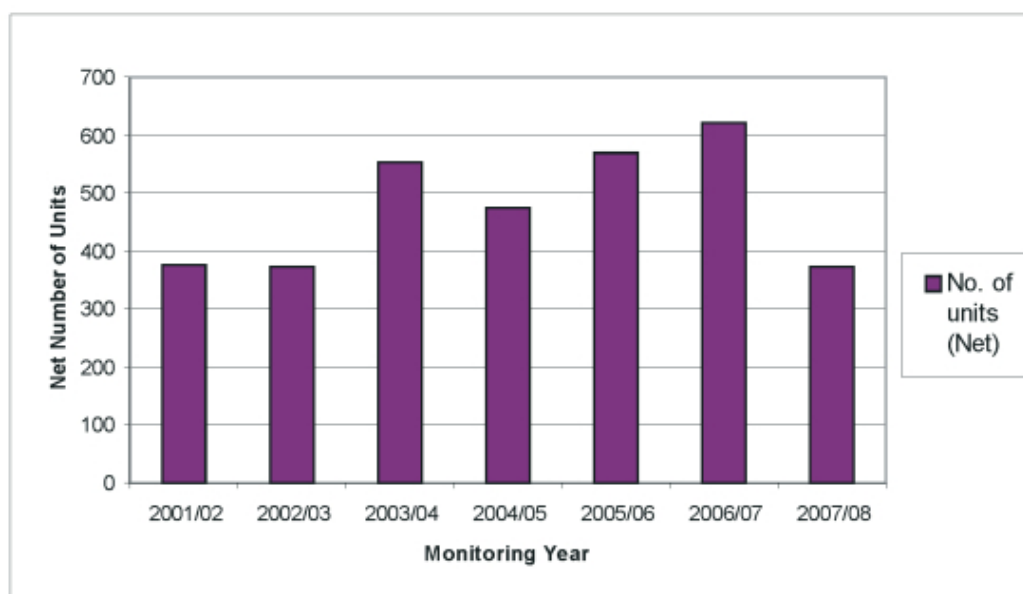


Table 15 Residential Completions 2004/05 - 2007/08

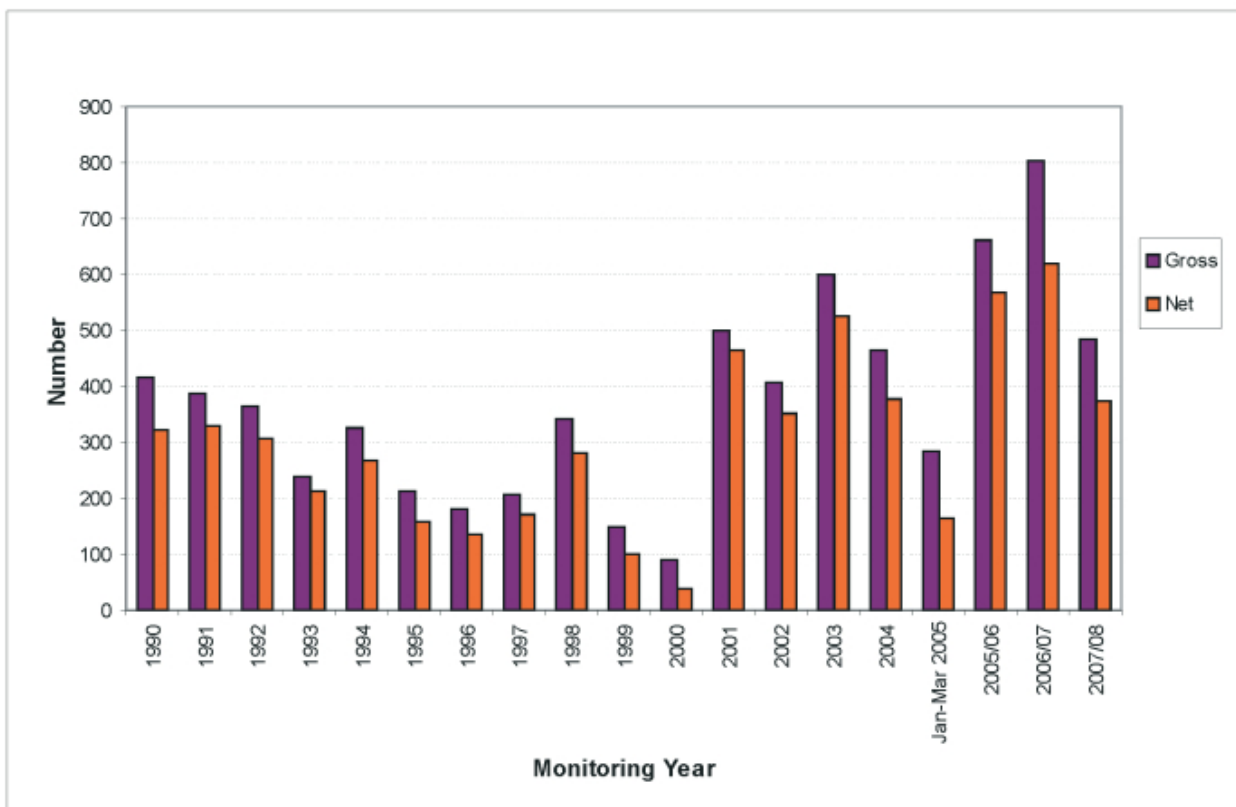
	2003/04	2004/05	2005/06	2006/07	2007/08
New Build					
Total no. of existing units	16	114	28	92	19
Total no. of completed units (gross)	454	431	392	542	286
Net no. of completions	438	317	364	450	267
Number of sites	29	46	38	61	40
Conversions/Change of use					
Total no of existing units	52	99	66	91	91

1 PI H18 % of private sector properties vacant for more than six months

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	2003/04	2004/05	2005/06	2006/07	2007/08
Total no of completed units (gross)	160	257	270	261	197
Net number of completions	108	158	204	170	106
Number of sites	58	98	80	99	88
Total					
Total no. of existing units	68	213	94	183	110
Total no. of completed units (gross)	614	688	662	803	483
Net number of completions	546	475	568	620	373
Number of sites	87	144	118	160	120

Figure 6 Housing Completions between 1990 & 2007/08



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COI	Contextual Indicator	Policy Ref
H3	New and converted dwellings on previously developed land	(Policy SH1 has been deleted, refer to Appendix D for further information)
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 2a (v) from the 2006/07 AMR period. This new indicator is to show the number of gross new dwellings being built upon previously developed land (PDL).</p>		

4.4.8 The HUDP sets a target of 100% of new residential units to be built on brownfield sites. In 2007/08 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 more efficient use of land as stated in the HUDP and reflected in the Part 2 objectives.

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

Table 16 Completed Residential Developments (10 units +) showing Density Rate 2007/08

Development Site	Gross Number of Units	Density (HRPH)
High Mead, rear of 73 Station Road, Harrow	14	390
4 Waldrons Yard, South Harrow	12	247
13-17 Manor Road, Harrow	14	268
Troy Industrial Estate, Elmgrove Road, Harrow	49	427
Harrow View Service Station, Harrow View, Harrow	14	252
118/120 Headstone Road, Harrow	12	371
Brockley Hill, Stanmore (Picture 4)	96	164
141a Canterbury Road, North Harrow	15	271

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Picture 4 Brockley Hill, Stanmore



- 4.4.9** The average density of residential completions on individual sites was analysed for the eight largest schemes completed in 2006/07 (Tables 16, 17 & Figure 7). The density levels of most of the developments are lower than the previous year. Map 4 shows the location of all the major developments with 10 or more units completed in 2007/08.
- 4.4.10** An analysis of completed residential developments within Harrow, shows that in 2007/08 the average density of completions for new residential developments (over 10 units) was 299 habitable rooms per hectare (HRPH) (Table 18). This is a 21% decrease from 2006/07 (Table 18). The average density is more than the minimum set out in HUDP Policy H4 (minimum target of 150 HRPH), but not as high as the average of 313 HRPH achieved between 2001 and 2007.
- 4.4.11** In 2007/08, 55% of new dwellings were completed at a density of more than 50 dwellings per hectare, compared with 48% in 2006/07 and 50% in 2005/06 (Table 17). 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 levels have been rising steadily.

Table 17 Percentage of new dwellings completed below 30, 30 to 50 and above 50 dwellings per hectare

	2004/05	2005/06	2006/07	2007/08
Less than 30 dwellings per hectare	30%	41%	42%	41%
Between 30 and 50 dwellings per hectare	25%	9%	9%	4%
Above 50 dwellings per hectare	45%	50%	48%	55%

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Map 4 New Residential Developments Completed (10+ units) 2007/08

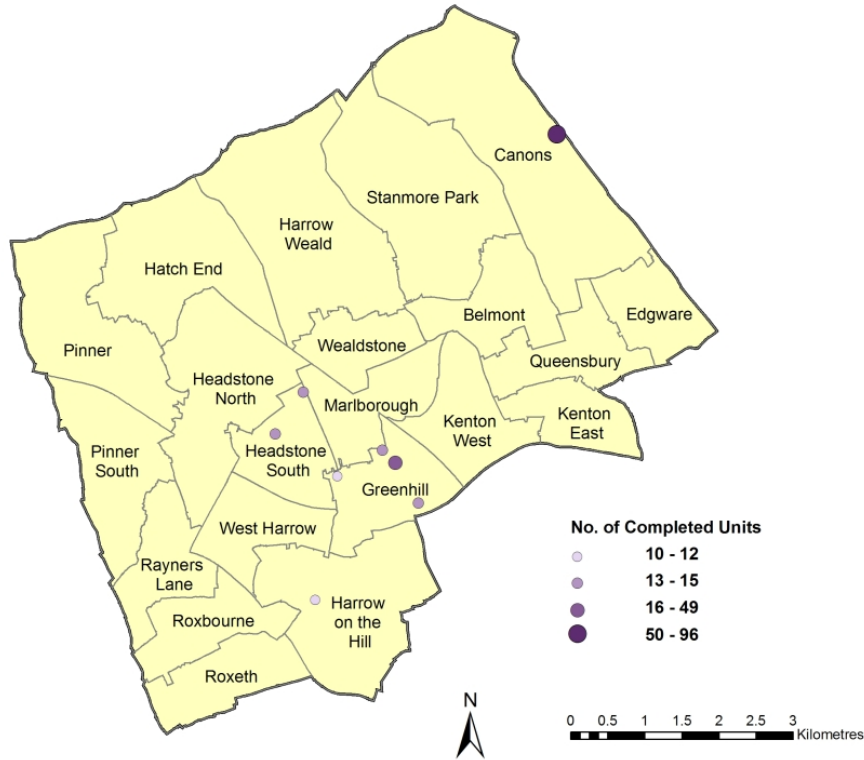
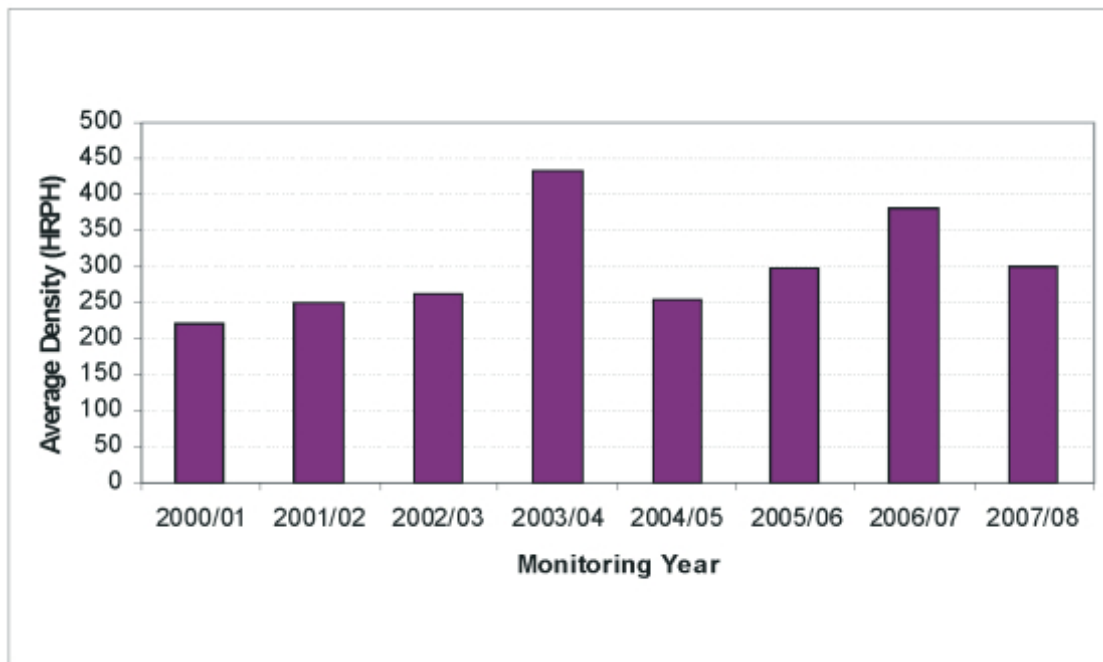


Table 18 Residential Density - Developments of 10+ Units Completed 2001/02 - 2007/08

Monitoring Year	Average Residential Density (Habitable Rooms per Hectare)
2001/02	251
2002/03	260
2003/04	434
2004/05	254
2005/06	297
2006/07	380
2007/08	299

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Figure 7 Average Residential Density (habitable rooms per hectare)

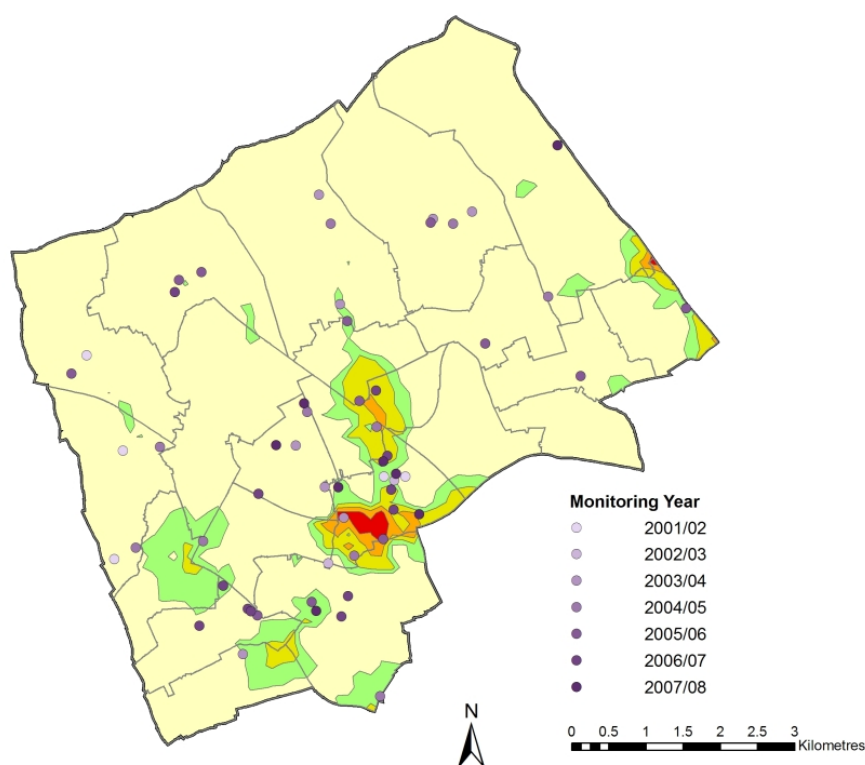


HLI	Contextual Indicator	Policy Ref
1.2	Increase in the average density of new residential development in areas of good public transport accessibility by at least 10% above the average residential density achieved in the 5-year period 1996-2000	(Policy H4 has been deleted, refer to Appendix D for further information)
Note: Comparisons with the last 5 years have been made		

4.4.12 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. The average density of those developments that fall within the PTALS was calculated and compared. The average density for major developments that fall within areas with good public transport links for 2007/08 was 336 HRP, less than the average density of 476 HRP in 2006/07 and 388 HRP over the previous six years (Map 5 and Table 19).

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Map 5 New Housing Developments (10+ units) & Transport Accessibility



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

Table 19 Average density of new residential developments (above 10 units) in areas with 'good public transport links'

Year	Average Density (HRPH)
2001/02	328
2002/03	326
2003/04	585
2004/05	319
2005/06	295
2006/07	476
2007/08	336

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Housing Trajectory

COI	Contextual Indicator	Policy Ref
H1	Plan Period and Housing Targets	(Policy SH1 has been deleted, refer to Appendix D for further information)
H2 (c)	Net additional dwellings - in future years	(Policy SH1 has been deleted, refer to Appendix D for further information)
H2 (d)	Managed Delivery Target	(Policy SH1 has been deleted, refer to Appendix D for further information)

Note: These are revised Core Output Indicators which replace former Indicator 2a (iii) from the 2006/07 AMR period. This new indicator is to show the planned housing period and provision.

4.4.15 The housing trajectory (Table 20, Figures 8 and 9) show Harrow's progress towards meeting its housing supply targets. The council has followed the CLG guidance on producing housing trajectories,⁽²⁾ which uses a plan, monitor and manage approach, presented as tables and charts.

4.4.16 From the time of adoption of the Harrow Unitary Development Plan (July 2004) to the end of financial year 2006/7, Harrow's annual housing target was a minimum of 331 additional units per year (including conventional, non-conventional supply and long-term vacant stock brought back into use), as required by the London Plan (February 2004). The trajectory shows that Harrow has succeeded in exceeding these targets over the past five years, averaging 520 net completed units per annum from conventional and non-conventional supply over this period.

4.4.17 The Alterations to the London Plan (December 2006) sets Harrow's annual housing target at a minimum of 400 units per annum, a ten-year target from 2007/08 to 2016/17 and amounting to 4,000 additional homes over this period. The London Plan (Consolidated with Alterations since 2004, February 2008) disaggregates this 400 annual target to 360 units from conventional supply, 15 units from non self-contained residential units and 24 units from the reduction of long-term vacant stock. These latest targets are shown on the housing trajectory (Table 20). In 2007/8, 366 additional homes were completed in Harrow, from conventional and non self-contained supply. In addition 44 private-sector units, which had been vacant for more than six months, were also brought back into use. Harrow has not counted these vacant units in the overall housing trajectory, as to date the council has met and exceeded its targets without the need to include long-term vacant units returning to stock.

4.4.18 Harrow's housing trajectory takes into account the following factors:

- Net additional dwellings and non-self contained units completed over the past five years;

2 CLG - Growth Fund, Programme of Development Guidance 2008, Annex B - Guidance on Producing Housing Trajectories, July 2008

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- Net additional dwellings and non-self contained units completed in the current financial year (2007/08);
- Projected net additional units to 2022/23; and
- The annual net additional dwelling requirement, as required by the London Plan. (Please note that for the purposes of the housing trajectory the annual London Plan housing provision target to 2016/17 has been extrapolated to 2022/23)

4.4.19 The trajectory also includes a schedule of major sites (50+ units), with an estimated proposed residential capacity and possible phasing of development. The GLA is coordinating a new London-wide House Capacity Study and a Strategic Housing Land Availability Assessment, which will report late in 2009 and may lead to a changed capacity on some of these sites. Windfall sites are not included in the trajectory or Harrow's five-year housing supply (**Appendix E**).

For future provision, for both Harrow's five year housing supply and the housing trajectory, the likely contributions are based on:

- Sites with planning permission as at 31/3/2008 and currently under construction (including new build, changes of use and conversions)
- Sites with planning permission as at 31/3/08 and not currently under construction (including new build, changes of use and conversions)
- Sites with permission, but subject to legal agreement as at 31/3/08
- Potential deliverable sites, based on Proposals Sites in HUDP and other identified sites, including sites identified in the 2004 Housing Capacity Study

4.4.20 All figures are net of demolitions and loss of residential stock to other uses.

4.4.21 At the end of March 2008 the council was anticipating that completions over the next five years will greatly exceed the London Plan targets, particularly in years 2009/10 to 2012/13. This is based on the expectation that a number of strategic sites, particularly in Harrow Town Centre, will be developed within this timeframe.

4.4.22 Over half of all the large sites shown on the housing trajectory are situated in Central Harrow and Wealdstone and account for 52% of the total number of units expected to come forward from the development of all these large sites. Included within this Central area is Harrow Town Centre, where there are nine identified sites, accounting for 36% of the total units expected to be delivered from large sites.

4.4.23 The 'Manage' line represents the annual number of completions needed to meet the strategic plan total. It is calculated by subtracting the number of completions to date from the total allocation and dividing that by the number of years left to run. The 'Manage' line shows that Harrow is expected to meet its housing target 11 years early, in 2012/13. The 'Monitor' line shows how many dwellings above or below the planned rate the plan strategy is at any point in time. It is calculated by totaling completions over time and comparing it to the planned rate. The 'Monitor' line for Harrow is always above zero and Harrow is therefore over-delivering every year relative to its requirement.

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Site Area	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Gayton road Car Park, lending library and Sonia Court (HTC)	1.3							94	94	94	93										
Christchurch Avenue, Leisure Centre, associated land and buildings and former driving centre site	4.20						65	65	65	65	65										
Station Road, Civic Centre	3.7							67	67	66											
Mill Farm Close	1.9							29	29	29											
Pinner Road, Travis Perkins, 19	0.65						74	73													
Brookshill, Harrow College	2.3							40	40	40											
The Common, RAF Bentley Priory Way, land south of, rear of Debenhams (HTC)	22.9						35	34	34												
Greenhill Way, land south of, rear of Debenhams (HTC)	0.80							34	33	33											
St. Ann's Service Yard, Havelock Place & 4 - 36 College Road (HTC)	0.7										50	50									
Uxbridge Road, land adjacent to Harrow Arts Centre	0.25							22	22	21											
Coverdale Close, Anmer Lodge	0.6							25	25												
George Gange Way, land fronting & Palmerston Road Car Parks	0.54							17	17	16											
Headstone Drive, part of former Kodak Site	4.05						38	38	37	37											
Harrow View, part of Kodak Sports Ground	2.5							37	37	36											
Honeypot Lane, Territorial Army Centre	1.4																40	40	40		
Marsh Lane, National Grid Gasholder Site	1																18	18	19		
Elmgrove Road, Harrow Postal Delivery Office	0.45																21	22	22		
College Road, 76-132	0.5																44	44	43		

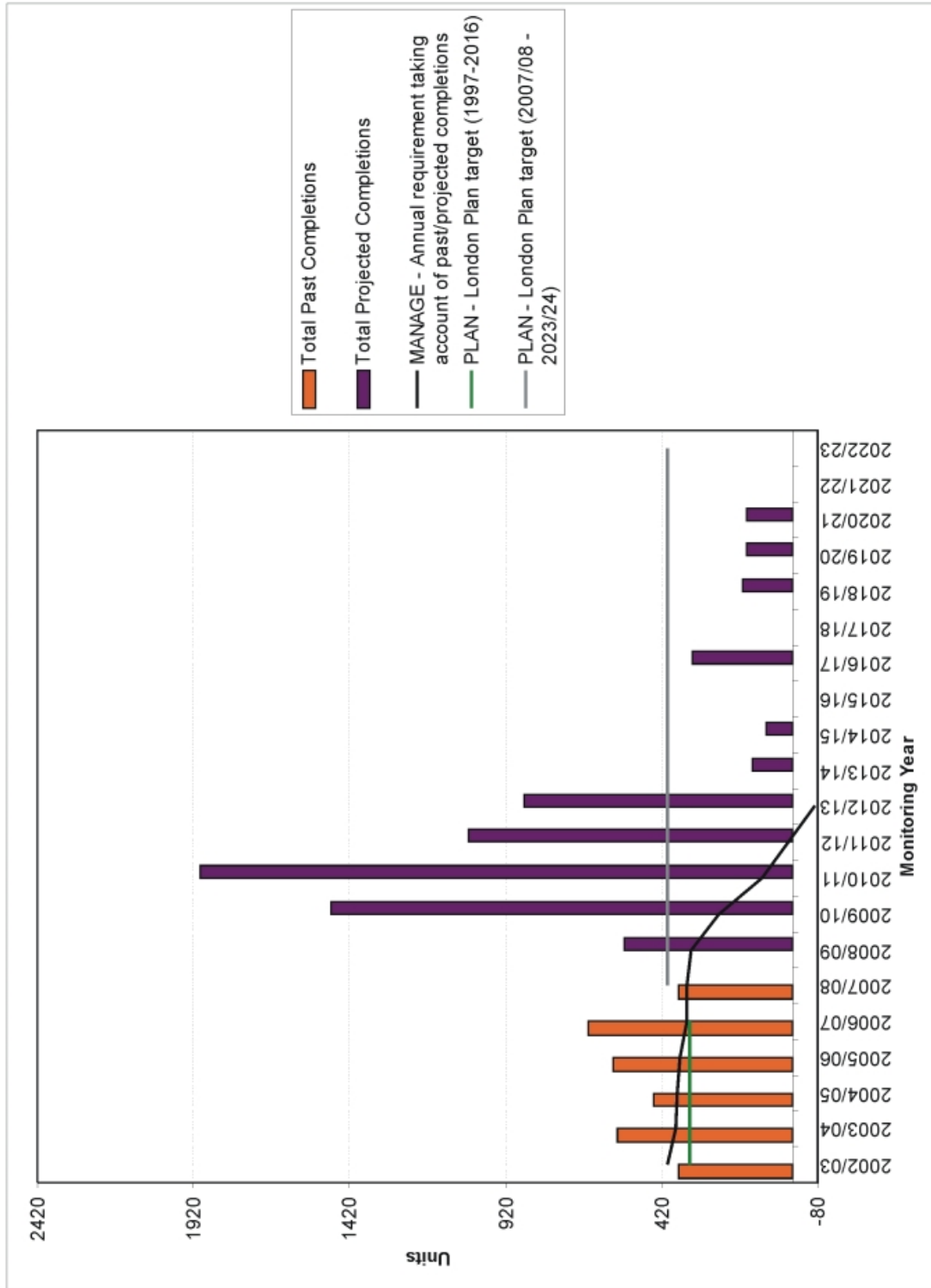
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	Site Area	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	10/16/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
St John's Road, 9-11 (HTC)	0.2												19	18								
High Street 17b&19 land at rear	0.23												18	18								
London Road, land at Stanmore Station and adjacent land	6.6																24	23	23			
Projections - Allocated Sites (50+ units proposed)								227	896	1481	994	846	87	86	0		147	147	147			
Projections - Allocated Sites (1-49 units proposed)								313	585	418	45	13	44		0		13					
Past Conventional Completions		367	546	475	568	620	373															
Past non-conventional completions		0	15	-30	6	35	-7															
Long term vacant properties returned to use*					50	64	44															
Total past completions		367	561	445	574	655	366															
Total Projected Completions								540	1481	1899	1039	859	131	86	0	320	0	160	147	147	0	0
Cumulative total completions		367	928	1373	1947	2602	2968	3508	4989	6888	7927	8786	8917	9003	9003	9323	9323	9483	9630	9777	9777	9777
PLAN- London Plan Target		331	331	331	331	331	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
PLAN - Cumulative London Plan Target		331	662	993	1324	1655	2055	2455	2855	3255	3655	4055	4455	4855	5255	4655	6055	6455	6855	7255	7655	8055
MONITOR - no of dwellings above or below cumulative allocation		36	266	380	623	947	913	1053	2134	3633	4272	4731	4462	4148	3748	3668	3268	3028	2775	2522	2122	1722
MANAGE - Annual requirement taking account of past/projected completions		402.8	375.1	371.2	359.3	340.8	339.1	324.8	325.8	97.3	11.6	-73.1										

4.4.24 * These relate to private sector properties which had been vacant for more than six months and brought back into use. These figures have not been counted in the overall trajectory.

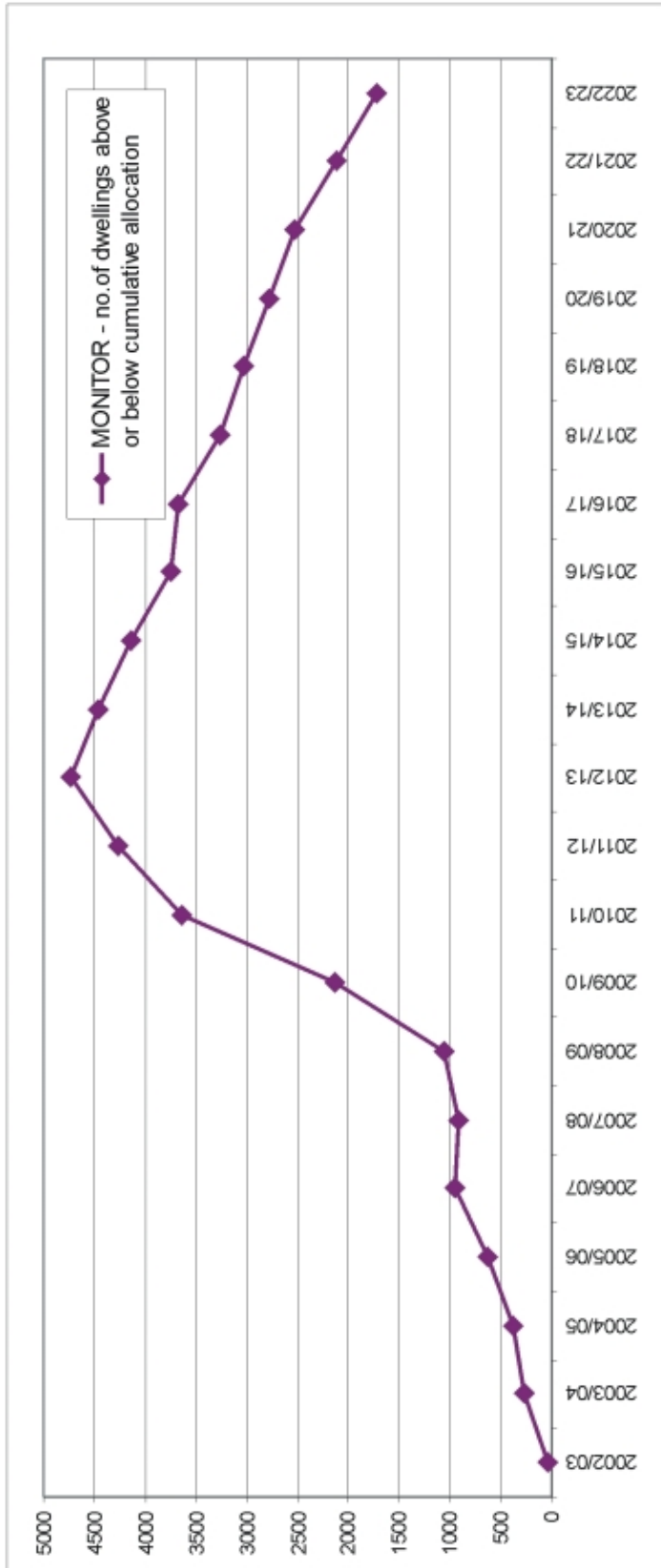
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Figure 8 Housing Trajectory 2002/03 - 2022/23



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Figure 9 Housing Trajectory Monitor Line 2002/03 - 2022/23



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Affordable Housing Completions

4.4.25 Picture 5 shows a new affordable housing development. 49 flats (all affordable) were completed on the site of the former Troy House in Elmgrove Road, Harrow in 2007/08.

Picture 5 Elmgrove Road, Harrow



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

4.4.26 In 2007/08 Harrow's Housing Division reported that 127 new affordable housing units became available, 48 (38%) of these were social rented housing and 79 (62%) were intermediate housing.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net Affordable Housing Completions	(Policies H5 & H6 have been deleted, refer to Appendix D for further information)
<p>Note: This is a Harrow Local Indicator, which replaces former Core Output Indicator 2d</p>		

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4.4.27 Table 21 and Figure 10 show the net number of affordable housing completions as a proportion of the total housing completed in the borough in the last six years. In 2007/08 a total of 116 affordable housing units were completed, compared with 156 in 2006/07, which equates to a decrease of 24%. These figures do not include acquisitions by Registered Social Landlords (RSLs) or dwellings completed in estate renewal schemes (eg. Rayners Lane Estate). Substantial contributions to affordable housing are now being provided in planning agreements with developers and housing associations working in partnership with the council.

Table 21 Affordable Housing Completions 2001/02 - 2007/08

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	475	80	16.8	48.5
2005/06	568	125	22	75.8
2006/07	620	156	25.2	94.5
2007/08	373	116	31	70.3
Average	477	106	22.3	64.3

4.4.28 As Figure 10 shows, there was a steady increase in the number of affordable housing units completed between 2005/06 and 2006/07, as a proportion of the total housing provision. There has been a decrease in 2007/08, but the proportion of affordable units completed has increased from 25.2% in 2006/07 to 31% in 2007/08. The 2007/2008 figure is still below the target of 165 units. However, Policy H6 was one of a number of housing policies which were deleted by the Secretary of State on 28 September 2007. Table 22 shows that the number of affordable units completed by housing associations have decreased by just one unit, while the affordable units completed by the private sector has decreased by 42%.

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Figure 10 Affordable Housing Completions as a proportion of total housing units 2001/02 - 2007/08

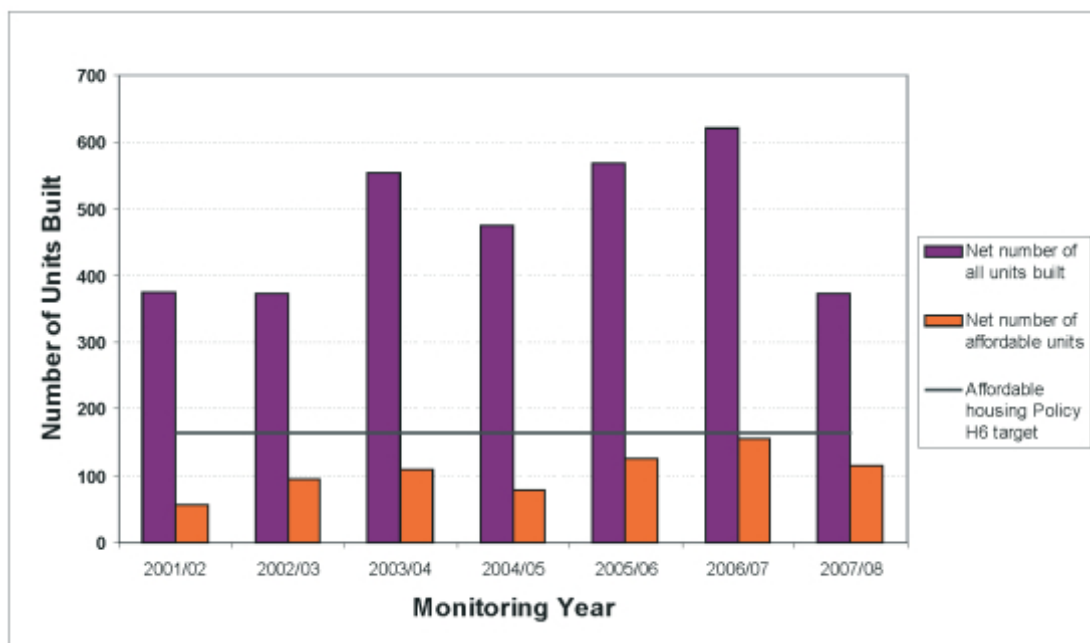


Table 22 Net Affordable Housing Completions by Developer Type 2001/02 - 2007/08

Monitoring Year	Housing Association	Private	Total
2001/02	8	49	57
2002/03	4	92	96
2003/04	6	104	110
2004/05	80	0	80
2005/06	125	0	125
2006/07	71	76	147
2007/08	72	44	116

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

4.4.30 In 2007/08, 280 affordable housing units were granted planning permission, compared with 422 affordable housing units in 2006/07 (Table 23). This amounts to a significant decrease of 34%. Affordable permissions as a proportion of total permissions have decreased to 21.4% in 2007/08, in comparison to 31.8% in 2006/07. However, the number of units granted planning permission in 2007/08 is above the HUDP target of 165 additional affordable units per year.

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Table 23 Affordable Housing Units Granted Permission 2000/01 - 2007/08

Period	Total Housing Net Gain (units)	Affordable Units on Site	Off Site Purchase	% Affordable	% of UDP Target H6
2000/01	402	113	10	28.1	68.5
2001/02	806	184	0	22.8	111.5
2002/03	524	57	0	10.9	34.5
2003/04	545	120	0	22.0	72.7
2004/05	914	192	0	21.0	116.4
2005/06	1,073	252	0	23.5	152.7
2006/07	1,328	422	0	31.8	255.8
2007/08	1,311	280	0	21.4	169.7
Average	862.9	202.5	n/a	22.7	122.7

4.4.31 An analysis of planning permissions for 2007/08 shows that all affordable housing was granted in schemes submitted by private developers, which is a significant departure from previous years (Table 24).

Table 24 Net Affordable Permissions 2001/02 - 2007/08 by Developer Type

Monitoring Year	Housing Association	Private	Total
2001/02	184	0	184
2002/03	39	18	57
2003/04	110	10	120
2004/05	192	0	192
2005/06	75	177	252
2006/07	191	231	422
2007/08	0	280	280

4.4.32 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 that the council's Housing Division 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, all figures recorded by planning are net gain, so exclude estate renewal schemes, unless additional

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affordable units are being provided. In addition, completion dates may vary, as Planning's information is based on the completion date of the units, rather than handover dates to the Local Authority. Planning permissions always include some element of double counting between years.

COI	Contextual Indicator	Policy Ref
H4	Net additional pitches (Gypsy and Travellers)	H16

Note: This is a new Core Output Indicator. This new indicator is to show the number of Gypsy and Traveller pitches delivered.

4.4.33 There were no new pitches or sites completed and no pitches or sites lost in 2007/8.

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

4.4.34 In 2007/08 ten planning applications involving mixed-use developments were granted permission, slightly higher than in 2006/07, but much higher than the average over the period 2001/06. The council will continue to explore opportunities for increasing mixed-use development as a means of promoting sustainable development in Harrow (Table 25).

Table 25 Mixed Use Permissions 2001/02 - 2007/08

Monitoring Year	Mixed Use Permissions Granted
2001/02	1
2002/03	3
2003/04	3
2004/05	9
2005/06	7
2006/07	6
2007/08	10

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

4.4.35 Permissions granted from August 2005 have three years until expiry for full planning applications and any outline permissions have two years until expiry. Table 26 shows the number of lapsed residential permissions for each financial year over the last five years. In 2007/08 eleven planning permissions lapsed, compared with nine in the period 2006/07 and one in the previous year.

Table 26 Lapsed Residential Permissions 2001/02-2007/08

Monitoring Year	Lapsed permissions
2001/02	3
2002/03	6
2003/04	3
2004/05	2
2005/06	1
2006/07	9
2007/08	11

House Prices

4.4.36 The average house price within Harrow has increased, following the general trend of house prices across London (Table 27 & Figure 11). The average cost of a home in Harrow is £296,982, which is £49,115 less than the London average. Across all housing types the cost of housing in Harrow is slightly less than that of London (Figure 12).

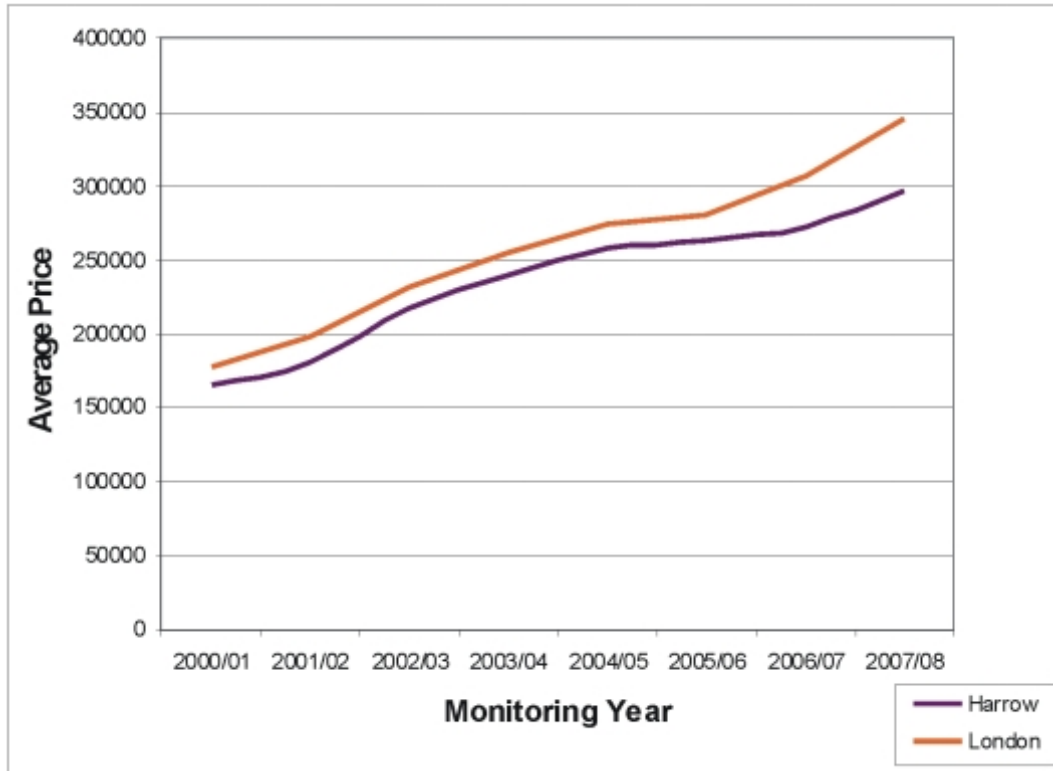
Table 27 Average House Prices for Harrow & Greater London (2007/08)

	Detached (£)	Semi-Detached (£)	Terraced (£)	Maisonette/Flat (£)	All (£) Average
London	610,316	354,952	316,470	310,588	346,097
Harrow	579,748	319,559	272,795	209,746	296,982

Source: Land Registry (April'07 - March'08)

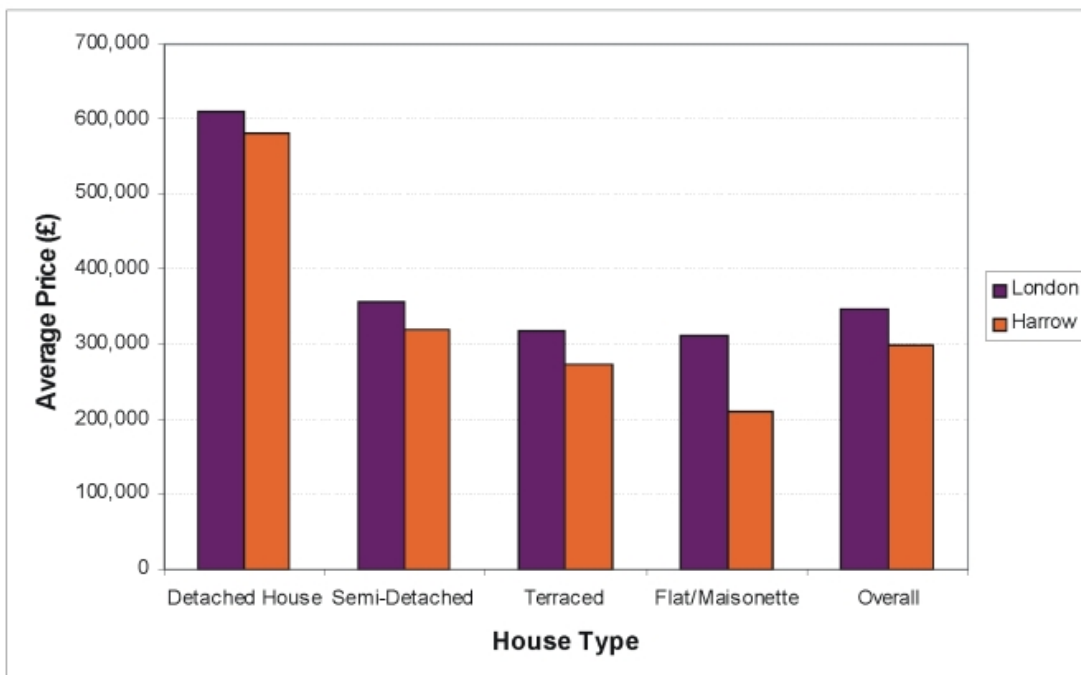
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Figure 11 Average House Prices in Harrow & Greater London 2000/01 - 2007/08



Source: Land Registry (April '07 - March '08)

Figure 12 Average House Prices in Harrow (2007/08) by type



Source: Land Registry (April '07 - March '08)

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Housing Summary 2007/08

Housing Completions	<ul style="list-style-type: none"> • Completions in 2007/8 were again above the Mayor's London Plan target for the seventh consecutive year • Housing completion levels over the last five years have averaged 516.4 net additional dwellings per annum, comparing well with both the HUDP target of a minimum of 330 units per annum; subsequently amended to 360 units (conventional supply) by the London Plan Alterations on December 2006
Residential Density	<ul style="list-style-type: none"> • An analysis of new residential development in the borough shows that the average residential density was 299 habitable rooms per hectare (for developments of ten units and over). This is well above the target in the Unitary Development Plan of a minimum of 150 habitable rooms per hectare. • The promotion of sustainable development through mixed-use developments provides an opportunity for increasing housing development and intensification of use in and around the town centres. In the last monitoring year, ten mixed-use permissions were granted
Affordable Housing	<ul style="list-style-type: none"> • There were 116 net affordable completions in 2007/8, which was again below the HUDP target. However, affordable units as a proportion of completed units has increased. Given the demand for affordable housing and the level of need, it is necessary to ensure that outstanding permissions are implemented in accordance with approved schemes
Housing Permissions	<ul style="list-style-type: none"> • The net number of housing units granted permission in 2007/8 was over 1,300 • For the past three years the net permitted gain has exceeded 1,000 units. 21% (280) of units permitted in 2007/8 were affordable units
Housing Trajectory	<ul style="list-style-type: none"> • Based on a fifteen year trajectory to 2023/24, Harrow is expected to meet its housing target 11 years early in 2012/13 • 53% of development from large sites of 50 units and above is expected to be delivered in Central Harrow and Wealdstone • At the end of March 2008 the council was anticipating that completion over the next five years will greatly exceed the London Plan targets

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4.5 Employment, Town Centres and Retail

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

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

Employment Land

COI	Contextual Indicator	Policy Ref
BD1	Total amount of additional employment floor space - by type	EM12, EM13, EM14, & EM15

Note: This is a revised Core Output Indicator which replaces former indicator 1a from the 2006/07 AMR period. This new indicator is to show the amount and type of completed employment floorspace (gross and net). Employment floor space is defined under the Use Class Order B1(a), B1(b), B1(c), B2 and B8. This does not include retail or other Town Centre Uses.

Table 28 Amount of Floorspace Developed for Employment by Type

Use Class	2004/05 Floorspace (net) m ²	2005/06 Floorspace (net) m ²	2006/07 Floorspace (net) m ²	2007/08 Floorspace (gross/net) m ²
B1(a)	n/a	n/a	-1,898	-1,500 (net)
B1(b)	n/a	n/a	0	0 (net)
B1(c)	n/a	n/a	-244	-1,586 (net)
B1	1,229	-4,942	n/a	n/a
B2	0	-758	-300	336 (gross) 0 (net)
B8	2,920	-380	0	-880 (net)
Total	4,149	-6,080	-2,442	336 (gross) -3,966 (net)

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- 4.5.1** In 2007/08 the borough experienced a loss of 3,966 m² floorspace (an increase from 2,442 m² last AMR period) floorspace of employment land resulting from new build, extensions and change of use. This amounted to an overall loss of 12,488 m² gross external floorspace over the last three years (Table 28).
- 4.5.2** In 2007/08, as in the previous AMR period, there were no major employment generating developments completed in this period. There was, however, one small-scale development amounting to 336 m² of B2 floorspace, but resulting in no net additional floorspace.

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

- 4.5.3** In 2007/08 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
BD3	Employment land available - by type	EM4 & EM5, EM7, EM9, EM10, EM12 & EM14
<p>Note: This is a revised Core Output Indicator which replaces former indicator 1d from the 2006/07 AMR period. This new indicator is to show the amount and type of employment land available.</p>		

- 4.5.4** Land available should include (i) sites allocated for employment uses in Development Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i). This should include sites which may be under construction but are not yet completed or available for use in the reporting year.
- 4.5.5** An Employment Land 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. This study has not been replaced or superseded.

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However an 'Update on the Release of Employment Land in West London for Non-Employment Uses April 2007-March 2008', which includes Harrow, was published in this monitoring year.

Table 29 Land Available for Employment Uses (with planning permission)

	Use Class	2006/07 Area (Ha)	2007/08 Area (Ha)
Existing and Proposed Uses are the same	B1(a)	0.209	0.522
	B1(b)	0.000	0.000
	B1(c)	0.000	0.000
	B2	0.142	0.021
	B8	0.041	0.115
Change from other Employment Uses (Use Classes B1,B2,B8) to:	B1(a)	0.139	0.047
	B1(b)	0.000	0.264
	B1(c)	0.000	0.292
	B2	0.000	0.000
	B8	0.000	0.067
Change from all Other Uses (except Employment Uses) to:	B1(a)	0.224	0.043
	B1(b)	0.331	0.000
	B1(c)	0.075	0.000
	B2	0.000	0.000
	B8	0.000	0.192
Total Land Available		1.162	1.562
Note: B1(a) - Offices, B1(b) - Research and development, studios, laboratories, high tech, B1(c) - Light Industry, B2 - General Industry, B8 - Storage or Distribution			

4.5.6 In 2007/08 the total land available for employment use was 78.724 hectares (ha) after an increase of 1.562 ha from 77.162 ha from 2006/07. Comparable information is not available for the previous two monitoring years (Table 29).

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Town Centres and Retail

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

4.5.7 There were no major new retail, office or leisure developments completed in town centres (over 1,000 m²) during the AMR period, as per the previous monitoring year.

Table 30 'Town Centre Uses' - Designated Town Centres

Use Class	2004/05 Floorspace (m ²)	2005/06 Floorspace (m ²)	2006/07 Floorspace (m ²)	2007/08 Floorspace (m ²)	
	Gross	Gross	Gross	Gross	Net
Retail (A1)	0	0	0	493	493
Office (A2)	0	0	0	0	-62
Office (B1a)	1,229	0	0	0	-55
Leisure (D2)	0	0	0	0	0
Total	1,229	0	0	493	376
<p>Note: The previous three years (2004/05 - 2006/07) report development over 1,000 m² however the new COI BD4 requires the reporting of new gross and net figures for all development in Town Centres</p>					

Table 31 'Town Centre Uses' - Whole Borough (including Designated Town Centres)

Use Class	2007/08 Floorspace (m ²)	
	Gross	Net
Retail (A1)	623	586
Office (A2)	0	-136
Office (B1a)	0	-1,500
Leisure (D2)	0	0
Total	623	-1,050
<p>Note: The new COI BD4 requires the reporting of new gross and net figures for all development across the borough, this was not reported on in previous years and as such no data is for previous years is reported.</p>		

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HLI	Contextual Indicator	Policy Ref
6.1	No more than 5% of gross retail floorspace Out of Town Centre	EM5 & EM6

4.5.8 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 2007/08, 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.

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

4.5.9 Table 32 shows the vacancy rates for the different centres in Harrow for the last four monitoring periods. Vacancy rates are just one of several indicators which can help signify the vitality of a town centre.

Table 32 Percentage of Vacant Retail Frontage in District Centres & Harrow Town Centre

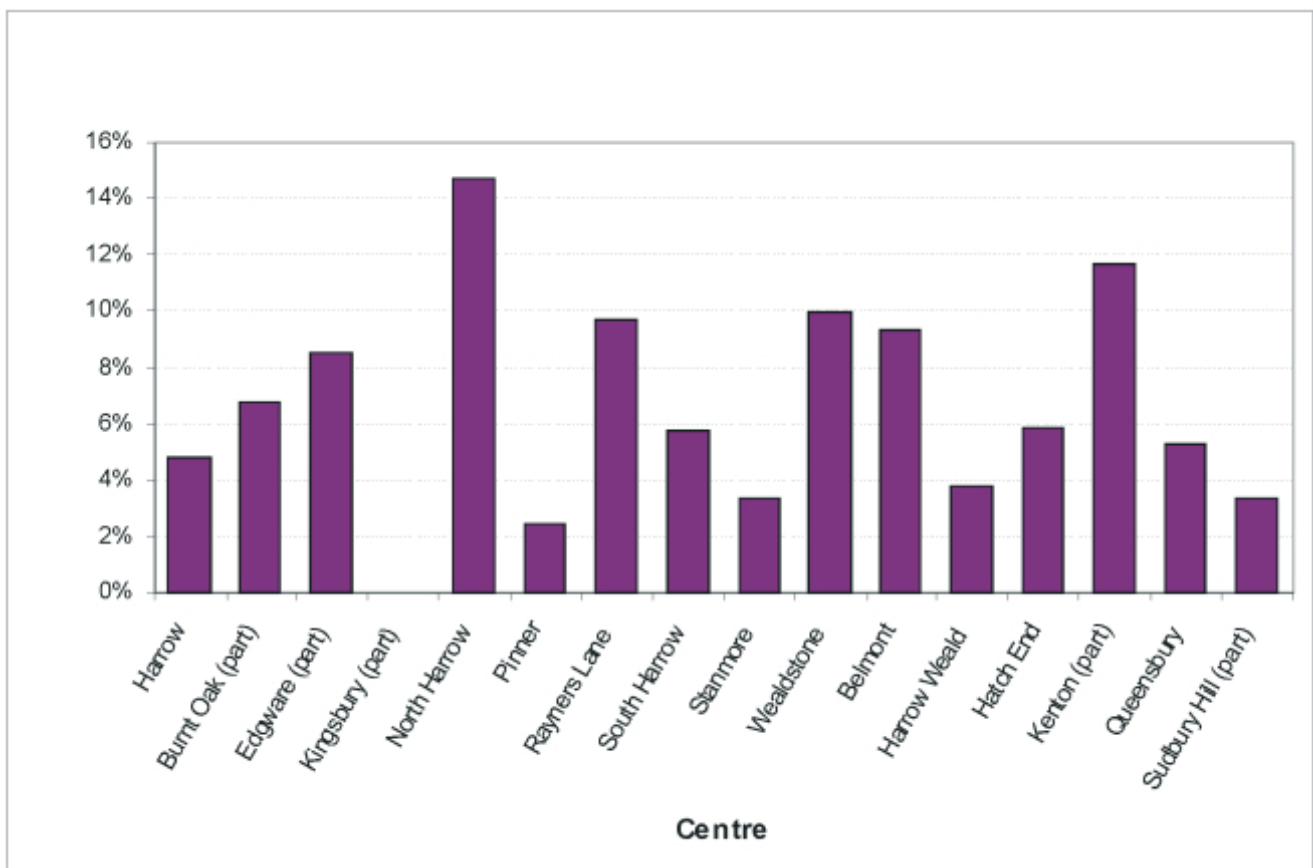
Town Centre	2004/05	2005/06	2006/07	2007/08
Harrow Town Centre	4.56	5.81	6.38	4.79
Burnt Oak	9.55	5.06	4.88	6.73
Edgware	3.75	3.44	12.19	8.53
Kingsbury	0.00	0.00	0.00	0.00
North Harrow	10.50	11.98	13.82	14.73
Pinner	2.59	0.44	2.74	2.42
Rayners Lane	6.15	8.48	11.99	9.69
South Harrow	0.90	1.70	6.87	5.77
Stanmore	2.23	1.79	2.38	3.36
Wealdstone	13.72	12.56	9.46	9.95
Belmont	7.13	5.78	10.92	9.34
Harrow Weald	3.83	6.35	5.99	3.75
Hatch End	2.52	1.72	6.96	5.83
Kenton (part)	6.62	7.22	1.59	11.65

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Town Centre	2004/05	2005/06	2006/07	2007/08
Queensbury	7.59	1.64	5.87	5.24
Sudbury Hill	0.56	0.00	10.21	3.33
Average Vacancy Rate	5.14%	4.62%	7.02%	6.57%

4.5.10 In 2006/07 five 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, but has since dropped again in 2007/08 to 6.57%. There are only two centres which have vacancy over 10%, North Harrow and Kenton (part). It should be noted that Kenton Local Centre falls within Brent and Harrow, with the Kenton Road forming the borough boundary. The highest vacancy rate was again in North Harrow, which has risen from 13.8% to 14.7%. Kenton (part) has consistently had relatively low levels of vacancy, but has gone from 1.59% in 2006/07 to 11.56% in this monitoring period. Three centres are close to the 10% vacancy rate, Rayners Lane at 9.69%, Wealdstone at 9.95% and Belmont at 9.34%. However, it should be noted that Rayners Lane and Belmont have seen a drop in vacancy levels from over 10%. Wealdstone has seen a slight increase (Figure 13).

Figure 13 Percentage of Vacant Retail Frontage in Town Centres in 2007/08



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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 33 Pedestrian Counts in Harrow's Metropolitan & District Centres

Town Centre	1999/00 (Base Year)	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Harrow	2,031,045	1,963,015	1,981,100	2,062,100	2,027,560	-	1,988,855
Burnt Oak	195,045	195,075	-	184,815	-	-	180,885
North Harrow	103,960	94,080	86,115	91,695	-	92,175	-
Pinner	284,760	-	-	267,885	-	-	257,355
Rayners Lane	190,695	-	164,370	-	159,675	-	176,025
South Harrow	286,200	231,270	262,665	-	289,350	-	276,075
Wealdstone	269,790	262,740	285,315	270,060	248,790	-	286,650
Hatch End	65,400	-	70,035	-	71,655	-	68,775
Kenton	71,610	-	-	-	77,565	-	-
Stanmore	135,945	125,385	125,145	-	-	131,175	-

Table 34 Actual and Percentage Change in Town Centre Footfall 2000 - 2008 Compared to 1999/2000 Baseline

Town Centre	1999/00 (Baseline)	2007/08		
		Total Footfall	Actual Change	% Change
Harrow Town Centre	2,031,045	1,988,855	-42,190	-2.08
Burnt Oak	195,045	180,885	-14,160	-7.26
North Harrow	103,960	92,175*	-11,785	-11.34
Pinner	284,760	257,355	-27,405	-9.62
Rayners Lane	190,695	176,025	-14,670	-7.69
South Harrow	286,200	276,075	-10,125	-3.54
Wealdstone	269,790	286,650	16,860	6.25

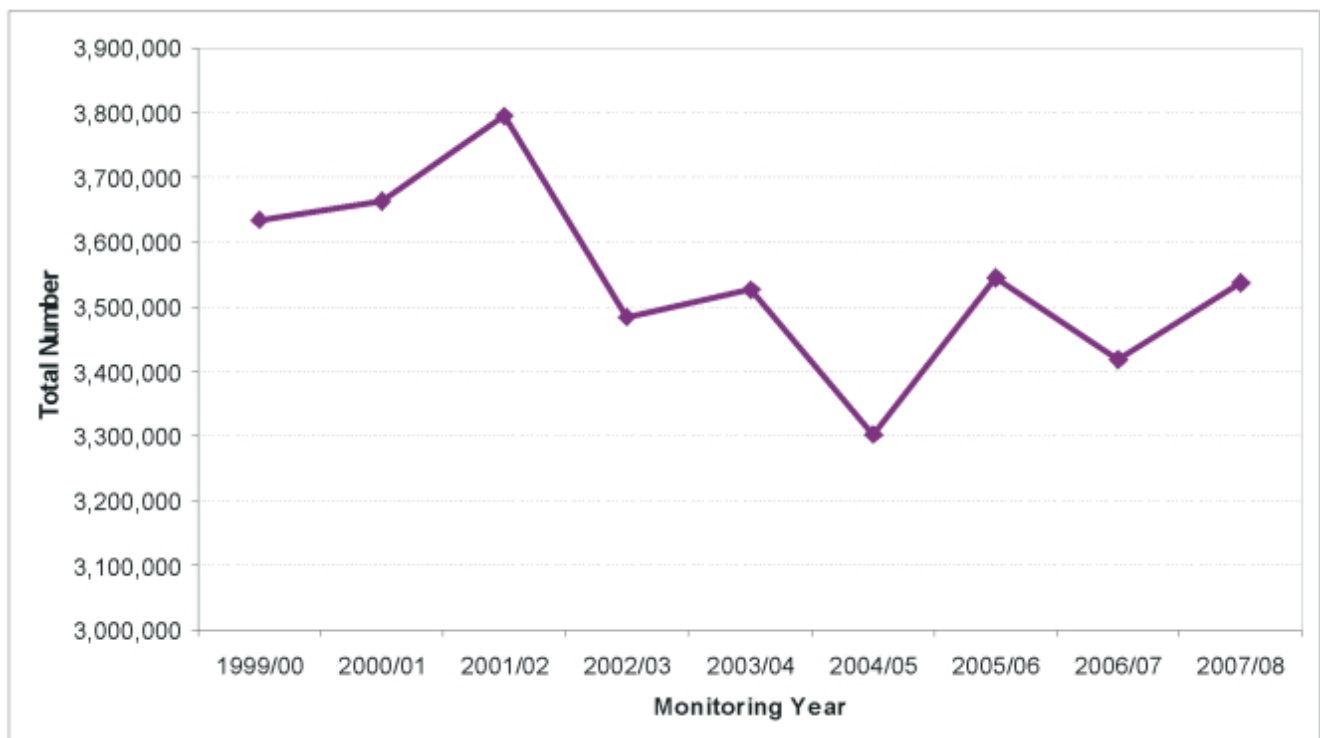
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Hatch End	65,400	68,775	3,375	5.16
Kenton	71,610	77,565	5,955	8.32
Stanmore	135,945	131,175	-4,770	-3.51
Overall	3,634,450	3,443,360	-191,090	-5.25

Note: Not all the centres were surveyed in 2007/08, so where this is the case the previous results have been carried forward
Footfall was not recorded for North Harrow, Kenton and Stanmore in this AMR monitoring period

4.5.11 Table 33 compares the footfall levels for the past six monitoring years to data from 1999/00, as the policy target requires. It shows a mixed picture with some significant falls from the baseline. The biggest fall was in North Harrow, although it should be noted that footfall data was not collected in this monitoring period and this figure is carried over from 2006/07. There have been some increases as well, particularly in Wealdstone. Table 34 shows the actual footfall and as well as the percentage change against the 1999/00 baseline level.

Figure 14 Total Pedestrian Counts Across all Town Centres in the Borough in 2007/08



4.5.12 Figure 14 shows an overall decline of footfall within centres of 191,010 from 1999 levels which equates to an overall fall of 5.25%, but an increase from last years results.

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

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4.5.13 Office vacancy rates increased from 9.7% (in January 2005) to 11% in 2006, but fell slightly to 10.9% in March 2007. In March 2008 vacancy rates fell slightly to 10.6%. Table 35 shows that the average office vacancy rate remains relatively steady, at about 11% over the seven-year period.

4.5.14 There were no planning applications for any major office developments determined during the monitoring period. Office space in Harrow Town Centre represents 34% of total office stock in the borough and 30% of the borough's employment.

Table 35 Office Floorspace in Harrow - March 2008

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
2008	311,754	36,333	340,807	10.66

4.5.15 Although the percentage of space vacant has remained steady the overall amount of office space has dropped by approximately 53,000 m² in the borough.

Other Achievements

4.5.16 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 focused in three key areas:

- Land at Harrow on the Hill Station
 - Developing a Business Improvement District (BID) and the Harrow Town Centre
 - 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. Negotiations between Harrow College, developers and the council continue.
- b. BID and the Harrow Town Centre

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- Business Improvement Districts (or BIDs) are a government initiative to encourage businesses to regenerate their trading environments by working together in ways they decide themselves. Businesses vote to become a BID, work together to choose improvements, and turn their wish lists into reality, ranging from extra marketing and festive events, to additional cleaning and security. It is funded by levying an additional business rate.
 - BIDs have now been introduced in 17 locations in London and 46 across the country, and there are more being planned/introduced. The council is working with the Town Centre Business Community to set up a BID in the town centre. It is felt that this will support the businesses locally and is needed for the town centre to maintain its position in a competitive retail market.
- c. Land in Gayton Road
- The current Gayton Road Library has been relocated to Garden House in St John's Road in the Town Centre. As part of the library a Tourist Information Centre (TIC) has been established in the Town Centre in Garden House.

Changes of Use and Losses of Employment Land

HLI	Contextual Indicator	Policy Ref
Post UDP Indicator	Losses of employment land in: i) Employment/Regeneration Areas ii) Local authority area	EM15
<p>Note: This is a new Harrow Local Indicator which replaces former Core Output Indicator 1e from the 2006/07 AMR period. There are no Regeneration Areas in Harrow.</p>		

Table 36 Losses/Gains of Employment Land in Employment Areas (based on Completions)

Use Class	Land gained (Ha)	% of Total Employment Land Gained	Land lost (Ha)	% of Total Employment Land Lost	Net change (Ha)
2005/06					
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	-0.64
Total	0		0.255		-0.255
2006/07					
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

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Use Class	Land gained (Ha)	% of Total Employment Land Gained	Land lost (Ha)	% of Total Employment Land Lost	Net change (Ha)
2007/08					
B1	0	n/a	0	n/a	0
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
Total	0		0		0

4.5.17 It should be noted that the former COI requested information for losses of employment land from completions in Employment/Regeneration Areas. Harrow does not have any identified Regeneration Areas and so all the figures in the above table pertain to Employment Areas only. The new HLI has removed the reference to Regeneration Areas.

4.5.18 There was no loss of land from Employment Uses in Employment Areas in 2007/08 (Table 36). Designated Employment Areas are those areas identified in policies EM13 & EM14 of the UDP. There was a loss of one employment site of approximately 0.018 ha in 2006/07. This is the first year that hasn't shown a decline in the amount of employment land in Designated Employment Areas over the past three monitoring years.

Table 37 Losses/Gains of Employment Land in Harrow (based on Completions)

Use Class	Land gained (Ha)	% of Total Employment Land Gained	Land lost (Ha)	% of Total Employment Land Lost	Net change (Ha)
2006/07					
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
2007/08					
B1	0	n/a	0.429	100.00	-0.429
B2	0	n/a	0	n/a	0
B8	0	n/a	0.198	100.00	-0.198
Total	0		0.627		-0.627

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4.5.19 Total employment land that has been lost or gained in Use Classes B1, B2 & B8 within the borough (both in and outside the Designated Employment Areas) is shown in Table 37. In 2007/08 there was a net loss of 0.627 ha of land comprising 0.429 ha from B1 use and 0.198 ha from B8. This follows the trend of a net loss of land that the borough has experienced in the last few years. This may be attributed to the lessening importance placed on industry in the London economy and the increasing tertiary/service sector.

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

Note: This is a Harrow Local Indicator which replaces former Core Output Indicator 1f from the 2006/07 AMR period.

4.5.20 The amount of employment land lost to residential within the borough was 0.627 hectares in 2007/08. This was largely made up of new build and change of use of offices to residential use. None of these losses were in regeneration areas.

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

Table 38 Change of Use Completions (A & B uses over 1,000 m²) 2004/05 - 2007/08

A & 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
2007/08	0	0	0	0	0	0	0

Table 39 Change of Use Completions (C & D uses over 1,000 m²) 2004/05 - 2007/08

C & 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
2007/08	1,358	0	0	-	1,358	0

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4.5.21 No schemes for changes of use of over 1,000 m², involving a change to any A, B or C Use Classes, were completed in 2007/08. This follows a similar pattern as the previous year (Tables 38 & 39).

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net gain/loss for each Use Class based on permissions granted in 2007/08	EM14 – EM21, EM26 & 27

4.5.22 In terms of B1, B2 and B8 employment land/floorspace there has been an overall net loss in 2007/08 and the rate of decline was greater than last year. Table 40 shows that a total of 14,104 m² B Use Class floorspace was lost in 2007/08, compared with 9,841 m² in 2006/07 and 52,248 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, C and D.

Table 40 Net gain/loss for Use Classes A, B, C & D (parts) based on permissions

Use Class	Permissions				Floorspace (m ²)			
	2004/05	2005/06	2006/07	2007/08	2004/05	2005/06	2006/07	2007/08
A1	70	62	64	119	-1,535	659	-101	-1,039
A2	44	17	31	64	766	-817	990	1,326
A3	47	34	52	57	2,458	983	1,620	1,125
A4	-	13	2	43	-	-570	-41	-1,400
A5	-	13	9	24	-	376	546	467
Total (A)	161	139	178	307	1,097	631	3,014	479
B1	62	31	31	52	-5,633	-49,294	-7,385	-14,700
B2	12	6	12	6	-4,182	-229	-2,909	-147
B8	14	14	12	12	1,326	-2,725	453	743
Total (B)	88	51	61	70	-8,489	-52,248	-9,841	-14,104
C1	5	3	3	4	-548	0	-13	814
C2	6	9	14	13	-548	7,590	-1,320	2,633
Total (C)	11	12	17	17	-1,104	7,590	-1,333	3,447
D1	65	63	78	106	2,027	12,229	18,920	4,890
D2	7	4	11	35	-592	-357	-4,215	482
Total (D)	72	67	89	141	1,435	11,872	14,705	5,372

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4.5.23 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.

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

Table 41 Storage & Distribution Floorspace in Harrow

	2004/05 Floorspace (m ²)	2005/06 Floorspace (m ²)	2006/07 Floorspace (m ²)	2007/08 Floorspace (m ²)
Vacant B8	7,009	8,835	11,131	9,541
Occupied B8	83,735	89,538	87,595	88,398
Total B8	90,744	98,373	98,726	97,939
% Vacant	7.72	8.98	11.27	9.74

4.5.24 Table 41 shows that the vacancy rate for Storage & Distribution uses in Harrow was 9.74% representing a drop from January 2007 (11.27%). However, this still shows an overall upward trend up over the past four AMR periods. This 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.

Employment Town Centres and Retail Summary 2007/08

	Summary
Employment Land	<ul style="list-style-type: none"> There were no major employment generating developments completed in this period
Town Centres and Retail	<ul style="list-style-type: none"> Vacancy rates in the town centres are low. The number of town centres that have a vacancy rate of over 10% has dropped from five to two Overall the footfall within town centres has dropped approx 5.25% from 1999 levels. Harrow Town Centre has experienced a 2% drop over the last year. However, of concern are North Harrow and Pinner which have experienced a drop in footfall of 11% and 9% respectively

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	Summary
Change of use and Loss of Employment Land	<ul style="list-style-type: none">• Overall there was a net gain of floorspace in Use Classes A, C & D• There was a decline in Employment Land (Use Classes B1, B2 & B8) and although greater than the loss last year it was not as high as the year before

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4.6 Recreation, Sports and Leisure

4.6.1 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.

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

The HUDP Recreation, Leisure and Tourism policy objectives are:

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

4.6.3 There are several initiatives taking these objectives forward including:

- Championing Harrow
- London 2012 Pre-Games Training Camps
- London Youth Games
- Department for Culture, Music & Sport (DCMS) Swimming Development Plan
- Harrow Arts Centre
- Under One Sky
- Tourism

Championing Harrow

4.6.4 The aim of Championing Harrow is to use the 2012 London Olympics and Paralympics to inspire young people, residents and businesses by 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 implementation across the four strategic delivery groups will be reported in the next AMR.

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London 2012 Pre-Games Training Camps

- 4.6.5** More than 600 sports facilities London-wide have been selected to appear in the London 2012 Organising Committee's Pre-Games Training Camp Guide and this was distributed at the recent Beijing Games. The Pre-Games Training Camp Guide contains details of the boroughs sports facilities which will give teams and individual athletes a selection of venues from which they can train in the run up to the London 2012 Olympic and Paralympic Games.
- 4.6.6** The venues selected for the Pre-Games Training Camp Guide in Harrow are as follows:
- Harrow Leisure Centre - Basketball, Fencing, Handball, Taekwondo, and Volleyball
 - Harrow School - Archery and Athletics
 - Zoom Leisure Centre - Boxing
- 4.6.7** Officers will be liaising with potential visiting countries when the training camp venues have been selected in the run up to the London 2012 Olympic and Paralympic Games.

London Youth Games 2009

- 4.6.8** The 1st London Youth Games took place in 1977 and the competition has gone from strength to strength. It is Europe's largest youth sporting event, and attracts over 25,000 young people from across every one of the 33 London Boroughs. The organisation of the games is coordinated by Limelight Sports, and has attracted sponsorship from Thames Water, Jack Petchey Foundation, Choice FM, London Councils, Greater London Authority, Sport England London Region and a recently announced 6 year sponsorship deal with Balfour Beatty worth £1.7 million.
- 4.6.9** The purpose of the games is to increase the number of sporting opportunities available to young people living in London. The games also deliver excellent competition opportunities and access to talent identification.
- 4.6.10** In Harrow the games is used to support the work of local voluntary sports clubs, many of whom use the games as a means of recruiting new members. Teams representing Harrow can be classed into three categories, the first being young people who come directly from a local sports club, are regularly playing at a high level and are keen to represent the borough at the Youth Games. The second category is from an open trial system, where young people from all over the borough are encouraged to turn up for a trial and a team is then picked based on qualified sports coaches' recommendations. The third is from a school representative team, and are generally supported by schoolteachers and the school sport system.
- 4.6.11** In 2008, Harrow entered 38 out of potential 47 individual teams, with a combined points total of 1032. Harrow was placed in 25th position out of the 33 London Boroughs who entered. Notable results were achieved in Angling (2nd), Boys Cricket (1st), Boys Gymnastics (1st) and Archery (2nd).

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4.6.12 Key Actions and improvements for 2009 are to increase the number of Harrow's young people who know about the games, take part in trials and training and develop their skills to compete in the finals.

4.6.13 The London Youth Games is a benefit to Harrow and its residents through:

- Increased opportunities to take part in sports competitions.
- Health benefits
- The opportunity to try out new sports
- The partnerships created between the Sports Development Team, Schools and local sports clubs
- Sports coach development and lifelong learning opportunities.
- The games can lead to longer-term sustainable activity.

Canons Cricket Academy

4.6.14 Canons Cricket Academy is a community cricket project based at Canons High School in the east of the borough. It was set up in response to a questionnaire that was handed out to young people in the borough and which asked them what activities they currently partake in and what they would like to see more of. The questionnaire was handed out to young people that were 'hanging out' in parks, playgrounds, streets or shopping centres. Cricket emerged as an overwhelmingly popular choice and it became clear that there was a need for some sort of structured cricket provision, particularly in the east of the borough.

4.6.15 The project has just completed its 3rd year of delivery and continues with its aims to offer at risk young people, particularly young Asian men, the chance to enjoy structured cricket activities run by qualified cricket coaches and youth workers. So far, over 250 young people, aged 11-19 and predominantly from Sri Lankan, Indian and Pakistani communities, have benefited from the project. Some are now qualified as cricket coaches in their own right and deliver introductory sessions to young children and others are forming a team to play competitive fixtures in the local cricket league. Earlier this summer, the boys played a friendly fixture against a team of Harrow police staff, Sir Ian Blair, former Metropolitan Police Commissioner, attended the match.

4.6.16 The project is funded by Metropolitan Police, Harrow Connexions and the John Lyons Charity and is supported by Middlesex Cricket Board, Harrow Council and Canons High School.

DCMS Swimming Development Plan

4.6.17 Harrow Council has successfully been awarded a total of £214,000 in grant funding from the Department for Culture, Music, and Sport [DCMS] to boost the participation amongst borough residents in particular to increase participation amongst the over 50's and Under 16's.

4.6.18 The grant funding includes a capital allocation for refurbishment projects at Harrow Leisure Centre and Hatch End Pool.

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- Over 60's [£56,199]
- Under 16's [£108,797]
- Capital Fund [£48,824]

4.6.19 Officers are currently preparing to submit a further bid to DCMS for grant funding towards major improvement works planned to the boroughs swimming facilities.

Harrow Arts Centre

4.6.20 Facilities at the Harrow Arts Centre include:

- 125-seat studio theatre
- 475-seat wood panelled auditorium
- Rehearsal spaces
- Small and large meeting rooms
- Specialist art rooms
- Exhibition space

4.6.21 The last 12 months has built upon the the work done in the last monitoring period by reinstating the arts programming and community learning programmes and regaining the community's attendance at events and activities. The Council reopened the centre after the charity controlling the facility went into liquidation.

4.6.22 This major committment by the Council continues to ensure that Harrow's last surviving community provision for performance space is protected for future use and developing audiences. This season's highlights include a range of children and family theatre, plus a special gala black tie evening with art critic Brian Sewell in November 2007.

Under One Sky

Picture 6 Under One Sky, 2008



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4.6.23 Harrow held the fifth Under One Sky one-day showcase of sports, arts and culture in July 2007 (Picture 6). It is Harrow's largest cultural festival, with more than 10,000 people coming together to celebrate the very best of music, song, dance, poetry, drama, sports and food. Under One Sky was organised by Harrow Council in association with cultural groups, community organisations and artists.

Tourism

4.6.24 The following tourism related initiatives and events occurred in 2007/08, led by Harrow's tourism officer:

- An updated visitor guide for Harrow was published in Spring 2008
- A new town centre visitor information point set up in the new Gayton library – future tourism queries to be re-directed to this facility.
- Website refresh of www.visitharrow.co.uk took place in October/November 2007
- Following the success of the previous year's campaign, the London Development Agency funded a West London Resident's Campaign involving all six West London boroughs.

4.6.25 Over the monitoring period, Harrow has achieved:

- a 20% increase in the number of quality-assessed guest-house and B&B establishments following the introduction of LDA incentives
- a 25% increase in hotel occupancy figures since 2005 ⁽³⁾
- a 42% Improvement in tourist information service to visitors ⁽⁴⁾
- Substantial increase in queries from prospective B&B and hotel developers (2 new enquiries for hotel developments)
- 2,000 hits per month generated from the Visit Harrow website
- Regular quarterly Harrow Tourism Forums involving the participation of voluntary organisations, hotels, residents' groups, Harrow Chamber of Commerce and other external stakeholders
- Regular bi-monthly progress meetings with the Harrow Tourism Action Group (TAG)

4.6.26 Regarding Harrow's Heritage the council is working in partnership with the Heath Robinson Museum Trust on the West House project. West House is located in Pinner Memorial Park. 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. Planning permission was granted for the alterations and extensions and work commenced on refurbishing West House to incorporate a cafe, museum and art gallery (to display works by prominent former Pinner resident Heath Robinson), as well as office space.

3 Based on figures from Comfort Hotel Harrow and Grim's Dyke Hotel Harrow

4 Based on the annual Visit Britain mystery shopper exercises 2005-2007

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- 4.6.27** 12 different venues in Harrow participated in London's Open House weekend in September 2007. 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.

Recreation Sport and Leisure Summary 2007/08

	Summary
Championing Harrow	<ul style="list-style-type: none"> An action plan has been developed, identifying a range of future activities and events leading up to 2012
London 2012 Pre-Games Training Camps	<ul style="list-style-type: none"> These venues have been selected for the London 2012 Pre-Games Training Camp guide: Harrow Leisure Centre Harrow School Zoom Leisure Centre Officers will be liaising with potential visiting countries regarding training camp venues
London Youth Games	<ul style="list-style-type: none"> Harrow entered 38 out of potential 47 individual teams and was placed in 25th position out of the 33 London Boroughs who entered Notable results were achieved in Angling (2nd), Boys Cricket (1st), Boys Gymnastics (1st) and Archery (2nd)
Canons Cricket Academy	<ul style="list-style-type: none"> Just completed its 3rd year of delivery Over 250 young people, aged 11-19 involved
DCMS Swimming Development Plan	<ul style="list-style-type: none"> Grant funding for refurbishment projects at Harrow Leisure Centre and Hatch End Pool
Harrow Arts Centre	<ul style="list-style-type: none"> The council reopened the centre after the charity controlling the facility went into liquidation
Under One Sky	<ul style="list-style-type: none"> Fifth event of Harrow's largest cultural festival, celebrated by more than 10,000 people
Tourism	<ul style="list-style-type: none"> 20% increase in quality-assessed guest-house and B&B establishments 25% increase in hotel occupancy 42% Improvement in tourist information service to visitors

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4.7 Community Services and Accessibility

Community Services

- 4.7.1** 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.

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

- 4.7.2** There have been a number of initiatives which take these objectives forward and will benefit the Harrow community:

- Building Schools for the Future (BSF)
- Post-16 Collegiate
- Hindu Primary School
- School Food Improvement Strategy - to provide facilities to allow the provision of hot school meals.
- Primary Capital Programme (PCP)
- Children's Centres
- Gradual removal of Harrow's Middle School system

Building Schools for the Future (BSF)

- 4.7.3** One-School Pathfinder - this is a project to rebuild Whitmore High School. The new school will be completed in July 2010 and incorporate a range of facilities for community use.

- 4.7.4** This is a Government investment programme to transform learning in the secondary sector by either rebuilding or refurbishing all secondary schools in England. It is estimated to be worth between £150 million and £200 million for Harrow. We will use this initiative as an opportunity to enhance our community facilities in schools.

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Post-16 Collegiate

- 4.7.5** Sixth form provision is now provided through a Collegiate with all Harrow high schools and the three colleges taking part.

Hindu Primary School

- 4.7.6** Harrow has the first Hindu voluntary aided primary school in the country. The Krishna-Avanti Primary School is currently based at Little Stanmore School Nursery, First and Middle School, in St David's Drive, Stanmore. However, in September 2007 the charity the I Foundation received permission to build a new purpose built school on part of the William Ellis Sports Ground, Camrose Avenue, Edgware, and this is expected to open in 2009/10.

Primary Capital Programme (PCP)

- 4.7.7** This a Department of Children, Schools & Families (DCSF) initiative worth £45M to Harrow over 14/15 years. The council will receive funding from April 2009. The aims of the PCP programme are to:

- improve 50% of primary school buildings by 2022/23
- focus on primary school buildings that are in the worst condition and in areas of highest deprivation
- create primary schools that are equipped for transforming 21st century learning
- have schools at the heart of their communities with children's services in reach of every family.

Children's Centres

- 4.7.8** Co-location of facilities and services within Children's Centres - The programme is to provide services at each of the nine, Phase 2 children's centres for the local community and specifically those families with young children under the age of five. All Children's Centres have multi-use offices where staff working in the centres and delivering services can prepare or carry out work.

- 4.7.9** Work has been taking place with the Voluntary Sector, North West London Hospital Trust and the Primary Care Trust to evolve the co-location picture. Currently the following services are co-located:

- School Nursing Service at St Josephs Children's Centre
- The Nutritionist at Gange Children's Centre
- Community Midwifery Team will be at Whitefriars Children's Centre by January 2009
- Speech and Language Therapy Services will be at Pinner Wood Children's Centre by January 2009

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Type of Development	2006/07				2007/08			
	No. of perms	Floorspace proposed (m ²)	No. of devts. completed	Floorspace completed (m ²)	No. of perms	Floorspace proposed (m ²)	No. of devts. completed	Floorspace completed (m ²)
Churches	11	2,817	-	-	4	71	-	-
Community Centres	3	405	-	-	9	3,725	-	-
Counselling Centre	-	-	-	-	-	-	-	-
Day Centre	-	-	-	-	-	-	-	-
Day Nurseries	1	0	-	-	1	37	1	143
Education	10	8,186	1	1,400	8	999	1	140
Gym	-	-	-	-	2	534	-	-
Halls	7	455	-	-	1	0	-	-
Health Clubs	-	-	-	-	-	-	-	-
Health/Medical Centres	8	817	1	2,750	14	98	-	-
Hospitals	2	48,297	-	-	-	-	-	-
Leisure	1	0	-	-	5	360	-	-
Libraries	-	-	-	-	1	1,358	-	-
Museum	1	0	-	-	-	-	-	-
Nursing Homes	2	42	-	-	1	0	-	-
Riding School	1	575	-	-	-	-	-	-
Schools	42	5,179	4	2,470	48	13,153	6	2,255
Sports Facilities	8	387	-	-	5	305	-	-
Swimming Pools	-	-	-	-	-	-	-	-
Temples & Synagogues	2	2,800	-	-	2	0	-	-
Youth Clubs	-	-	-	-	-	-	-	-
Total	103	73,028	6	6,620	103	20,678	9	3,391

4.7.12 There was a decrease in the amount of floorspace proposed and completed in the past year, compared to 2006/07. Whilst the number of permissions granted remained static, the actual number of developments completed was nine, up from six in the previous year. The majority of these completions related to alterations and extensions to schools (Table 43).

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Community Services Summary 2007/08

	Summary
Community Services	<ul style="list-style-type: none">• Increased investment in community services• A net increase in total floorspace for community facilities

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4.8 Appeals

Appeals

- 4.8.1** This is a new section in this year's AMR. Previously appeals have only been monitored in relation to housing development; this new appeals section looks at appeal trends overall and in relation to a range of development types.
- 4.8.2** When a planning application is refused by the Council the applicant has a right of appeal against that decision. The right of appeal also extends to cases where planning permission has been granted subject to conditions, and the applicant wishes to challenge one or more of the conditions, where an application has not been determined in the statutory time period and to cases involving the issue of a formal enforcement notice. The majority of appeals in Harrow concern the refusal of planning permission.
- 4.8.3** Appeals are administered and in most cases decided by the Planning Inspectorate on the behalf of the Secretary of State. This means that the administration of appeals and decisions on appeal cases are entirely independent of the Council. There are three types of appeal process:
- **Written Representations:** Under this procedure arguments in support and against the proposal are made by submission to the Planning Inspectorate of statements by the main parties. The appointed Planning Inspector will visit the site and surroundings.
 - **Hearings:** Under this procedure arguments in support and against the proposal are also made by the submission of statements from the main parties, but this is then followed by a structured discussion (the hearing) led by a Planning Inspector. On the day of the hearing the Inspector and other parties will visit the appeal site where the discussion may continue.
 - **Public Inquiry:** This is the most formal of the three procedures. Formal evidence is submitted by the main parties and, on the day or days of the Inquiry, the main parties and others are the subject of formal cross-examination in front of the Planning Inspector. The Inspector will visit the site as part of the formal Inquiry.
- 4.8.4** In all appeals the third parties (neighbours, amenity societies, statutory consultees) are notified of the appeal and invited to submit written comments for consideration by the Planning Inspector. In cases dealt with under the hearing and public inquiry procedure third parties may also attend and take part.
- 4.8.5** Under the hearing and public inquiry procedures the Planning Inspector is empowered to award costs against either or both of the main parties for unreasonable behaviour. This allows one party to recover some or all of its appeal expenses if it can show that the other party's conduct during the proceedings led to unnecessary, wasted expenditure.
- 4.8.6** Decisions on the appeals take the form of a letter, explaining the Inspector's reasons and setting out the formal decision, which are usually issued some weeks after the Inspector has visited the site/conducted the hearing or Inquiry. Appeals are either allowed, which means that the Planning Inspector has granted planning permission,

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or are dismissed, which means that the Planning Inspector has refused planning permission. Very infrequently Inspectors may issue a split decision, meaning that part of a proposal is allowed and part is refused.

Why Monitor Appeals?

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

Refusal and Appeal Rate

4.8.8 The refusal rate is the proportion of the council's decisions on all planning applications which are refused. The appeal rate is the proportion of the council's decisions on planning applications that are the subject of an appeal.

4.8.9 During the 2007/08 period the council determined a total of 3,265 applications under the Planning Acts. Of these 1,041 applications (46.8%) were refused, and these refusals resulted in 106 appeals being lodged (a 10% appeal rate). It should be noted that this figure differs from the one used in Table 63 as this figure excludes non-determination, enforcement and conditions appeals.

4.8.10 The Council's performance in determining planning applications within the prescribed periods for major, minor and other types of applications was within the upper quartile of local planning authorities over the monitoring period.

General Appeal Trends

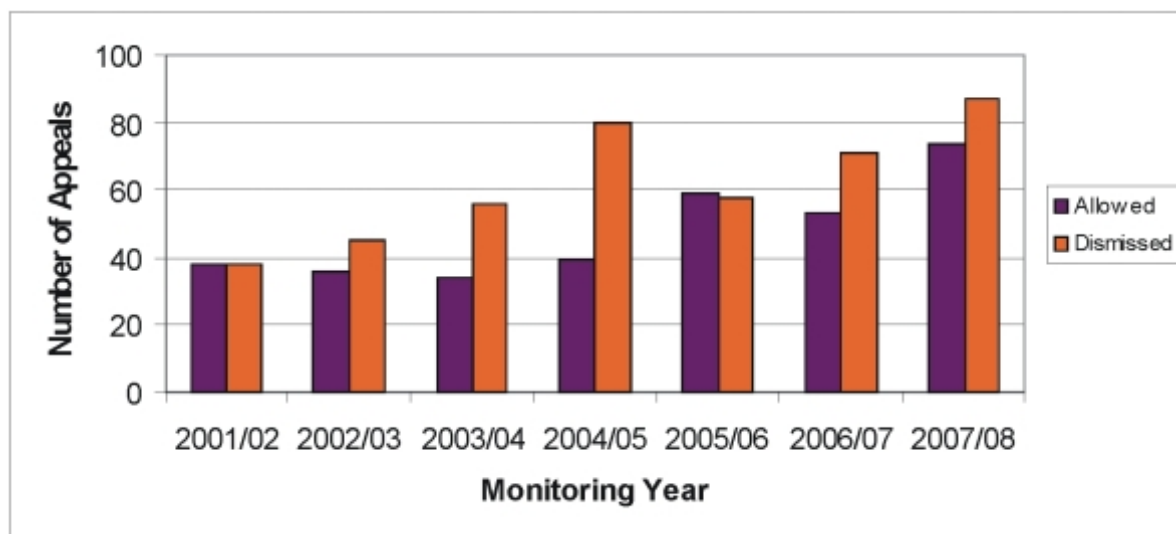
HLI	Contextual Indicator	Policy Ref
Post UDP Indicator	% of appeals allowed	-

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

4.8.12 Figure 15 shows the total number of appeals including non-determination, enforcement and conditions appeals, in relation to those allowed and dismissed over the 2001-2008 period. This illustrates that the total number of appeal decisions over the period has increased.

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Figure 15 Number of Appeals 2001/02 - 2007/08



4.8.13 Table 44 shows the total appeal decisions as well as the proportion allowed. During the 2007/08 monitoring period 46% of Harrow's appeal decisions were allowed. These figures show a trend of an increased number of appeals allowed since a low point during the 2004/05 period. Since this period the percentage allowed has been consistently above the 40% target.

Table 44 Appeals Summary 2001 - 2008

Monitoring year	Total appeal decisions	Appeals Allowed	Appeals Dismissed	Proportion Allowed
2001/02	76	38	38	50%
2002/03	81	36	45	44%
2003/04	90	34	56	38%
2004/05	119	39	80	33%
2005/06	117	59	58	50%
2006/07	124	53	71	43%
2007/08	161	74	87	46%

Analysis of Appeal Decisions 2007/08

4.8.14 This section provides some analysis of the appeal decisions received in the monitoring period. In previous years only residential appeals have been monitored (as a whole) and, for consistency, an overview of this year's overall residential performance is included below. However, to provide more detailed information this year, residential appeals have been broken down for analysis by the following development types:

- New residential development
- Conversions of houses to flats

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- Conversions of other buildings to flats
- Householder extensions/alterations

4.8.15 Following an overview of non-residential appeals cases, telecommunication, change of use and advertisement appeals are also analysed.

Residential Appeals

4.8.16 Table 45 shows that 128 residential appeals were determined in 2007/08 compared with 95 in 2006/07. The proportion of these appeals allowed was 43%, a jump of 7% on the previous year when the proportion was below the target figure of 40%.

Table 45 Residential Appeals

	2004/05		2005/06		2006/07		2007/08	
	No.	%	No.	%	No.	%	No.	%
Appeals								
Dismissed	28	76%	21	62%	61	64%	73	57%
Allowed	9	24%	37	38%	34	36%	55	43%
Total	37	100%	54	100%	95	100%	128	100%

New Residential Development

4.8.17 Table 46 sets out the number of appeal cases involving new residential development (i.e. excluding residential conversions of existing buildings) over the monitoring period.

Table 46 New Residential Development Appeal Decisions Received 2007/08

Decision outcome	No. of decisions	Proportion all appeal decisions	Proportion new residential appeal decisions
Dismissed	20	12%	53%
Allowed	18	11%	47%
Total	38	23%	100%

4.8.18 In Table 47, the numbers of appeals are separated into two groups: those involving 'major' development (defined as ten or more residential units) and those involving 'minor' development (for nine or fewer residential units).

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Table 47 New Residential Development Appeal Decisions Received 2007/08 - Breakdown by Major/Minor Development Type

Decision outcome	No. of decisions (major development)	Proportion of appeal decisions (major development)	No. of decisions (minor development)	Proportion of appeal decisions (minor development)
Dismissed	2	22%	18	62%
Allowed	7	78%	11	38%
Total	9	100%	29	100%

4.8.19 An analysis of the main issues considered by Planning Inspectors in these appeal cases for new residential development is set out in Table 48. The numbers in the table indicate the number of cases in which each issue was considered. Table 48 also shows the number of cases that were appeals against 'non-determination' (i.e. where the council failed to make a decision on the proposal within the prescribed period) and the number of cases that were 'Committee overturns' (i.e. where the planning application was determined by the council's Development Management Committee and the decision to refuse was contrary to the Officer's recommendation).

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Table 48 Analysis of New Residential Development Appeal Decisions 2007/08

Devt. type/appeal decision outcome	No. of Committee overturns	No. of non-determination appeals	Main issues considered (number of cases cited)							
			Character	Amenity of future occupiers	Amenity of neigh-bours	Access Homes	Refuse/recycling provision	Highways/access	Other	
Major devt. dismissed	-	-	1	-	-	-	-	-	-	1
Major devt. allowed	3	1	5	3	4	-	-	-	2	2
Minor devt. dismissed	-	1	15	11	11	3	1	1	4	4
Minor devt. allowed	3	1	6	2	3	2	1	1	1	2

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Explanation of the Scope of Main Issues Considered at Appeal

Character

4.8.20 This issue covers considerations of the appearance and spatial relationship of proposals with their surroundings and in addition, in some cases, issues of overdevelopment/over-intensive use with associated noise and disturbance. Harrow UDP Policies cited by Inspectors when considering this issue were mainly D4 (standard of design and layout), D5 (new residential development – amenity space and privacy), EP25 (noise); in a small number of cases SD1 (quality of design), SH1 (housing provision and housing need), SEP5 (structural features), EP46 (green chains), EP47 (open space) and D9 (streetside greenness and forecourt greenery) were also cited.

Amenity of future occupiers

4.8.21 This refers to the adequacy of the accommodation to be provided, in terms of size, daylight, outlook, access to outdoor amenity space, etc. Harrow UDP Policies cited by Inspectors when considering this issue were SD1 (quality of design), D4 (standard of design and layout), D5 (new residential development – amenity space and privacy) and EP25 (noise).

Amenity of neighbouring occupiers

4.8.22 This concerns impacts on neighbouring occupiers, both in terms of the physical impacts of development (loss of light/outlook, visual harm etc) and in terms of the use/levels of activity (loss of privacy, noise and disturbance etc). Harrow UDP Policies cited by Inspectors when considering this issue were SD1 (quality of design), D4 (standard of design and layout), D5 (new residential development – amenity space and privacy) and EP25 (noise).

Accessible Homes

4.8.23 This deals specifically with the provision of lifetime and wheelchair standard housing in relation to Harrow UDP Policy H18.

Refuse/recycling provision

4.8.24 This issue covers the adequacy of proposed arrangements for storage and collection of future residents' waste. The Harrow UDP Policy cited by Inspectors in relation to this issue was D4 (standard of design and layout).

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Highways/access

4.8.25 This issue covers considerations of highway safety, parking adequacy/servicing arrangements and accessibility. The Harrow UDP Policies cited by Inspectors in relation to this issue were D4 (standard of design and layout), T6 (transport impact of development proposals), T13 (parking standards) and T15 (servicing of new developments).

Other issues

4.8.26 These are issues specific to individual cases and are summarised below:

- Major development dismissed – the other issue raised was flood risk.
- Major development allowed - other issues raised were housing need (HUDP Policy H4) and the cumulative impact of major development upon the area.
- Minor development dismissed - other issues raised were the impact of a development upon adjacent tennis courts, the implications of a proposal upon the future development of a neighbouring piece of land, the effect of a proposal upon the character and appearance of a conservation and the implications of lost servicing space.
- Minor development allowed - other issues raised were Green Belt views and trees.

4.8.27 Of the UDP policies referred to by Planning Inspectors, Policies SD1, SH1, H4 and H18 were deleted during the monitoring period.

Conversion of Houses to Flats

4.8.28 The conversion of existing houses to flats contributes to the supply of additional residential units needed in the borough. Table 49 sets out the number of appeal decisions for the conversion of houses to flats (with and without extensions) over the monitoring period:

Table 49 House Conversion Appeal Decisions Received 2007/08

Decision Outcome	No. of decisions	Proportion all appeal decisions	Proportion conversion appeal decisions
Dismissed	10	6.2%	50%
Allowed	10	6.2%	50%
Total	20	12.4%	100%

4.8.29 Of the ten appeals that were allowed, five had been applications recommended for refusal and determined by council officers under delegated powers and five were recommended for approval but were refused by the council's Development Management Committee. Of the ten appeals that were dismissed, all were recommended for refusal and determined by council officers under delegated powers.

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- 4.8.30** A review of all twenty appeal decisions reveals the following recurring issues:
- The suitability of the accommodation, in terms of the living conditions of future occupiers; for example room sizes, access to and adequacy of garden spaces, internal layout and provision of lifetime homes;
 - The impact upon the character and appearance of the area, particularly with regard to the treatment of forecourts and bin storage;
 - Amenity of neighbours in terms mainly of noise nuisance/levels of activity.
- 4.8.31** In two cases Inspectors disputed the relevance of the council's Lifetime Homes Policy H18, opining that it only applied to larger residential schemes. Other issues raised in specific cases included the impact of increased car parking demand on highway safety, the loss of a house in multiple occupation, the fallback position (in terms of potential activity levels) of already-approved extensions and the applicability of demands for garden access to first floor flats in schemes involving the conversion of terraced houses.
- 4.8.32** UDP Policies commonly referred to (amongst others) in these appeal cases included H9 (Conversions) and Policy H18 (Lifetime Homes). Both of these policies have expired during the year covered by this AMR (2007/08). In the case of Policy H9, even without the Policy, there appears to have been acceptance on the part of the Inspectors concerned that the issues raised by the council were material planning considerations and dealt with them.
- 4.8.33** In October 2007 the council produced some informal guidance on conversions as a compendium of the main planning considerations, following the expiry of Policy H9. This informal guidance note has not been formally adopted but provides general guidance to developers with regard to acceptable flat conversion layouts.
- 4.8.34** Revision of the supplementary planning document 'Accessible Homes' which gives effect to London Plan requirements in respect of Lifetime and Wheelchair Standard Homes has commenced to bring the document up to date with current guidelines. It is anticipated that this revised document will be adopted during the next AMR period.

Conversion of other buildings to flats

- 4.8.35** Table 50 covers all other appeal decisions involving the creation of residential units from existing buildings/premises, with or without alterations and extensions.

Table 50 Other Conversion Appeal Decisions Received 2007/08

Decision outcome	No. of decisions	Proportion all appeal decisions	Proportion other conversion appeal decisions
Dismissed	5	3.1%	56%
Allowed	4	2.4%	44%
Total	9	5.5%	100%

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- 4.8.36** There were a total of nine other appeal decisions received in the 2007/08 period relating to residential conversions. These mainly involved the conversion (with extensions/alterations) of existing maisonettes above shops to flats. Other cases included the subdivision of dwellings (with extensions) to form two houses and the conversion of a detached rear garden building to form a residential annexe.
- 4.8.37** Of the five appeals dismissed, the principal reasons cited by Inspectors included the impact of the extensions on character/appearance, the amenity of neighbouring occupiers and the suitability of the accommodation to be provided. Although four appeals were allowed there were, in effect, only two schemes as each involved listed buildings resulting in applications for planning permission and listed building consent. The issues raised in each of the allowed schemes were quite specific and do not merit further analysis.

Householder Proposals

- 4.8.38** Proposals for domestic extensions and related householder development make up the majority of planning applications made in the borough and, unsurprisingly therefore, these make up the single largest proportion of all appeal decisions received over the monitoring period, 41% (Table 51).

Table 51 Householder Appeal Decisions Received 2007/08

Decision Outcome	No. of decisions	Proportion of all appeal decisions	Proportion of householder appeal decisions 100%
Dismissed	38	23.6%	58%
Allowed	28	17.4%	42%
Total	66	41%	100%

- 4.8.39** Due to the large number of householder appeal cases it is not feasible to analyse the decisions. It is noted that the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) Order 2008 has introduced significant changes to the rules governing householder development which will take many proposals, such as two storey rear extensions, single storey side extensions and roof alterations, out of the planning system. This is likely to reduce the number of planning applications for householder development (and consequently the number of appeals) in Harrow in forthcoming monitoring years.

Non-residential Overview

- 4.8.40** The number of non-residential appeal cases rose by nearly 6% from 117 in 2005/06 to 124 in 2006/07. Of the appeal cases decided during 2006/07, 53 (42.7%) were allowed and 71 were dismissed. This performance is better than the previous year

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when 50.4% of appeals were allowed. Although the proportion of appeals allowed is lower than the previous AMR period, it is still higher than the maximum 40% guideline.

Telecommunications Development

- 4.8.41** There were only four appeal decisions relating to proposals for telecommunications development during the monitoring period 2007/08.
- 4.8.42** Three of the appeal cases involved telecommunications development requiring full planning permission and all of these were allowed. The principal issue in two of the cases concerned the impact of the equipment upon the character and appearance of the conservation areas in which they were situated. The third proposal involved development in the Green Belt and this was the principal issue in the case.
- 4.8.43** The only telecommunications appeal to be dismissed in this period constituted 'permitted development' subject to the prior approval procedure, meaning that only siting and appearance could be considered.

Changes of use and advertisements

- 4.8.44** Of the remaining appeal decisions received in the 2007/08 period, there were two significant groups by development type: schemes involving a change of use of commercial premises and proposals for advertisements.

Table 52 Change of use Appeal Decisions Received 2007/08

Decision Outcome	No. of decisions	Proportion of all appeal decisions	Proportion of change of use appeal decisions
Dismissed	2	1.2%	22%
Allowed	7	4.3%	78%
Total	9	5.5%	100%

- 4.8.45** As shown in Table 52, there were a total nine change of use decisions of which the majority were allowed. Of the seven cases allowed, four related changes of use away from retail (three to food/drink uses and one to a financial/professional office); in all but one case the principal issue concerned the impact of the proposal upon the vitality and viability of the retail centre in which the site was located.
- 4.8.46** There were three decisions relating to advertisement proposals, one of which was dismissed and two were allowed. The consideration of proposals for advertisements is confined to amenity and public safety.

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Appeals Summary 2007/08

	Summary
Appeal trends	<ul style="list-style-type: none"> • The number of appeal decisions received continues to rise – 161 this year compared with 124 in 2006/07 • The proportion of appeals allowed continues to exceed the 40% target and is up on the previous monitoring period • During 2007/08 the council's refusal rate was 46.8%, leading to an appeal rate of 10% • Of the appeals allowed: 9% were cases involving major new residential development; 15% were for minor new residential development; 14% were house conversions; 5% were other conversions; 38% were householder proposals; 9% were for change of use; 3% were advertisements: The remaining 7% related to cases not analysed in this AMR
Residential appeals	<ul style="list-style-type: none"> • Decisions on appeals for new residential development accounted for 23% of all appeal decision in Harrow in 2007/08; 53% were dismissed and 47% were allowed • Decisions on appeals for house conversions accounted for 12.4% of appeal decisions in Harrow in 2007/08; the balance of the decision outcomes was 50:50 • Decisions on appeals for other conversions accounted for 5.5% of appeal decisions in Harrow in 2007/08; 56% were dismissed and 44% were allowed
Householder appeals	<ul style="list-style-type: none"> • Decisions on appeals for householder development accounted for 41% of all appeal decisions in Harrow in 2007/08; 58% were dismissed and 42% were allowed
Non-householder/residential appeals	<ul style="list-style-type: none"> • Decisions on appeals for non-residential development accounted for only 5.5% of all appeal decisions in Harrow in 2007/08; 22% were dismissed and 78% were allowed

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4.9 Planning Obligations (S.106 Agreements)

Introduction

4.9.1 Planning Obligations, or Section 106 (S.106) agreements (named after the section of the Act) 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.

4.9.2 A Planning Obligations SPD is currently being drafted and should be adopted in the next AMR period. This SPD will provide formula to assist planning officers and developers to calculate appropriate planning obligations. It will also provide guidance on priority areas identified to receive benefits from S.106 agreements.

What Type of Benefits can the Council Ask For?

4.9.3 Planning obligations can not only reduce the negative impact of a development but also deliver real benefits to the community around the development. Central Government has guidance on S.106 agreements in the form of Circular 05/05, which states the obligations must: relate to the proposed development; be fair and reasonable; relevant to planning and necessary in planning terms.

4.9.4 Potential obligations include:

- Affordable housing
- Transport
- Creation of open spaces, public rights of way
- Community or Affordable Workshop space.
- Servicing agreements
- CCTV
- Adoption of new highways, Travel Plans.
- Health Care Provision
- Remove new residents' rights to parking permits.
- Local employment and training strategies
- Compliance with the Considerate Contractors Scheme.
- Measures to encourage sustainability and biodiversity, such as green roofs etc.

Monitoring S.106 Agreements

4.9.5 Monitoring of S.106 agreements ensures that community benefits are delivered on time. It has enabled the council to secure contributions towards the provision of a range of planning benefits including affordable housing. Table 53 shows:

- 2007/08 saw an increase of 103 units (or 160% in the provision) for shared ownership units. 2006/07 saw an increase of only 45%.
- 2007/08 saw an increase of 162 units (or 131% improvement) in the rented sector. 2006/07 saw an increase of 52%.

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- That key worker units are still coming forward, however there were only 2 units provided.
- That all S.106 agreements for affordable housing units in 2007/08 were for on-site provision.

Table 53 Affordable Housing Contributions

Housing Type	Number of Units		
	2005/06	2006/07	2007/08
Shared Ownership	44	64	167
Rent	80	122	282
Key Worker	-	48	2
Committed Sum	£1,032,660	-	-

4.9.6 Table 54 shows a steady increase in Section 106 Contributions towards Infrastructure over the last three years.

Table 54 Contributions towards Infrastructure

Infrastructure	Amount Contributed (£)		
	2005/06	2006/07	2007/08
Public Transport	£350,000	-	-
Highways	£32,000	£100,000	£55,000
Green Belt	£250,000	-	-
Public Open Space	-	-	£350,000
Parks	-	-	£7,050
Community Services	-	£20,000	-
Leisure / Sports Ground	-	£750,000	£500,000
Drainage	-	-	£55,000
Total	£632,000	£870,000	£967,050

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4.10 UDP Proposal Sites - Current Status

4.10.1 Table 55 gives an update on the progress on the Proposals Sites since the Unitary Development Plan was adopted in July 2004 (refer to section 10 of the UDP).

4.10.2 In summary, in 2007/08:

- Development was underway on seven Proposals Sites: PS7 (land north of Junction Road); PS12 (Prince Edward Playing Fields); PS19 (Eastern Electricity Land, Stanley Road); PS25 (BAE Systems, Stanmore); PS28 (24-28 Station Road); PS29 (land adjacent to the Leisure Centre/former outdoor pool); and PS34 (ex BR site, Cecil Road)
- The council sold its interests wholly in two Proposals Sites: PS2 (Land north of Greenhill Way) and PS30 (Parks Depot Site and former mortuary, Peel Road). Planning applications have subsequently been submitted for the redevelopment of both of these sites.
- The council sold part of the former Vaughan Centre in Vaughan Road (PS40) in March 2008 for residential development. The remainder of the site was granted planning permission in September 2007 for a new Neighbourhood Resource Centre.
- Planning permission was also granted on the former Government Offices site in Honeypot Lane (PS27) for a comprehensive mixed use redevelopment scheme, including 798 residential units and a business incubator centre.
- A planning application was submitted in March 2008 for a new leisure centre on the site adjacent to the existing leisure centre in Christchurch Avenue (PS31 & PS32). The intention was to demolish the existing leisure centre on completion of the new scheme.

Table 55 Update on status of existing UDP Proposal Sites

Existing UDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2007/08)
Site 1	Land south of Greenhill Way, r/o Debenhams	0.8	None
Site 2	Land north of Greenhill Way	0.2	Site was sold in 2007/8. Planning application received in May 2008 for 37 flats.
Site 3	2 St John's Road	0.5	None
Site 4	9 - 11 St John's Road	0.2	None
Site 5	Gayton Road car park, lending library and Sonia Court	1.3	Authority has been given in principle to dispose of the council's interest in the site for residential development
Site 6	Harrow-on-the-Hill Station, and land in College Road and Lowlands Road	5.8	Development brief has been produced for the site, negotiations with prospective development partners underway. Planning applications received in February 2008, for redevelopment of Harrow College and reconfiguration of open space, and another for redevelopment of part of

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Existing UDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2007/08)
			Harrow College site for a residential development to provide between 404 and 420 flats received in February 2008. Further planning application awaited for redevelopment of former Post Office site in College Road for residential and commercial use.
Site 7	Land north of Junction Road	0.3	Development of 144 flats and ancillary office/retail/leisure uses under construction
Site 8	16-24 Lowlands Road	0.1	Planning permission granted in Oct 2006 for 9 dwellings
Site 9	St Ann's Service yard & College Rd frontage	0.7	None
Site 10	Former YWCA, 51 Sheepcote Road	0.1	Planning Application received in July 2007 for 11 flats (subsequently dismissed on appeal)
Site 11	Belmont Health Centre and adjacent land, Belmont Circle	0.6	None
Site 12	Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue	17.3	Planning permission granted to Barnet Football Club for the development and management of the site as a sports complex, football stadium and ancillary leisure uses. Development underway.
Site 13	Former Harrow Hospital, and nurses hostel, Roxeth Hill	1.5	Development completed on 31/3/07 providing a hostel and 96 units
Site 14	Former Kings Head Hotel, High Street, Harrow on the Hill	0.56	Development completed on 31/3/07 providing 31 units and restaurant premises
Site 15	Harrow Weald Park, Brookshill	6.9	None
Site 16	Harrow Arts Centre, Uxbridge Road and associated land and buildings	3.4	None
Site 17	TA Centre, Honeyput Lane	1.4	None
Site 18	149 and 151 Pinner View	0.16	None
Site 19	Eastern Electricity Plc land, the Brember Day Centre	1.5	Planning permission granted for 180 flats, offices and use of 11 railway arches for A1/A2/A3/A4/B1/D1/D2 uses. Development underway.
Site 20	Roxeth Allotments	0.8	None
Site 21	201-209 Northolt Road	0.08	Development Brief adopted
Site 22	Roxeth Nursery, The Arches	0.38	Development completed 12/07/05 providing 22 flats
Site 23	Glenthorne, Common Road	3.3	None

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Existing UDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2007/08)
Site 24	Land at Stanmore Station and adjacent land, London Road	6.6	None
Site 25	BAE Systems Site, Warren Lane, Stanmore	4.4	Permission allowed on appeal (31/03/05) for 198 units. Construction underway and substantially completed.
Site 26	Anmer Lodge, Stanmore	0.6	None
Site 27	Former Government Offices, Honeypot Lane	4.1	Permission allowed on appeal in November 2007 for comprehensive mixed use redevelopment including 798 residential units and A1/A2/A3/A4/A5/D1/D2 and B1 floorspace, including a business incubator centre.
Site 28	24-38 Station Road	0.4	New Mosque currently under construction
Site 29	Land adjacent to the Leisure Centre/former outdoor pool	0.6	Planning permission granted in September 2007 for a Neighbourhood Resource Centre Remainder of site allocated for residential care home. Development underway.
Site 30	Parks depot site former mortuary, Peel Road	0.3	Site was sold in March 2007. Planning application received in April 2008 for 46 residential units.
Site 31	Land north of the Bridge Day Care Centre adjacent to the leisure Centre car park	0.23	Planning application received 6/3/08 for redevelopment to provide new leisure centre.
Site 32	Driving Centre, Christchurch Avenue	1.4	
Site 33	Land west of High Street, Wealdstone	1.5	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.
Site 34	Ex BR Site, Cecil Road	0.6	Planning permission for redevelopment for 11 B1 units was granted in November 1997 and has subsequently expired. New office building with light industrial use granted permission for existing site owner in January 2005 and under construction.
Site 35	Wealdstone Library/ Youth Centre and Canning Road car park	0.6	Development completed on 1/12/06 for 10 houses and 87 flats (71 affordable).
Site 36	1-33 The Bridge & 6-14 Masons Avenue	0.15	None
Site 37	Land at Oxford Road and Byron Road	0.38	Will need to be reviewed through LDF as premises at 10-16 Byron Road has recently undergone complete refurbishment including extensions for commercial use.

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Existing UDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2007/08)
Site 38	87-111 High Street and land to the rear, Wealdstone	0.45	None
Site 39	Land r/o 121-255 Pinner Road	0.9	None
Site 40	Vaughan Centre, Vaughan Road Wilson Gardens	0.3	The locally listed status of the Vaughan Centre was lifted to facilitate the development of part of the site as a Neighbourhood Resource Centre, which was granted planning permission in September 2007. Remainder of site sold for residential development.

Key Findings and Conclusions 5

Key Findings and Conclusions 5

5 Key Findings and Conclusions

- 5.0.1** The fourth AMR continues to show the significant difference planning and related policies are making to Harrow and its residents and demonstrate that Harrow is continuing to protect both its wonderful Green Belt and at the same time ensuring that there is sufficient employment land to maintain our economic vitality.
- 5.0.2** The following sections give a summary of some of the achievements as well as some key opportunities for the borough to improve.

Environmental Protection and Open Space

- 5.0.3** Harrow can proudly demonstrate that there was no loss of open space within the Green Belt. The new Biodiversity Action Plan (BAP) will provide Harrow with a stout mechanism not just to monitor and protect the borough's flora and fauna, but also to raise awareness and interest in Harrow's natural heritage. From a waste viewpoint the borough continues to make good progress towards achieving the 40% waste recycling target agreed with the West London Waste Authority. Both the adoption of the BAP and the increased level of recycling will be important in taking forward our emerging climate change strategy.
- 5.0.4** Some indicators have seen huge increases, which were largely due to streamlining and more efficient and effective procedures within the council. For example, changes made in administering Tree Preservation Orders have resulted in the confirmation of nearly 300% more Tree Preservation Orders last year. This is a reflection on the hard work of officers and the council's commitment to preserving the leafy character of the borough through the protection of valuable trees.

Design and the Built Environment

- 5.0.5** The pre-application advice service is proving popular for developers to discuss proposals and allows officers from a range of disciplines to give feedback. Comments were made on 174 schemes during the last monitoring period.
- 5.0.6** Having a dedicated Access Officer and appropriate SPDs in place has also enabled a huge increase in the service provided to residents and developers with 394 detailed observations on planning applications made in 2007/08.
- 5.0.7** The quality of Harrow's historic heritage is also being safeguarded through 21 adopted Conservation Area Appraisals. Work continues on a further four.

Transport

- 5.0.8** Improvements have been made to bus stop accessibility and to Harrow's cycle network. This reflects the continuing need to improve the attractiveness and reliability of other forms of transport other than private motor vehicle. The council continues to seek travel plans from developers as another means of promoting sustainable development and encouraging other modes of transport.

5 Key Findings and Conclusions

- 5.0.9** Furthermore accident rates and the number of people killed or seriously injured through road accidents have reduced.

Housing

- 5.0.10** The longer monitoring time span should enable emerging trends to be identified, but for some of the indicators the trends are not always clear. With an increasing number of housing completions over the past three monitoring years and a strong housing pipeline, a continuing growth in completions may have been expected, building on the increase in 2006/07. However, there was a 40% decrease in the number of units built in 2007/08, compared to 2006/07. There was even a temporary decrease in the housing stock of dwellings in social housing ownership. However this decline should reverse once the new units on the Rayners Lane Estate are completed within the next AMR period. There was a also a decrease in the number of affordable housing units completed, whilst housing need surveys show an increasing demand for social housing. Officers and members will be looking for alternative ways forward, particularly in view of the emerging economic downturn.
- 5.0.11** At the end of March 2008 the council was anticipating that completions over the next five years will greatly exceed the London Plan targets. Based on the 15 year housing trajectory to 2022/23 Harrow is expected to meet its housing target early, by 2012/13.

Employment and Town Centres

- 5.0.12** Within the town centres the footfall has continued to drop, but only by around 5% overall since 1999 and across all the town centres, despite the competition from many major new retail attractions close at hand and across London. Overall the percentage of vacant retail frontage in Harrow's town centres remains low and office vacancy rates fell slightly in 2007/08. The amount of employment land has only reduced by a small margin, however, this reflects trends over the entire country as the UK's economy moves away from manufacturing.

Recreation, Sport and Leisure

- 5.0.13** Further advances in promoting sport are being made throughout the borough with success in the London Youth Games as well as the Canons Cricket Academy. Also grants for the refurbishment of Harrow Leisure Centre and Hatch End Pool are assisting the council to provide better facilities. Championing Harrow continues to build on this success with the aim to use the 2012 London Olympics and Paralympics to inspire more residents of all ages to take up sport.
- 5.0.14** Harrow enjoys its rich culture and this diversity is celebrated each year in the Under One Sky festival. This year over 10,000 people attended. To strengthen culture and arts in the borough the council took over the running of the Harrow Arts Centre in Hatch End.

Key Findings and Conclusions 5

Community Services and Accessibility

5.0.15 This AMR period saw an increase in investment into community services and a net increase in the total floor space for community facilities. This follows the continuing trend for a net gain in community facilities over the past year.

Appeals

5.0.16 This is a new section in the AMR. The number of appeal decisions rose from 124 in the previous year to 161 in this monitoring period. The proportion of appeals allowed exceeded the 40% target again.

Planning Obligations

5.0.17 Monitoring the contributions made as a result of Planning Obligations ensures that the community benefits are delivered. There was an increase of 160% in the provision of shared ownership units, up from 45% from last period. The introduction of a new Planning Obligations SPD will provide a streamlined mechanism to gain contributions from developers and will be clearer and result in a fairer system. This should also result in greater contributions. The SPD is currently being prepared and should be adopted in the next AMR period.

Conclusions

5.0.18 Monitoring activity helps us to understand what is happening now and allow the Council to take stock and review activity. The data collected and presented in this AMR informs the Council as well as central government as to the trends within Harrow. This information will also inform future policy development. The new Core Output Indicators will be fully monitored for 2008/09.

Core Output Indicator Summaries A

Core Output Indicator Summaries A

Appendix A Core Output Indicator Summaries

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

Business Development and Town Centres

	B1a	B1b	B1c	B2	B8	Total
BD1 Gross	0	0	0	336	0	336
Net (m ²)	- 1,500	0	- 1,586	0	- 880	- 3,966
BD2 Gross	0	0	0	336	0	336
% gross on PDL	-	-	-	100	-	-
BD3 Hectares	0.612	0.264	0.292	0.021	0.374	1.562

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	A1	A2	B1a	D2	Total
BD4 Gross	0	0	0	0	0
Net	0	0	0	0	0

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A Core Output Indicator Summaries

Housing

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2002/03	2006/07	1655	London Plan Feb 2004
H1(b) (if required)	2007/08	2016/17	4000	Alterations to London Plan Dec 2006

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	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13
H2a	367	546	475	568	620						
H2b						366					
H2c	a) Net additions						540	1481	1899	1039	859
	b) Hectares							17.38	25.16	16.61	8.64
	c) Target							400	400	400	400
H2d						339	325	252	236	97	12

Core Output Indicator Summaries A

	13/14	14/15	15/16	16/17	17/18	18/19	20/21	21/22	22/23	23/24
H2a	5									
H2b										
H2c	131	86	0	320	0	160	147	147	0	0
a) Net additions										
b) Hectares	0.57									
c) Target	400									
H2d	Target Met	Target Met	Target Met	Target Met	Target Met	Target Met	Target Met	Target Met	Target Met	Target Met

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	Total
H3	366
Gross	366
% gross on PDL	100

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	Permanent	Transit	Total
H4	0	0	0

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A Core Output Indicator Summaries

	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	48	79	127

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	Number of sites with a Building for life assessment of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a Building for life assessment of 14 to 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of sites with a Building for life assessment of 10 to 14
H6	n/a	n/a	n/a	n/a	n/a	n/a	n/a

	Number of dwellings on those sites	% of dwellings of 10 to 14	Number of sites with a Building for life assessment of less than 10	Number of dwellings on those sites	Total number of housing sites (or phases of housing sites)	% of dwellings of less than 10	Number of dwellings on those sites
H6	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Page 48 - Section 4.2.2

n/a = data not available

Environmental Quality

	Flooding	Quality	Total
E1	0	0	0

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Core Output Indicator Summaries A

	Loss	Addition	Total
E2	0	0	0

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	Wind Onshore	Solar Photovoltaics	Hydro	Biomass	
E3				Landfill gas	Sewage sludge digestion
Permitted installed capacity in MW	n/a	n/a	n/a	n/a	n/a
Completed installed capacity in MW	n/a	n/a	n/a	n/a	n/a

	Biomass				Total
E3	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	n/a	n/a	n/a	n/a	n/a
Completed installed capacity in MW	n/a	n/a	n/a	n/a	n/a

Page 40 - Section 4.1.28 n/a = data not available

A Core Output Indicator Summaries

Minerals

	Crushed Rock	Sand and Gravel
M1	0	0
<i>Page 44 - Section 4.1.41</i>		

	Secondary	Recycled
M2	0	0
<i>Page 44 - Section 4.1.42</i>		

Waste

	Inert Landfill	Non-hazardous Landfill	Hazardous Landfill	Energy from Waste Incineration	Landfill Gas Generation Plant	Pyrolysis/ Gasification	Metal Recycling Site
W1	0	0	0	0	0	0	0
The total capacity (m ³ , tonnes or litres)							
Maximum annual operational throughput (tonnes (or litres if liquid waste))	0	0	0	0	0	0	0

Core Output Indicator Summaries A

	Transfer Stations	Material recovery/recycling facilities (MRFs)	Household civic amenity sites	Open windrow composting	In-vessel composting	Anaerobic digestion	Any combined mechanical, biological and/or thermal treatment (MBT)
W1	0	0	0	0	0	0	0
The total capacity (m ³ , tonnes or litres)							
Maximum annual operational throughput put (tonnes (or litres if liquid waste))	0	0	0	0	0	0	0

	Sewage Treatment Works	Other treatment	Material recovery /recycling facilities (MRFs)	Storage of waste	Other waste management	Other developments	Total
W1	0	0	0	0	0	0	0
The total capacity (m ³ , tonnes or litres)							
Maximum annual operational throughput put tonnes (or litres if liquid waste))	0	0	0	0	0	0	0

A Core Output Indicator Summaries

	Sewage Treatment Works	Other treatment	Material recovery /recycling facilities (MRFs)	Storage of waste	Other waste management	Other developments	Total
<i>Page 41 - Section 4.1.32</i>							

	Landfill	Incineration with EfW	Incineration without EfW	Recycled/ Composted	Other	Total Waste Arisings
W2 Amount of waste arisings in tonnes	75,154	38	0	38,477	0	113,669
<i>Page 41 - Section 4.1.33</i>						

Changes to Core Output Indicators B

B Changes to Core Output Indicators

Appendix B Changes to Core Output Indicators

Removal of Core Output Indicators by CLG

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

Table 56 Core Output Indicators (COI) removed (by DCLG in 2007/08)

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

Changes to Core Output Indicators B

Removed COI Indicators	
	biodiversity – proportion of local sites where positive conservation management has been or is being implemented could also be included within this suite.

Table 57 New Core Output Indicators (included by DCLG as of 2007/08)

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

B Changes to Core Output Indicators

New Core Output Indicators

Waste

W1 & W2

In order to allow consistent and comparable (year on year) collection and reporting of figures 'management types' have been linked to those that are used in planning policy supporting guidance, the standard planning application form and existing DEFRA data collections.

LDS Timetable C

C LDS Timetable


Appendix C LDS Timetable

Figure 16 LDS Timetable 2006 - 2011

Harrow Local Development Scheme - Document Timetable			
	2006	2007	2008
	J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D	J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D	J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D
DEVELOPMENT PLAN DOCUMENTS			
Harrow Core Strategy	C		
Outwiring Development			
Generic Development Control Policies			
Harrow Proposals Map			
Local Waste SPD			
SUPPLEMENTARY PLANNING DOCUMENTS			
Sustainable Building Design			
Section 106 Planning Obligations			
Harrow on the Hill Conservation Areas			
Historic Conservation Areas			
Stamons/Edgeware Conservation Areas			
Harrow/Weald Conservation Areas			
Accessible Homes Revision (NEV)			
100% Barby Primary (adopted)			

<p>KEY: DEVELOPMENT PLAN DOCUMENTS</p> <ul style="list-style-type: none"> C = Commencement of Preparation D = Issues & Options I = Issues & Options and consultation phase P = Prelimed Options S = Submission J = Public Examination Meeting (PINS to confirm) E = Public Examination (PINS to confirm) A = Adoption 	<p>KEY: SUPPLEMENTARY PLANNING DOCUMENTS</p> <ul style="list-style-type: none"> C = Commencement of Preparation D = Consultation on draft Supplementary Planning Document A = Adoption
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Note: Timetable is from LDS adopted in November 2007 and replaces all earlier versions.



Deleted UDP Policies D

D Deleted UDP Policies

Appendix D Deleted UDP Policies

Note: for 'Deleted Policy' the page numbers refer to the policy in the Harrow Unitary Development Plan 2004. All other page numbers refer to the London Plan (Consolidated with Alterations 2004) February 2008.

Table 58 Deleted UDP Policies

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SEP1 (p28): Energy Use and Conservation	4A.3 (p199) Sustainable design & construction	4A.4 (p202): Energy assessment 4A.7 (p205): Renewable energy 4A.6 (p204): Decentralised energy: heating, cooling and power 3A.18 (p90): Protection and enhancement of social infrastructure and community facilities	
SEP2 (p29): Water	4A.16 (p214): Water supply and resources 4C.6 (p199): Floodplains	4A.13 (p210): Water and sewerage infra-structure 4A.12: (p.210) Flooding 4A.13 (p.210): Flood risk management 4A.14 (p213): Sustainable drainage 4A.15 (p214): Rising groundwater	EP11 Development within Floodplains EP15 Water Conservation
SEP3 (p30): Waste General Principles	4A.21 (p221): Waste strategic policy and targets 4A.22 (p222): Spatial policies for waste management 4A.23 (p223): Criteria for the selection of sites for waste management and disposal	4A.29 (p238): Hazardous waste	EP16 Waste Management, Disposal and Recycling Facilities

Deleted UDP Policies D

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
	<p>4A.24 (p231): Existing provision, capacity, intensification, re-use and protection</p> <p>4A.25 (p231): Borough level apportionment of municipal and commercial waste to be managed</p> <p>4A.26 (p233): Numbers and types of recycling and waste treatment facilities</p> <p>4A.27 (p235): Broad locations suitable for recycling and waste treatment facilities</p> <p>4A.28 (p238): Construction, excavation and demolition waste</p>		
SEP4 (p32): Biodiversity and Natural Heritage	3D.14 (p184): Biodiversity & nature conservation		EP28 Conserving and Enhancing Biodiversity
SEP6 (p33): Areas of Special Character, Green Belt and Metropolitan Open Land	<p>3D.9 (p177): Green belt</p> <p>3D.10 (p178): Metropolitan open land</p>		<p>EP32 Green Belt: Acceptable Land Uses</p> <p>EP38 Recreational Uses in the Green Belt</p> <p>EP39 Land for Recreation in the Green Belt</p> <p>EP44 Metropolitan Open Land</p>
SD1 (p34): Quality of Design	4B.1 (p245): Design principles for a compact city	<p>4B.2 (p246): Promoting world-class architecture and design</p> <p>4A.3 (p68): Maximising the potential of sites</p>	D4 Design and The Built Environment

D Deleted UDP Policies

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SD2 (p34): Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens	4B.11 (p254): London's built heritage	4B.12 (p255): Heritage conservation 4B.13 (p255): Historic conservation-led regeneration 4B.15 (p255): Archaeology	D14 Conservation Areas D18 Historic Parks and Gardens D11 Statutorily Listed Buildings D20, D21, D22 Sites of Archaeological Importance
SD3 (p35): Mixed-Use Development	2A.8 (p49): Town Centres	3D.1 (p162): Supporting town centres 3D.2 (p165): Town centre development	
ST1 (p36): Land Uses and the Transport Network	3C.1 (p126): Integrating transport and development	2A.8 (p49): Town centres 3C.2 (p126): Matching development to transport capacity 3C.3 (p127): Sustainable transport in London 3C.4 (p127): Land for transport	T6 The Transport Impact of Development Proposals SEM3 Proposals for New Employment-Generating Development
ST2 (p37): Traffic Management	3C.17 (p148): Tackling congestion and reducing traffic	3C.18 (p149): Allocation of street space 3C.18 (p150): Local transport & public realm improvements 3C.20 (p151): Improving conditions for buses	ST3 London-wide Highway Network ST4 London-wide Transport Investment ST5 London-Wide Transport Investment

Deleted UDP Policies D

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
		<p>3C.21 (p152): Improving conditions for walking</p> <p>3C.22 (p153): Improving conditions for cycling</p>	T12 Reallocating Available Road-space and Managing Traffic
SH1 (p40): Housing Provision and Housing Need	<p>3A.1 (p64): Increasing London's supply of housing</p> <p>3A.2 (p65): Borough housing targets</p>	<p>3A.4 (p70): Efficient use of stock</p> <p>3A.5 (p70): Housing choice</p> <p>3A.7 (p72): Large residential developments</p> <p>3A.8 (p73): Definition of affordable housing</p> <p>3A.9 (p76): Affordable housing targets</p> <p>3A.10 (p77): Negotiating affordable housing in individual private residential and mixed-use schemes</p> <p>3A.13 (p80): Special needs and specialist housing</p> <p>3A.15 (p83): Loss of housing and affordable housing</p>	
SH2 (p43): Housing Types and Mix	3A.5 (p70): Housing choice	<p>3A.13 (p80): Specialist needs and specialist housing</p> <p>3A.14 (p8): London's travellers and gypsies</p> <p>3A.16 (p83): Loss of hostels, staff accommodation and shared accommodation</p>	H17 Access for Special Households with Particular Needs

D Deleted UDP Policies

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SEM3 (p46): Proposals for New Employment Generating Development	2A.10 (p55): Strategic employment locations	3A.17 (p84): Addressing the needs of London's diverse population 3B.4 (p112): Industrial locations	EM4 New Office Development. EM22 Environmental Impact of New Business Development. SEP5 Structural Features
SR1 (p47): Open-Air Leisure and Sporting Activities	3D.6 (p171): The Olympic and Paralympic Games and sports facilities	3D.7 (p175): Realising the value of open space and green infrastructure 3D.11 (p179): Open space provision in UDPs	EP47 Open Space EP50 Informal Areas of Open Space R4 Outdoor Sports Facilities
SC1 (p49): Provision of Community Services	3A.18 (p90): Protection and enhancement of social infrastructure and community facilities	3A.19 (p91): The voluntary and community sector	C2 Provision of Social & Community Facilities C10 Community Buildings & Places of Worship
SI2 (p50): Monitoring and Review	6B.1 (p.391): Monitoring and review	6B.2 (p.391): Measuring progress	
EP7 (p57): Renewable Energy	4A.7 (p205): Renewable energy		
EP8 (p59): Energy Conservation & Efficiency	4A.7 (p205): Renewable energy 4A.4 (p202): Energy assessment		EP15 Water Conservation
EP9 (p60): Water Quality, Supply and Disposal		4A.15 (p214): Rising groundwater	

Deleted UDP Policies D

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
EP10 (p61): Sustainable Urban Drainage	4A.14 (p213): Sustainable drainage		EP12 Control of Surface Water Run-Off
EP17 (p69): Waste Generating Activities	4A.22 (p222): Spatial policies for waste management.		EP16 Waste Management, Disposal and Recycling Facilities
EP18 (p69): Landfilling	4A.21 (p221): Waste strategic policy and targets 4A.22 (p221): Spatial policies for waste management		
EP19 (p70): Aggregates	4A.30 (p240): Better use of aggregates	4A.31 (p240): Spatial policies to support the better use of aggregates	
EP24 (p74): Air Quality	4A.19 (p218): Improving air quality		
EP33 (p87): Development in the Green Belt	3D.9 (p177): Green belt		
D6 (p111): Design in Employment Areas			D4 The Standard of Design and Layout
D8 (p112): Storage of Waste, Recyclable and Reusable Materials in New Developments	4A.22 (p222): Spatial policies for waste management		D4 The Standard of Design and Layout
D13 (p117): The Use of Statutorily Listed Buildings	4B.13 (p255): Historic conservation-led regeneration		
D17 (p121): Article Four Direction		4B.12 (p183): Heritage Conservation	
D26 (p128): Advertisements & Signs on Buildings		4B.1 (p245): Design principles for a compact city	
D27 (p129): Free-Standing Advertisements		4B.1 (p245): Design principles for a compact city	

D Deleted UDP Policies

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
D28 (p129): Advertisement Hoardings		4B.1 (p1245): Design principles for a compact city	
H4 (p159): Residential Density	3A.3 (p68): Maximising the potential of sites	3A.2 (p65): Borough housing targets 4B.1 (p245): Design principles for a compact city Table 3A.2 (p69): Density matrix	
H5 (p159): Affordable Housing	3A.9 (p76): Affordable housing targets 3A.10 (p77): Negotiating affordable housing in individual private residential and mixed-use schemes	3A.8 (p73): Definition of affordable housing	
H6 (p163): Affordable Housing Target	3A.9 (p76): Affordable housing targets		
H9 (p165): Conversions of Houses & Other Buildings To Flats	3A.1 (p64): Increasing London's supply of housing 3A.5 (p70): Housing choice	3A.2 (p65): Borough housing targets 3A.4 (p70): Efficient use of stock	H10 Maintenance and Improvement to Existing Housing Stock D4 The Standard of Design and Layout D5 New Residential Development – Amenity Space and Privacy D9 Streetside Greenness and Forecourt Greenery T13 Parking Standards
H12 (p168): Houses in Multiple Occupation	3A.5 (p70): Housing choice	3A.4 (p70): Efficient use of stock	H10 Maintenance and Improvement to Existing Housing Stock
H18 (p172): Accessible Homes	3A.5 (p70): Housing choice		

Deleted UDP Policies D

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
EM8 (p186): Enhancing Town Centres	2A.8 (p49): Town centres	3D.1 (p162): Supporting town centres 3D.2 (p165): Town centre development 3D.3 (p167): Maintaining and improving retail facilities	D4 The Standard of Design & Layout
R3 (p213): Public Open Space	3D.11 (p179): Open space provision in DPDs	3D.12 (p181): Open space strategies	EP47 Open Space EP48 Public Open Space
R6 (p215): Informal Recreation	3D.11 (p179): Open space provision in DPDs		EP50 Informal Areas of Open Space
R9 (p217): Indoor Sports Facilities	3D.6 (p171): The Olympic and Paralympic Games and sports facilities	3D.2 (p165): Town centre development	R11 Protecting Arts, Culture, Entertainment & Leisure Facilities R13 Leisure Facilities
R10 (p218): Arts, Culture and Entertainment	3D.4 (p168): Development and promotion of arts and culture	3D.2 (p165): Town centre development	R11 Protecting Arts, Culture, Entertainment & Leisure Facilities. R13 Leisure Facilities
R12 (p219): Change of Use Above Ground Floor Level to Arts, Culture, Entertainment and Leisure		3D.3 (p167): Maintaining and improving retail facilities 3D.4 (p168): Development and promotion of arts and culture 3D.6 (p171): The Olympic and Paralympic Games and sports facilities	

D Deleted UDP Policies

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
R14 (p220): Tourism	3D.7 (p173): Visitor accommodation and facilities		
C4 (p229): Nursery Provision in other Premises	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities
C5 (p230): Nursery and Childcare Facilities	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities
C6 (p230): First and Middle Schools	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities C7 New Educational Facilities
C9 (p234): Doctors' Surgeries	3A.21 (p93): Locations for healthcare	3D.1 (p162): Supporting town centres	
C12 (p237): Community Protection and Emergency Services	3A.18 (p90): Protection and enhancement of social infrastructure and community facilities		C2 Provision of Social & Community Facilities
C13 (p237): Statutory Bodies and Utility Companies		4A.18 (p216): Water and sewerage infrastructure	D4 The Standard of Design and Layout
I 3 (p247): Planning Obligations and Legal Agreements	6A.4 (p371): Priorities in planning obligations 6A.5 (p371): Planning obligations		
I 4 (p249): Enforcement			
I 6 (p250): Supplementary Planning Guidance and Planning Briefs			
I 7 (p251): Public Consultation			

Five Year Housing Supply E

E Five Year Housing Supply

Appendix E Five Year Housing Supply

- E.1** In accordance with Planning Policy Statement 3 (PPS3) and the Strategic Housing Land Availability Assessments Practice Guidance the Council is required to identify a five-year supply of deliverable housing sites.
- E.2** For sites to be considered 'deliverable' PPS3 states that they should be:
- Available - the site should be available now
 - Suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - Achievable - there is a reasonable prospect that housing will be deliverable on the site within five years
- E.3** The Council has identified sites which meet these requirements and these include:
- All sites for housing units under construction as at 31/3/2008. (These developments include new build, changes of use to housing units and conversions)
 - All sites with planning permission as at 31/3/2008 (These developments include new build, changes of use to housing units and conversions)
 - Sites where permission has been granted, subject to legal agreement, as at 31/3/2008
 - Potential deliverable sites (without planning permission as at 31/03/2008)
- E.4** Schedules 1 to 5 (summarised below in Table 59) demonstrate that Harrow has a sufficient supply of housing land to meet its 5-year housing supply targets, without relying on a windfall allowance. Sites with planning permission (commitments) account for 2,957 units, ⁽¹⁾ exceeding the overall five year London Plan target for Harrow by 1,157 units. ⁽²⁾ In addition, 2,943 units ⁽³⁾ are expected to come forward from allocated and other identified sites (Table 79).

1 *This includes totals for both sites with planning permission (not under construction) and sites with planning permission under construction*

2 *This is the difference between Harrow's 5 year conventional housing supply (360x5=1800 and total sites with planning permission (both under construction and not under construction).*

3 *This is the figure for sites with legal agreement and potential deliverable sites*

Five Year Housing Supply E

Table 59 Summary of Harrow's Five Year Supply (as at 31/03/08)

Sites	Schedule	Description	New Units	Site Area (ha)
Sites with Planning Permission (not under construction)	Schedule 1	New build sites	1,592	31.28
	Schedule 3	Conversions / changes of use	196	5.42
	<i>Summary Total</i>		<i>1,788</i>	<i>36.70</i>
Sites with Planning Permission (under construction)	Schedule 2	New build sites	1,070	12.08
	Schedule 4	Conversions / changes of use	99	1.87
	<i>Summary Total</i>		<i>1,169</i>	<i>13.95</i>
Sites with Legal Agreement	Schedule 5		32	0.42
Possible Future Sites	Schedule 6		2,911	50.46
Total From Deliverable Sites	-	-	5,900	101.53

E Five Year Housing Supply

Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/03/08) Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Permission Date	Development Description
1354	6.09	P/2317/06	Honeypot Lane, Government Buildings	798	795	12-Nov-2007	Redevt. to provide 798 units (including 40.2% affordable housing), A1/A2/A3/A4/A5/D1 & D2 f/s; Class B1(a),(b),(c) f/s incl. a business incubator centre (Appeal 3565)
1444	4.88	W/112/02	Rayners Lane, "Rayners Lane Estate"	312	-24	Oct-02	O/L: Regeneration of estate including demolition of 520 units & construction of 329 houses & 406 flats (this permission is for the part of the site not covered by later permissions)
1713	2.88	P/3171/06	Strongbridge Close	254	92	20-Nov-2007	Redevelopment for 254 units: flats, houses, roads, parking, and open space
1715	3.37	P/1704/05	Royal National Orthopaedic Hospital	191	100*	15-Jan-2007	Outline: Partial redevelopment to provide new hospital and associated facilities, housing (including staff), revised road junction, car parking and open space. * A further 91 net gain after 2012/13
1700	1.21	P/1532/06	Burnt Oak Broadway, Edgware Town FC	175	175	15-Jan-2007	Redevelopment to provide 164 flats and 11 houses in nine blocks of three and five storey buildings
1772	0.86	P/2319/07	Rayners Lane Estate (Phase D2)	80	62	5-Nov-2007	Approval of reserved matters for siting, design, external appearance and means of access required by W112/02/OUT Rayners Lane Estate regeneration Phase D2
1778	0.57	P/1220/07	Jubilee House, Merrion Avenue	35	35	27-Sept-2007	Extension to office building to provide 35 flats
1775	0.12	P/1907/07	Bridge Street, land rear of 71	30	30	11-Oct-2007	Redevelopment: Construction of 30 flats & amenity space (Appeal 3737)
1628	0.11	P/1108/05	Northolt Rd, 19, The Timber Carriage PH	21	20	19-Dec-2005	Redevelopment: Detached building to provide 21 flats (6 as affordable housing)
1374	0.11	P/2537/05	Bonnorsfield Lane, 16-28	14	9	8-Dec-2005	Renewal of permission E/786/00: 3/4 storey building to provide 14 flats
1722	0.10	P/1376/07	High Street, 152-154, Wealdstone	14	14	26-July-2007	Redevelopment to provide 3-storey block of 14 flats
1730	0.02	P/3309/06	Whitchurch Lane, 287, 289, 291, 293	14	10	13-Feb-2007	Redevelopment to provide two storey block of 14 flats (Appeal 3599)
1749	0.11	P/0450/07	Walton Avenue, 2	14	14	4-May-2007	Demolition of daycare centre and construction of 14 flats (Appeal 3676)
1777	0.11	P/2414/06	Pinner Road, 186-194	14	14	10-Nov-2006	Construction of 14 flats and A2 unit
1750	0.25	P/0907/07	Kenmore Road, former Council Allotments	13	13	3-Dec-2007	Construction of 13 houses

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1665	0.34	P/1354/05	Alexandra Ave 19 & 21 & r/o 11-29, South Harrow	12	10	29-June-2006	Demolition of existing dwellings and redevelopment to provide 12 two storey houses (Appeal 3375)
1767	0.06	P/4111/07	Pinner Road, 90-100	12	12	7-Feb-2008	Conversion of 1st floor and roof extension to create new 2nd floor to provide 12 units above existing commercial unit
1755	0.15	P/3429/07	Westfield Park, land at 1-4 Eaton Court	11	7	7-Feb-2008	Redevelopment of site to provide 11 flats
1601	0.08	P/939/04	Buckingham Road, Chandos Parade	10	10	30-July-2004	Demolition of existing building & development to provide 10 flats (Appeal 3240)
1757	0.07	P/3310/07	Honeypot Lane, Everton Court, 206-228 & 278-292	10	10	10-Dec-2007	Extensions at first floor level to provide 10 s/c flats to existing building
1776	0.22	P/4092/07	Tenby Road, land at r/o, former clinic/scout hut	10	10	19-Mar-2008	Outline: Two terraced blocks to provide 10 houses
21.71				2044	1418		

E Five Year Housing Supply

Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Date Granted	Development Description
579	0.01	P/1468/06	Lowlands Road, 16-24	9	9	27-Oct-2006	Redevelopment of site to provide 9 self-contained residential dwellings
891	0.22	P/2887/07	Nugents Park, White Lodge	2	0	21-Dec-2007	Redevelopment: two detached houses
1298	0.18	P/2291/05	Stonegrove, Canons Court, Edgware	9	9	12-Jan-2006	Additional accommodation at 3rd and 4th floor level for 9 flats with new staircase at rear
1358	0.10	P/1553/04	High Street, 104-106, Chameleon House	3	3	14-Oct-2004	Replacement 2 storey commercial building and detached block to provide 3 flats
1365	0.08	P/2968/03	Glebe Crescent, land between 52 & 54	1	1	12-Mar-2004	Single and two storey detached building with rear dormer to form new dwelling
1384	0.07	P/3026/05	Ass House Lane, 1 & 2 Bankfield cottages, Old Redding	2	0	9-June-2006	Renewal of E/1229/00: Demolition and replacement of 2 two storey semi-detached houses
1386	0.21	P/1017/06	Whitchurch Lane, land r/o 123-5	6	6	1-Dec-2006	Outline: 6 retirement flats in two blocks (Appeal 3579)
1416	0.03	P/1854/05	Greenford Road, 138, land r/o Rising Sun PH	3	3	11-Nov-2005	Redevelopment to provide 3 x two storey terrace houses (revised)
1426	0.01	P/2500/06	Greville Court, South Vale	1	1	5-Jan-2007	Second floor extension on the north-west side to create an additional flat
1438	0.07	P/1993/04	Butler Road, land R/O 132	3	3	9-Sept-2004	Pair of semi-detached houses and detached bungalow
1471	0.87	P/220/03	The Common, 'Heriots'	2	0	Apr-03	Demolition of 2 bungalows & provision of 2 replacement dwellings
1477	0.21	P/1561/06	Royston Grove, Oriel house, Pinner, Middx, HA5 4HE	7	6	7-Sept-2006	Outline: Demolition of dwelling and erection of two-storey block with additional accommodation in mansard roof to provide 7 flats
1479	0.02	P/478/03	Bridge Street, 4-12	4	4	Jul-03	Provision of mansard roof to accommodate 4 flats at 3rd floor level
1490	0.04	E/1474/02	Rowland Avenue, 93	1	1	Sep-03	Single storey front extn. to existing house & detached house
1498	0.03	P/1854/03	Francis Road, 2	1	1	Sep-03	Two storey side, single storey rear extension to provide additional house
1507	0.02	P/1788/03	Stonegrove, Coniston Court	1	1	Nov-03	Extension at 3rd floor over front block (Flats 17/18) to provide additional flat
1513	0.05	E/1451/02	Kenmore Gardens, 1, Edgware	3	2	Feb-04	Side extn. to form house & conversion of existing house to 2 s/c flats

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1525	0.04	P/476/03	Middle Road, 50, land adj. The White Horse PH	1	1	Jan-04	Two storey side & single storey rear extn. to provide semi-detached house with detached garage (Appeal 3097)
1526	0.02	P/435/03	Northolt Road, 384	1	1	18-June-2003	First floor rear extension to provide s/c flat (Appeal 3114)
1535	0.23	P/233/04	Mount Park Road, "Valleyfield"	1	1	26-Apr-2004	Side extn. to provide additional house
1539	0.07	P/2748/05	Old Church Lane, r/o 43, 45, 47	1	1	17-Jan-2006	Two storey house
1547	0.21	P/0419/07	Georgian Way, 5,	1	0	19-Apr-2007	Replacement detached two/three storey house
1548	0.18	P/2437/07	St. Brides Avenue, 54	6	5	23-Nov-2007	Detached building to provide 6 flats & access from Camrose Avenue
1550	0.10	P/1606/04	Brickfields Avenue, land at 11 (vacant land rear of Byron house)	1	1	9-Sept-2004	Construction of two storey detached house
1551	0.03	P/613/04	Rowland Avenue, land adjacent to 68	1	1	16-July-2004	Two storey detached house with garage
1555	0.04	P/1379/04	Moorhouse Road, land adjacent to 153	2	2	18-Oct-2004	Demolition of lock-up garages and replacement 2 storey detached building to provide 2 flats, retaining 3 garages
1557	0.04	P/1700/05	Whitchurch Lane, 73/75, 1 & 2 Pretoria Villas	6	4	9-Sept-2005	Redevelopment: 3-storey building to provide 6 flats
1564	0.05	P/2936/05	Southfield Park, 33, North Harrow	1	1	1-Feb-2006	Two storey side to rear, with rear dormer & single storey rear extension to provide house
1576	0.02	P/3180/04	Belmont Rd, 72A,	2	2	31-Jan-2005	Redevelopment: Detached 2 storey building to provide 2 flats
1596	0.01	P/2839/05	High St, 26-28, r/o, Harrow	3	3	12-Jan-2006	Details pursuant to P/3104/04: 3 storey building to provide shop (A1) and workshop at ground floor & 3 flats above
1599	0.03	P/3182/07	Marlborough Hill, 1	2	2	21-Nov-2007	Redevelopment to provide office f/s (Class B1) and 2 flats on third floor with parking at ground floor level
1608	0.05	P/1897/05	Maytree Lane, 1 Linksway	1	1	14-Sept-2005	Outline: Detached house with access to Woodward Gardens
1609	0.01	P/3214/04	Roxeth Green Ave 100a, 6 Churchill Court, South Harrow (No. 6)	1	1	2-Feb-2005	Extension of second floor roof to form additional flat (Appeal 3340).
1611	0.07	P/1591/05	Gayton Road. Land R/O 47-49	2	2	12-Oct-2005	Two semi-detached bungalows with access from Northwick Park Road
1616	0.03	P/2782/04	Corbins Lane, 27, South Harrow	1	1	29-Nov-2004	Extension to form additional dwelling (Appeal 3339)
1619	0.09	P/781/05	Royston Grove, 31 (Glencara), Pinner	3	2	11-Nov-2005	Redevelopment to provide a 3-storey block with conservatory containing 3 flats

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1623	0.02	P/1774/05	Dorchester Ave, Land Adj 4, Harrow	1	1	11-Nov-2005	Two storey detached house
1630	0.01	P/839/05	Tintern Way, 38, South Harrow	1	1	10-May-2005	Extension to provide house; single storey rear extension (revised)
1631	0.03	P/1939/05	Uxbridge Road, land adj 56,	1	1	12-Jan-2006	Outline: Detached house
1633	0.07	P/1861/05	Westfield Lane, The Rookery	6	4	12-Jan-2006	Redevelopment: Part 2/part 3 storey block to provide 6 flats
1635	0.07	P/2976/05	Eastcote Rd, 154-156 Land R/O	1	1	26-Jan-2006	Detached house
1639	0.04	P/3050/05	Ovesdon Ave, 1, Harrow	1	1	24-Feb-2006	Single and two-storey side extension to form new dwelling
1651	0.02	P/1521/07	The Middle Way, 6	1	1	16-July-2007	Terraced house attached to No.6 The Middle Way (Appeal 3684)
1654	0.03	P/312/08	The Chase, 1a	1	1	18-Mar-2008	Demolition of existing extension and erection of single/two storey house with accommodation in the loft
1656	0.09	P/39/06	Oak Tree Close, 2, Stanmore	1	0	8-Apr-2006	Replacement two storey house
1661	0.04	P/868/06	Spencer Road, 49, Wealdstone	1	1	31-May-2006	Two storey side extension to create separate dwelling houses
1664	0.05	P/1461/06	High Street, Site of Dove Cottage, Harrow School, Harrow on the Hill	1	0	26-July-2006	Two storey detached building to provide residential accommodation for Harrow School
1668	0.11	P/2536/05	Walton Road, r/o 2-24, Builders Yard	7	7	12-Jan-2006	Outline: Residential development
1669	0.11	P/708/05	Perwell Court (Garages and Land R/O) Off Capthorne Ave	7	7	17-June-2005	Outline: Demolition of existing garages, replacement with 36 parking spaces and development of 2/3 storey block of 7 flats
1677	0.12	P/2415/05	The Grove, Warren Lane, West Lodge, Stanmore	1	0	14-Sept-2006	Outline: Replacement detached house
1687	0.30	P/2173/06	Dennis Lane, 9, Stanmore	1	0	11-Oct-2006	Demolition of existing house, erection of house with accommodation in roofspace
1688	0.17	P/1225/06	Mollison Way, The Flying Eagle PH	0	-1	10-Nov-2006	Outline: redevelopment to provide part 2/part 3 storey residential care home with 53 bed spaces
1690	0.04	P/1068/06	Carlton Ave, 37	1	0	29-Nov-2006	Replacement dwelling house
1698	0.08	P/822/06	Uxbridge Road, 16a	3	2	15-Dec-2006	Redevelopment to provide 3 flats
1701	0.03	P/1891/06	Kings Road, 260	1	1	10-Jan-2007	Extensions to form new dwelling, front porch and extension to existing dwelling.
1703	0.21	P/2545/05	Canons Park Close, Donnefield Ave, 21 - 40	9	9	16-Mar-2006	Additional floor to provide 8 flats and one detached house (Appeal 3510)

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1706	0.07	P/3174/06	Temple Mead Close, 11	2	1	26-Jan-2007	Redevelopment to provide bungalow and one detached house
1708	0.18	P/933/05	Uxbridge Road, 24	1	1	11-Nov-2005	Additional detached house (Appeal 3475)
1718	0.10	P/1294/07	Gayton Road, Land R/o 47-51	9	9	19-July-2007	Construction of block of nine flats with basement car parking and garden for hotel
1719	0.14	P/2523/06	Park View Road, 9, Highlands	1	0	29-Jan-2007	Replacement house
1720	0.14	P/3015/05	Brookshill Drive, 9, Red Corners, Harrow	1	0	13-Apr-2006	Redevelopment to provide detached house (Appeal 3492)
1725	0.03	P/3299/06	Kingsfield Avenue, 87	1	1	15-Jan-2007	Detached house fronting Allington Road; retention of two semi-detached houses at front (Appeal 3585)
1727	0.03	P/2917/06	Whitchurch Lane, 13-15	6	4	7-June-2007	Redevelopment: Three storey building to provide five ground floor retail units & six flats on upper floors
1728	0.07	P/2337/05	West Drive Gardens, site adjoining 3	1	1	16-Mar-2006	Two storey detached house (Appeal 3468)
1731	0.11	P/0333/07	Royston Grove, Beamsley	1	0	13-June-2007	Two storey detached house; demolition of existing house
1732	0.96	P/1347/07	Paines Lane, 55	1	0	13-Aug-2007	Demolition of existing dwelling and replacement detached dwelling
1733	0.12	P/1526/07	Belmont Lane, 50	1	0	18-Oct-2007	Demolition of existing house & replacement house
1734	0.02	P/1537/07	Doncaster Gardens, 26	1	1	22-Aug-2007	Three storey attached house
1736	0.11	P/1570/07	High Road, 224	7	6	18-Oct-2007	Demolition of existing house and erection of 7 flats
1737	0.13	P/2820/07	Links View Close, 4	1	1	4-Oct-2007	Detached house
1738	0.10	P/2245/07	Waxwell Lane, 103	2	1	10-Sept-2007	Redevelopment to provide two houses
1739	0.11	P/2748/07	Green Cottage, Brockley Hill	1	0	16-Oct-2007	Redevelopment to provide replacement house
1741	0.11	P/2730/07	Reenglass Road, The White House, Stanmore,	1	0	10-Oct-2007	Replacement house
1745	0.06	P/1745/07	Windsor Road, land adj 2 & R/O 122-132 Weald Lane, Harrow,	1	1	10-Sept-2007	Two storey detached house
1748	0.03	P/0200/07	Sheepcote Rd, land r/o Chester Court,	3	3	11-Apr-2007	Demolition of existing garages and the erection of three houses with 14 car park spaces (Appeal 3701)
1751	0.05	P/1595/06	Suffolk Road, 36	1	1	20-July-2006	Side extension to create new house (Appeal 3572)

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1752	0.30	P/3476/06	High Street, land r/o Church Farm	5	4	14-Feb-2007	Two storey building to provide 3 dwellings; detached dwelling; alterations to and refurbishment of outbuilding to form dwelling (Appeal 3615)
1753	0.02	P/2029/06	Welbeck Road, 8	1	1	1-Dec-2006	Extension to form new dwelling: single and two storey rear extension to existing dwelling (Appeal 3641)
1754	0.09	P/2035/06	Summit Close, garages rear of 23, Edgware	3	3	14-Dec-2007	Demolition of 2 blocks of lock up garages and redevelopment to provide 3 detached houses (Appeal 3648)
1756	0.05	P/2988/07	Olivia Mews, land Adjacent to 4, Lorraine Park	1	1	6-Nov-2007	Detached house
1758	0.13	P/3505/07	Glanleam Road, 17	1	0	14-Dec-2007	Replacement detached house
1759	0.04	P/3382/07	Paines Lane, 40A	1	0	7-Dec-2007	Demolition of existing house and replacement detached house
1761	0.29	P/1082/06	Wakehams Hill, 11	3	2	29-Jan-2007	Outline: Demolition of existing house, construct 3 detached houses (Appeal 3594)
1762	0.06	P/2759/07	Harrow View, adjacent to No. 2 Bolton Road	2	2	28-Jan-2008	Two houses with accommodation in roof
1763	0.37	P/3708/07	Garlands Lane, Peterborough Cottage	3	1	17-Jan-2008	Redevelopment of Peterborough Cottage to provide new school boarding house (includes 3 s/c units for housemaster, deputy housemaster & matron)
1764	0.02	P/3826/07	Station Road, 320	2	2	10-Jan-2008	Two-storey extension above commercial building to provide two flats
1765	0.09	P/4026/07	Oakhill Avenue, Littlecote	1	0	31-Jan-2008	Demolition of existing dwelling & redevelopment to provide detached house
1766	0.18	P/4068/07	Elms Road, 25	8	7	17-Jan-2008	Outline: Redevelopment to provide a block of 8 flats
1773	0.06	P/30/08	Cranbourne Drive, 26	1	0	11-Mar-2008	Replacement house
1774	0.02	P/499/08	Drake Road, 2	1	1	28-Mar-2008	Side extensions to form new dwelling and external alterations to existing house
				217	174		
Total				31.28	2261	1592	

Schedule 2: New Build Sites under Construction (as at 31/03/08)

Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Date Granted	Development Description
1579	2.15	P/1650/05	The Grove, 31, Warren Lane, BAE Systems	37	37	11-Nov-2005	Details pursuant to outline permission (P/2527/03/COU) 90 houses, 108 flats and open space (revised). 64 units completed in 2006/7 and a further 97 units completed in 2007/8. Work in progress on remaining 37 units.
1484	0.91	P/1233/05	Roxeth Green Avenue, TXU site & Biro House, Stanley Road	180	180	11-Sept-2006	Redevelopment: 180 flats (51 affordable); offices; parking & use of 11 arches for A1/A2/A3/A4/B1/D1/D2 uses
1685	0.48	P/2471/06	Northolt Road, Raebarn House	150	150	19-Oct-2006	150 residential units and 834 square metres of commercial floor space
1349	0.32	E/106/01	Headstone Road, 'Bradstowe House'	144	143	16-Sept-2005	4-10 storey bdg. to provide retail, leisure use & 144 resident permit restricted flats (Appeal 3340)
1684	0.39	P/2447/04	Pinner Road, 354-366	112	112	16-Oct-2006	Supermarket, 112 flats & community facility
1570	0.17	P/1578/04	High Street, 14-20, Wealdstone	63	63	19-May-2005	Redevelopment: 61 flats, 2 live/work units and 1 retail unit and access off Palmerston Road
1714	0.44	P/1728/06	Rayners Lane Estate (Phase D1)	45	9	21-Feb-2007	Approval of reserved matters W/112/02/OUT for Phase D1
1666	0.25	P/2434/05	Marsh Road, former Pinner Telephone Exchange	38	38	30-June-2006	Redevelopment: Detached 4 storey building to provide 38 flats (Appeal 3446)
1563	0.10	P/1558/04	Pinner Road, 29-33	34	31	29-June-2004	Redevelopment: 34 flats
1686	0.12	P/3178/05	Kenton Road, 408 - 412	34	34	4-Oct-2006	Redevelopment: 2 to 5 storey building to provide 34 flats with underground parking (revised)
1465	0.42	P/1725/06	Rayners Lane Estate, Phase C	34	34	21-Feb-2007	Approval of reserved matters re siting, design external appearance and means of access pursuant to planning permission W/112/02/OUT
1693	0.17	P/1386/06	High Street, Stonegrove Filling Station	26	26	15-Dec-2006	26 flats, basement car parking spaces and demolition of existing petrol filling station
1696	0.07	P/2654/06	Northolt Road, 50-54	25	25	15-Dec-2006	Redevelopment: 25 flats
1351	0.05	P/245/04	Peterborough Road, 1-9	18	18	26-Apr-2004	Redevelopment: Detached building to provide 18 flats

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1244	0.19	P/687/06	Belmont Circle, land r/o 25-28 & 13-25 Bellamy Drive, Kenton Lane	14	14	28-June-2006	Reserved matters required by Condition 2 of P/3347/04 for redevelopment for 2 houses and 12 flats
1657	0.21	P/2874/06	Uxbridge Road, 74, Texaco Service Station	14	14	8-Dec-2006	14 flats and health centre
1726	0.10	P/1594/06	Station Road, 16-22, Wealdstone Service Station	14	14	14-Sept-2006	Redevelopment: Class A1 shop and 14 flats and demolition of existing petrol filling station.
1606	0.13	P/1399/05	Broadfields House, Broadfields	12	12	9-Sept-2005	Redevelopment: 12 flats
1695	0.94	P/2737/06	Kenton Road, 44-46	12	10	8-Dec-2006	Demolition of 2 houses and construction of block of 12 flats
1709	0.10	P/3229/06	Roxeth Green Avenue, substation adjacent to 102 (EDF Site)	12	12	20-Mar-2007	Construction of 12 flats
1476	0.18	P/3170/04	Greenford Rd, land r/o 32-38	10	8	28-July-2005	Demolition of Nos 32 & 34 & redevelopment to provide 10 flats (Appeal 3329)
1705	0.06	P/3109/06	Manor Road, 26 & 28	10	8	15-Jan-2007	Construction of block of 10 flats
7.95				1038	992		

Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Date Granted	Development Description
1099	0.02	39937/89	Ruskin Gardens 127A-B	2	2	Aug-90	Extension to form 2 flats
1176	0.11	P/851/04	London Road, 'Sunningdale'	6	5	11-Nov-2004	Demolition of existing building and development to provide 6 town houses (Appeal 3318)
1371	0.01	E/965/98	Station Road, 24-34	3	0	Jun-00	Mosque and ancillary facilities including resident permit restricted flats
1411	0.03	P/2869/03	Station Road, 35-37	8	8	26-Apr-2004	COU: Class A1 to A2 on ground fl. with 3 floors over and extrn. to terrace to provide 8 flats
1462	0.15	P/256/03	Village Way, site of 157-159	3	1	Apr-03	3 terraced properties

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1470	0.02	P/246/03	Devonshire Road, Hatch End, 21A	1	1	1	May-03	Hipped roof at rear, dormer windows, roof lights to front to form additional flat
1499	0.13	P/631/03	The Avenue, 7, Hatch End	7	6	6	Oct-03	Redevelopment: 7 flats
1505	0.03	P/405/05	Stafford Rd, 15,	1	0	0	14-Apr-2005	Replacement semi-detached house
1545	0.10	P/1669/07	Rickmansworth Road, 7	4	3	3	18-Oct-2007	Three storey block comprising 4 flats
1549	0.02	P/1185/04	Rayners Lane, land adj. 540	1	1	1	15-July-2004	Two storey detached house
1552	0.17	P/2739/05	Briants Close, 21, 'Green Trees', Plots 1, 2 & 3	3	2	2	15-December-2006	Construction of 3 detached houses with access from Holly Grove (Plots, 1, 2 & 3)
1561	0.09	P/378/06	Warren Lane, 1 & 2 Grove Cottages	1	-1	-1	31-July-2006	Redevelopment to provide replacement detached dwelling
1566	0.54	P/2299/05	Reenglass Road, 14, 'Longfield'	1	0	0	4-Nov-2005	Detached house
1572	0.11	P/2384/05	Powell Close, 6	1	0	0	12-Jan-2006	Replacement house and garage (revised)
1590	0.60	P/762/05	Harrow Park, 50, Ormont	1	0	0	17-June-2005	Replacement house
1591	0.21	P/776/05	The Common, 59, 'Three Chimneys'	1	0	0	7-July-2005	Demolition of existing house, provision of replacement house
1594	0.03	P/1253/05	Harrow View, and r/o 92/98	1	1	1	27-July-2005	Detached dwelling fronting Cunningham Park
1612	0.03	P/2140/05	Chantry Rd, 18	1	1	1	14-Oct-2005	Single storey side extension to form dwelling
1636	0.02	P/584/04	Gordon Avenue, 15	8	7	7	5-Jan-2006	Outline: Detached building to provide 8 flats (Appeal 3288)
1637	0.03	P/2710/05	Eastcote Avenue, 55	4	3	3	9-Feb-2006	Demolition and replacement of dwelling to form four flats
1641	0.14	P/29/06	London Road, 85 & 87 Stanmore	9	7	7	17-Mar-2006	Redevelopment to provide 9 flats
1670	0.05	P/273/06	Ellement Close, 48	2	2	2	4-July-2006	Two storey side to rear extension to form two self-contained flats
1674	0.05	P/1529/05	Shaftesbury Avenue, 218,	4	3	3	10-Apr-2006	Redevelopment to provide a detached 2 storey block of 4 flats
1679	0.10	P/2512/05	Wood Lane, 135, 'Rosehill'	1	0	0	14-Sept-2006	Redevelopment: Detached two storey house
1681	0.02	P/2244/05	Carlyon Avenue, land adj to 37	1	1	1	12-Sept-2006	Single and two storey side extension to provide house
1682	0.02	P/2153/06	Ingleby Drive, 8, Harrow on the Hill	1	1	1	22-Sept-2006	Single storey rear extension to form self-contained domestic staff annex
1694	0.15	P/2378/06	Mephram Gardens, 19	5	5	5	15-Dec-2006	Part two, part three storey block of five terraced houses
1699	0.05	P/3112/06	Heritage View, 8	1	0	0	20-Dec-2006	Detached house

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1704	0.03	P/2981/06	Enderley Road, 39	2	1	5-Jan-2007	Two semi-detached houses
1710	0.10	P/1673/07	Uxbridge Road, 112	1	0	6-Aug-2007	Redevelopment to provide detached house
1712	0.02	P/3572/06	Station Road, 190-194	2	2	19-Feb-2007	Roof extension to provide two flats with roof terraces
1717	0.01	P/3190/06	Roxeth Green Avenue, land adjoining 95	1	1	16-Jan-2007	Extensions to form new dwelling
1721	0.29	P/1931/06	Moss Lane, East End Farm	1	1	19-Feb-2007	Demolition of barns d, e and f; detached dwelling and linked outbuilding; conversion of barn c to ancillary residential use for new dwelling (Appeal 3547)
1723	0.05	P/3640/06	Royston Park Road, 71	1	0	4-Apr-2007	Detached two / three storey single dwelling house
1724	0.10	P/1421/07	Briants Close 21, 'Green Trees', Plots 4 & 5	2	2	6-July-2007	Two detached houses - Plots 3 and 4 (revised)
1740	0.07	P/1971/07	Elm Park Road, 'Wellow', 41	1	0	18-Oct-2007	Detached house
1744	0.18	P/2381/07	Fentiman Way, land at	8	8	18-Oct-2007	Three storey block of 8 flats
1746	0.04	P/2066/07	Warrington Road, 26C	1	1	27-Sept-2007	Two storey house
1747	0.09	P/2954/07	Stamford Close, Stamford Lodge, r/o 31 Elms Road	1	1	18-Oct-2007	Detached dwelling house
1760	0.09	P/3056/07	The Avenue, 52, Hatch End	2	1	23-Nov-2007	Redevelopment: Two detached houses
1770	0.03	P/2884/05	Holly Ave, 10	1	1	7-Dec-2006	Single/2-storey dwelling house attached to No 10 Holly Avenue
Total	4.13			106	78		

Schedule 3: Conversions/Changes of use with planning permission and not yet being implemented

Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Date Granted	Development Description
10909	0.06	P/2363/06	Station Road, 62 - 64	11	7	10-Nov-2006	Conversion from 4 to 11 flats with part single part two storey rear extension
0.06				11	7		

Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Date Granted	Development Description
10275	0.01	P/3115/06	Imperial Drive, Talbot House, 204-226	1	1	26-Feb-2007	Conversion of basement car park to offices and change of use of part existing offices to caretaker's flat at lower ground floor level
10352	0.02	P/35/03	Malvern Avenue., 236	0	-1	Apr-03	COU: Residential to care home for residents with mental disabilities with parking at front (re-submission)
10356	0.01	P/78/03	Station Road, 31	2	1	Apr-03	Conversion of flat to provide two flats
10360	0.01	P/82/03	Kenton Road, 138	2	1	May-03	Single storey rear extn. to shop; conversion of flat at 1st & 2nd floors to provide two s/c flats
10368	0.04	P/723/03	Pinner View, 66	2	1	May-03	Conversion of house to two s/c flats
10371	0.05	P/1036/05	High Street, 88-92	7	7	21-Jan-06	Change of use: ancillary retail to residential on 1st and 2nd floors to form 7 flats (Appeal 3396)
10398	0.03	P/2133/03	Durham Road, 53	2	1	Nov-03	Conversion to two self contained flats
10400	0.03	P/709/03	Bellamy Drive, 2	2	1	Oct-03	Conversion to two flats
10420	0.03	P/2105/03/CLP	Argyle Road, 2	0	-1	Nov-03	CLP: COU to childrens home providing facilities for 4 children
10430	0.02	P/2997/03	Fairholme Road, 43	2	1	Feb-04	Rear dormer and conversion of house to two self-contained flats

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10445	0.02	P/40/04	Kenton Road, 136	3	3	Mar-04	COU: 1st/2nd floor offices (Class A2) to 3 s/c flats (Class C3)
10447	0.07	P/140/04	Marlborough Hill, 78 & 80, "Civic Lodge Hotel"	7	5	26-Apr-04	Conversion of hotel and house in 2 flats to provide 7 flats with s/s rear extn, 2 rear dormers (resident permit restricted)
10448	0.03	P/332/04	Lorne Road, 43A	0	-1	Mar-04	CLP: Use of property as children's home for up to 3 children (12-16yrs) with 2 members of staff on a 24 hr shift basis
10552	0.04	P/473/04	Formby Avenue, 76	2	1	May-04	Conversion to two self-contained flats
10555	0.03	P/658/04	Pinner Road, 278	2	1	May-04	Conversion of house to 2 s/c flats; alterations at side, bin store at rear
10556	0.02	P/672/04	Merlin Crescent, 14	2	1	30-Apr-04	Conversion of house to 2 s/c flats; alterations to side
10557	0.03	P/2408/05	Hartford Avenue, 39	2	1	16-Dec-05	Conversion of house into two self contained flats
10561	0.04	P/746/04	Welldon Crescent, 12	2	1		Conversion of roof/first floor flat to two self-contained flats (revised)
10568	0.05	P/900/04	Tudor Road, 37 & 39	1	-1	20-May-04	Single storey rear extension (with use as a single house)
10570	0.01	P/100/04	High Street, 49	1	1	24-May-04	COU: Mixed use residential/office (C3/B1) to residential (C:3) to provide flat
10576	0.03	P/916/04	Camrose Avenue, 18	2	1	10-June-04	Single storey rear extension, front porch, side gable, rear dormer and conversion to two self contained flats with parking at front
10586	0.03	P/1260/04	Binyon Crescent, 44	2	1	18-June-04	Conversion of house to two self-contained flats
10589	0.01	P/1427/04	High Street, 3a	3	2	16-July-04	Conversion of 1st & 2nd floor and roofspace to three self-contained flats
10598	0.01	P/1369/04	Northolt Road, 56-60, "Scanmoor House"	2	2	8-July-04	Additional floor within mansard roof to provide 2 flats with residential access on ground floor
10612	0.04	P/1624/04	Courtenay Avenue, 157	2	1	8-Sept-04	Conversion to two flats
10623	0.02	P/2424/04	Kenton Road, 134A	2	2	22-Oct-04	Single storey rear extension and two additional floors to provide 2 flats with access from rear
10627	0.03	P/2091/04	Beresford Road, 12	3	2	29-Oct-04	Conversion of house into 3 s/c flats
10639	0.08	P/2567/04	Village Way, 43 & 45, Pinner	1	-1	15-Nov-04	Conversion of two houses to one house
10644	0.03	P/2114/04	Station Road, 303/5	6	6	30-Sept-04	Conversion of second/third floors to six self-contained flats
10645	0.04	P/2019/04	Hindes Road, 76	3	2	30-Sept-04	Conversion to provide three flats; alterations to roof to form end gable with rear dormer

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10657	0.02	P/2930/04	Tregenna Avenue, 43		2	1	14-Dec-04	Alterations to front and conversion of house to two self-contained flats
10678	0.04	P/3149/04	Cambridge Road, 95		2	1	25-Jan-05	Front porch and conversion to two s/c flats
10688	0.03	P/12/05	Priory Way 68		2	1	3-Mar-05	Single storey side to rear extension; use of garage as habitable room; conversion of house to two self-contained flats
10690	0.04	P/2695/04	Southfield Park, 67		3	2	17-Mar-05	Single storey side to rear extension to provide additional dwelling and first floor side, single storey rear extension and conversion to two flats
10698	0.03	P/512/05	Devonshire Road, 22		2	1	5-Apr-2005	Conversion of house to two self-contained flats
10700	0.03	P/47/05	Station Road, 154a, Harrow		3	2	18-Apr-05	Conversion to three self contained flats
10701	0.06	P/3259/04	Whitchurch Lane, 198 & 200, Edgware		4	2	22-Apr-05	Conversion into four self contained flats
10702	0.03	P/386/05	St. Brides Avenue, 1, Edgware		2	1	22-Apr-05	Conversion of house into two self contained flats
10706	0.02	P/561/05	Wellesley Road, 16		2	1	27-Apr-05	Conversion of house to two self-contained flats
10707	0.01	P/719/04	Kenton Road, 8		5	5	22-Apr-05	Change of use from guest house to five self-contained flats
10710	0.02	P/701/05	Orchard Grove, 39, Edgware		2	1	16-May-05	Conversion of house into two self-contained flats
10725	0.01	P/1204/05	High St. 12, Pinner		1	1	29-July-2005	Replacement single storey rear extension to shop; change of use of 1st & 2nd floor from shop/offices to self-contained flat
10738	0.03	P/2969/05	Kenton Road, 258		3	2	28-July-05	Conversion to 3 self-contained flats
10741	0.02	P/1206/05	High St. 14, Pinner		2	2	29-July-05	Replacement single storey rear extension to shop; change of use of 1st & 2nd floors from offices to 2 self- contained flats
10746	0.03	P/1254/05	Headstone Road, 125		1	1	18-Aug-05	Conversion of ground floor shop to one self contained flat
10747	0.02	P/1807/05	Whitehall Road, 13		2	1	7-Sept-05	Conversion of house to two self-contained flats
10754	0.02	P/1878/05	Greenhill Way, 18		2	1	28-Sept-05	Conversion of extended house to two self-contained flats
10755	0.05	P/1838/05	Station Road, 321, 323, Harrow		6	6	2-Sept-05	Conversion of first and second floor offices (Class B1) to six self-contained flats
10756	0.06	P/1218/05	Plots 1, 2 & 6, 88 High St. & 19 & 25 King Henry Mews		1	-2	9-Sept-05	Conversion of three flats to form one dwelling
10757	0.02	P/1422/05	Station Road, 46, North Harrow		2	2	9-Sept-05	Change of use at ground floor from shop to restaurant & café; conversion of first & second floor offices to two self-contained flats

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10758	0.10	P/1299/04	Moss Lane, 59, Pinner	1	1	9-Sept-05	COU: Nursing home to residential (Class C2 to C3)
10766	0.29	P/2414/05	Lynnton Road, 175	2	1	21-Nov-05	Temporary change of use of 2 flats to offices, consultation and meeting accommodation
10767	0.02	P/2420/05	Mollison Way, North Parade, 17a, Edgware	2	1	22-Nov-05	Conversion of 1st and 2nd floor maisonette into 2 self contained flats
10789	0.02	P/2880/05	Hibbert Road, 60	2	1	10-Jan-06	Conversion to two self contained flats
10797	0.04	P/2927/05	The Heights, 197, Northolt	2	1	30-Jan-06	Conversion of house to two self contained flats
10798	0.02	P/569/05	Harrow View, 147	2	1	13-Jan-06	Conversion of house into two self-contained flats (Appeal 3388)
10800	0.04	P/234/05	Pinner Road, 273	0	-1	10-Mar-05	Single storey rear extension and change of use: office/residential (Class A2/C3) to restaurant (Class A3)
10801	0.01	P/2958/05	Uxbridge Road, 155, Hatch End	0	-1	24-Jan-06	Change of use: residential (Class C3) to police office (Class B1)
10805	0.04	P/2708/05	Chester Court, 13, Sheepcote Road	2	1	9-Feb-06	Conversion to two self-contained flats
10808	0.04	P/2887/05	High Street, 30a, (Upper floors)	1	1	29-Mar-06	Change of use of 1st, 2nd and 3rd floors to self-contained flats
10812	0.03	P/92/06	Claremont Road, 7	2	1	10-Mar-06	Conversion of house into 2 self-contained flats
10823	0.01	P/2741/05	Uxbridge Road, 413, Hatch End	3	2	16-Jan-2006	Conversion of first and second floor maisonette to three self contained flats
10830	0.02	P/2275/05	Oakleigh Avenue, 88, Edgware	2	1	6-Apr-2006	Conversion to two houses
10831	0.03	P/3149/05	Beresford Road, 1a	2	1	11-Apr-06	Use of roofspace as self-contained flat
10836	0.02	P/1555/05	Parkfield Road, 15 & 15a Parkfield House, S. Harrow	2	2	19Apr-06	Replacement of existing roof with mansard and dormers at front and rear to provide two self-contained flats (Appeal 3399)
10839	0.49	P/1306/05	Formerly Cloisters Wood fitness club, Cloisters Wood, Wood Lane, Stanmore	1	1	19-May-06	Change of use: Leisure to religious uses (Class D2 to D1) including conversion of garages to caretakers house
10843	0.03	P/714/06	Tithe Farm Avenue, 14, South Harrow	1	1	12-May-06	Conversion of garage to annexe flat
10846	0.03	P/739/06	Eastcote Lane, 176, South Harrow	2	1	25-May-06	Conversion of house to two self-contained flats
10849	0.02	P/933/06	Toorack Road, 67	2	1	20-June-06	Conversion of house into two flats
10850	0.07	P/17/06	South Hill Avenue, 93 (Westlands)	1	1	9-June-06	Change of use: Residential care home (Class C2) to a single house (Class C3)
10851	0.02	P/576/06	Carlyon Avenue, 36, South Harrow	2	1	2-June-06	Conversion of property into two flats

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10852	0.04	P/657/06	Whitchurch Lane, 311, Edgware	2	1	22-June-06	Conversion of house to two self-contained flats
10855	0.03	P/882/06	Torrington Drive, 34, South Harrow	2	1	15-June-06	Conversion to two self-contained flats
10857	0.05	P/1147/06	Streatfield Road, 226	2	1	30-June-06	Conversion of house to 2 self-contained flats
10861	0.02	P/490/05	Shaftsbury Avenue, 220, South Harrow	2	1	11-July-06	Conversion to two flats (Appeal 3354)
10864	0.02	P/3187/05	Orchard Grove, 43, Kenton	2	1	31-July-06	Conversion of house to provide 2 self-contained flats
10865	0.03	P/929/06	Kenton Lane, 87	2	1	5-July-06	Conversion of house into two self-contained flats
10869	0.02	P/1720/06	Raeburn Road, 37	2	1	22-Aug-06	Conversion of house to 2 self-contained flats.
10871	0.03	P/575/06	Windsor Road, 54	2	1	8-Aug-06	Conversion of house into two self-contained flats
10874	0.04	P/1590/06	Spencer Road, Wealdstone, 85	3	2	23-Aug-06	Conversion of house into 3 flats
10883	0.01	P/2058/06	Crown Street, 6	1	1	14-Sept-06	Change of use of lower ground floor from meeting rooms to self-contained flat
10886	0.04	P/1443/06	Sandringham Crescent, 37, South Harrow	0	-1	26-Sept-06	Change of use from dwelling house (C3) to care home (C2)
10888	0.06	P/262/06	Tregenna Avenue, 40	2	1	22-Sept-06	Conversion to two houses
10891	0.02	P/1353/06	Headstone Road, 99	3	2	20-Oct-06	Conversion of house into 3 self-contained flats
10892	0.01	P/2032/06	High Street, 45	0	-1	20-Oct-06	Change of use of basement and ground floors from residential to office
10893	0.05	P/2213/06	Glebe Avenue, 69	2	1	9-Oct-06	Conversion of house to 2 self-contained flats
10896	0.02	P/2311/06	Wykeham Road, 15,	2	1	9-Oct-06	Conversion of house to 2 self-contained flats with rear dormer
10898	0.07	P/1805/06	Avondale Road, 21	3	2	16-Nov-06	Conversion of existing house to two self-contained flats; construction of new detached house (4 bedroom)
10911	0.06	P/3185/05	Kingshill Drive, 194	0	-2	15-Dec-06	Combining Nos. 192 & 194 to provide care home
10914	0.03	P/3208/06	Boxmoor Road, 4	2	1	21-Dec-06	Conversion of house to 2 self contained flats
10921	0.05	P/2508/06	Harrow View, 89A	2	1	16-Feb-07	Conversion of house to 2 self-contained flats
10924	0.02	P/2694/06	Byron Road, 178	2	1	12-Jan-07	Retention of conversion of house into 2 flats
10925	0.01	P/2820/06	Grove Hill Road, 11	3	2	5-Jan-07	Conversion of house into 3 flats
10929	0.02	P/3339/06	Kingsley Road, 61	2	1	18-Jan-07	Conversion of house into two self-contained flats

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10930	0.02	P/3369/06	Kenton Road, 150a	2	1	23-Jan-07	Conversion of flat on upper floors to two flats
10933	0.09	P/3048/06	Worple Close, 7	2	1	7-Mar-07	Conversion of house to two self contained flats
10935	0.03	P/2777/06	Byron Road, 127	2	1	7-Mar-07	Conversion of detached house into two flats
10938	0.02	P/3145/06	Dale Avenue, 130	2	1	6-Mar-07	Conversion of house to 2 self-contained flats
10946	0.03	P/1859/06	Harrow View, 17	2	1	17-July-06	Conversion of dwelling into two flats
10948	0.03	P/0551/07	Welldon Crescent, 40, Lower and upper flats	2	1	14-June-07	Conversion of first floor and roof space into two flats
10952	0.01	P/1921/06	Bowen Road, 59	2	1	8-Mar-07	Conversion of house to two self-contained flats (Appeal 3553)
10954	0.04	P/0187/07	Streatfield Road, 32	2	1	1-June-07	Conversion of house into two self contained flats
10956	0.03	P/2015/06	Malvern Gardens, 80	2	1	23-may-2007	Conversion of house to 2 self-contained flats
10960	0.03	P/0284/07	Long Elmes, 144	2	1	8-june-2007	Conversion of house into two flats
10961	0.03	P/0281/07	Broadwalk, 22A, Pinner Road	3	2	5-april-2007	Conversion of first and second floor maisonette to two flats and loft to a studio flat
10963	0.03	P/0546/07	Carmelite Road, 19	2	1	8-june-2007	Conversion of house into two flats
10965	0.03	P/2509/06	The Meadow Way, 8	2	1	26-Apr-07	Conversion of house to 2 self-contained flats
10968	0.05	P/0978/07	Pinner Road, 675	3	2	19-June-07	Conversion of existing house to two flats and single/two storey side extensions provide one self-contained residential unit
10970	0.01	P/0606/07	St. Anns Road, 18	0	-1	10-May-07	Change of use of first floor flat to storage use ancillary to ground floor shop
10973	0.04	P/1204/07	Clydesdale Avenue, 1	2	1	18-June-07	Conversion to two self contained flats
10979	0.09	P/733/06	High Street, 116 - 118	2	2	4-July-07	Conversion of first floor into two flats
10980	0.03	P/1161/06	Canterbury Road, 159	2	1	16-Aug-07	Conversion of house into two self-contained flats (Appeal 3596)
10981	0.03	P/2057/07	Sheepcote Road, Manor Parade, 1-3	6	6	24-Aug-07	Change of use of first and second floors to 6 flats
10982	0.02	P/1961/07	Imperial Drive, 16, North Harrow	2	1	14-Aug-07	Conversion of house into two flats
10985	0.03	P/1718/07	Wykeham Road, 31	2	1	10-Aug-07	Conversion of house to two self- contained flats
10986	0.01	P/2156/07	Uxbridge Road, 459	2	1	31-Aug-07	Conversion of second floor flat and roof space to 2 flats

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10987	0.02	P/2299/06	Clamp Hill, Priory House	1	1	17-Aug-07	Conversion of stable block into self-contained house (Appeal 3609)
10988	0.02	P/1809/07	Grant Road, 64	2	1	6-Aug-07	Conversion of terrace house into two self contained flats
10989	0.01	P/1181/07	Reynolds Drive, 55	2	1	3-Aug-07	Conversion to two self-contained flats
10991	0.04	P/2415/07	Broomgrove Gardens, 110	2	1	28-Sept-07	Conversion of house into two houses
10993	0.02	P/2032/07	Dudley Road, 39	2	1	18-Oct-07	Conversion of house into two flats
10995	0.02	P/2404/07	Greenford Road, 155a	2	1	17-Sept-07	Conversion of flat on first and second floors to two flats
10996	0.06	P/3644/06	Cunningham Park, 19	6	4	18-Sept-07	Conversion to six flats (Appeal 3631)
10998	0.05	P/2241/07	Station Road, 41-43 Silver Trumpet Public House	8	8	18-Oct-07	Alterations to existing two flats and conversion of first and second floors of public house building to provide eight self contained flats
10999	0.04	P/2524/07	Roxborough Road, 43 - 45	2	1	27-Sept-07	Re-conversion into two semi-detached single houses
11007	0.04	P/0208/07	Kenton Lane	3	2	28-Dec-07	Conversion of house to 3 self-contained flats (Appeal 3693)
11008	0.03	P/2559/07	Roxborough Road	2	1	19-Dec-07	Conversion of house into two flats
11009	0.01	P/2608/07	Burnt Oak Broadway, 299	1	1	23-Nov-07	Change of use of ground floor from gymnasium to internet café/retail and of 1st & 2nd floors to one self-contained flat
11011	0.02	P/2617/07	High Street, 19A & 19B	6	4	14-Dec-07	Conversion of two flats at 1st & 2nd floors over shops into 4 flats; construction of additional storey at 3rd floor level to provide 2 more flats
11012	0.03	P/2629/06	Westwood Avenue, 17	2	1	13-Nov-07	Conversion to two self-contained flats (Appeal 3654).
11016	0.08	P/2950/07	Kingsway Crescent, 6	2	1	23-Nov-07	Conversion of house to two flats
11020	0.03	P/3297/07	Vancouver Road, 98	2	1	6-Dec-07	Conversion into two flats
11021	0.03	P/3438/07	Welldon Crescent, 96	2	1	21-Dec-07	Conversion of house into two flats
11022	0.04	P/3413/07	Peel Road, 53	2	1	11-Dec-07	Conversion of house into two flats
11025	0.02	P/1485/07	Marsh Road, 98	2	1	28-Jan-08	Conversion of house into two s/c flats (Appeal 3711)
11026	0.02	P/1444/07	Drake Road, 91	2	1	2-Jan-08	Conversion of house into two self-contained flats (Appeal 3697)
11027	0.05	P/3441/07	Leamington Crescent, 11	2	1	28-Jan-08	Conversion of house to two flats
11028	0.02	P/3831/07	Frogna Avenue, 24	2	1	29-Jan-08	Conversion of house into two flats

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11029	0.01	P/3943/07	Bridge Street, 36A		2	1	5-Feb-08	Conversion of first and second floor flat into two flats
11031	0.01	P/4236/07	Mollison Way, North Parade, 21A		2	1	12-Feb-08	Conversion of 1st and 2nd floor flat to two flats
11032	0.04	P/4252/07	Spencer Road, 83		2	1	14-Feb-08	Conversion of house into two flats
11033	0.03	P/4265/07	Graham Road, 37		2	1	13-Feb-08	Conversion of house into two flats
11037	0.03	P/100/08	Morecambe Gardens, 26		2	1	28-Feb-08	Conversion to two flats
11038	0.02	P/106/08	Canning Road, 61		2	1	4-Mar-08	Conversion of house into two flats
11039	0.03	P/280/08	Locket Road, 166		2	1	14-Mar-08	Conversion of house into two flats
11040	0.02	P/349/08	Headstone Road, 95		2	1	17-Mar-08	Conversion of house into two flats
11042	0.03	P/973/07	Elmsleigh Avenue, 17		2	1	28-Feb-08	Conversion of house to two flats (Appeal 3730)
11043	0.03	P/3889/07	Howberry Road, 1		2	1	29-Feb-08	Conversion to two flats
11044	0.01	P/4076/07	St. Kildas Road, 19		2	1	7-Mar-08	Conversion of house into two flats
11045	0.03	P/4094/07	Leamington Crescent, 100		2	1	26-Mar-08	Conversion of house into two self contained flats
	5.36				323	189		
Total	5.42				334	196		

Schedule 4: Conversions/Changes of use currently being implemented (as at 31/3/08)

Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Date Granted	Development Description
10572	0.12	P/993/04	Red Lion Parade, Parkville House, Bridge Street, Pinner	21	21	16-June-2004	COU: Office to residential (Class B1 - C3) on 1st / 2nd floors and additional floor to provide 21 flats
10431	0.04	P/1955/03	Rayners Lane, 389, 393, 397 & 401	12	8	Feb-04	Conversion to provide 12 self-contained flats with rear dormers, rooflights at front and external stairs at rear
10821	0.06	P/2769/04	Radnor Road, 44-46, Maurville House	10	10	3-Apr-2005	Conversion to provide 10 self contained flats (Appeal 3365)
	0.22			43	39		

Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Date Granted	Development Description
10339	0.03	E/976/02	College Avenue, 62 (formerly 85 The Meadow Way)	4	3	Feb-03	Conversion to provide four flats with access & parking at side
10376	0.03	P/987/03	Canterbury Road, 100	2	1	Jun-03	Single storey side & rear extension & conversion to two s/c flats
10604	0.04	P/1619/04	Harrow View, 41	3	2	5-Aug-2004	Conversion to three self-contained flats
10684	0.06	P/3080/04	Whitchurch Lane, 151	1	1	2-Feb-2005	Single storey side and rear extension to form self-contained flat
10689	0.04	P/23/05	Woodlands, 30	2	1	4-Mar-2005	Conversion of dwellinghouse to two self-contained flats
10720	0.02	P/660/05	Warwick Parade, 2A, Belmont Circle 405, Kenton Lane	2	1	8-June-2005	Conversion of 1st & 2nd floor maisonette to two self-contained flats
10730	0.02	P/1166/05	Balfour Rd, 4, Harrow	2	1	7-July-2005	Conversion to two self contained flats
10734	0.02	P/1275/05	Station Rd, 54, Harrow	5	3	15-July-2005	Conversion from two to five self-contained flats
10737	0.02	P/1359/05	Newton Farm Cottages, 1, Rayners Lane	2	1	26-July-2005	Conversion to provide two houses

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10791	0.02	P/2185/05	Malvern Ave, 188, Harrow	3	2	12-Jan-2006	Conversion to two self-contained flats and one dwelling
10793	0.02	P/2663/05	Arundel Dr. 127, Harrow	2	1	12-Jan-2006	Conversion to two self-contained flats
10799	0.02	P/1184/05	Pinner Rd, 352, Harrow	2	2	12-Jan-2006	First floor extension and conversion of resulting first floor to two self contained flats
10819	0.02	P/85/06	Headstone Road, 55, Harrow	2	1	6-Mar-2006	Conversion of dwelling house to two self contained flats
10858	0.03	P/1073/06	Welldon Crescent, 1a, Harrow	1	1	20-June-2006	Conversion of loft space into self-contained flat
10868	0.01	P/1688/06	Aberdeen Road, 9	2	1	21-Aug-2006	Conversion of dwellinghouse into one flat and one maisonette
10878	0.02	P/0718/07	Peterborough Road, 4 - 6 2nd Floor (Rainbow House)	2	2	4-May-2007	Change of use of second floor from office use (Class B1) to two flats
10885	0.01	P/1096/06	Whitchurch Avenue, Chandos Court, Edgware	2	2	29-Sept-2006	Second floor extension to provide 2 flats
10897	0.01	P/2332/06	High Street, 91, Wealdstone,	4	2	12-Oct-2006	Ground floor rear extension to enlarge existing public house, first floor rear extensions. Conversion of two flats on first and second floors into four flats.
10915	0.01	P/2329/06	Greenford Road, 149 & 149a	2	1	22-Dec-2006	Conversion of first and second floor maisonette to two self-contained flats
10917	0.35	P/2953/06	Moss Lane, East End Farm	1	1	22-Dec-2006	Conversion of barns A and B to family dwellinghouse
10918	0.02	P/2616/06	Greenford Road, 141A	2	1	4-Dec-2006	Conversion of first and second floor maisonette to two self-contained flats
10920	0.01	P/2482/06	Toorack Road, 6	2	1	29-Jan-2007	Conversion of dwellinghouse into two self-contained units
10936	0.02	P/3524/06	Graham Road, 17	2	1	16-Mar-2007	Conversion of dwelling house into two residential units
10941	0.03	P/1156/06	Wood End Road, 98	2	1	21-Mar-2007	Conversion to two self-contained flats
10942	0.02	P/3197/06	Stanmore Hill, R/O 87	1	1	8-Mar-2007	Change of use from light industrial to dwellinghouse (Class B1 to C3)
10951	0.12	P/2680/05	Lake View, 61-63, Harrow	1	-1	22-Nov-2006	Extension to No.61; single storey rear linked extensions to Nos.61 and 63 with external alterations and internal links
10953	0.01	P/0086/07	Welldon Crescent, 9	1	1	21-Mar-2007	Conversion of loft space into a flat
10959	0.02	P/0526/07	Mollison Way, 140	2	1	31-May-2007	Conversion of dwelling house to two self-contained flats
10964	0.02	P/1163/07	Station Rd, 79A	2	1	26-June-2007	Conversion of upper floors into two self contained units

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10969	0.03	P/1148/07	Vancouver Road, 36	2	1	12-June-2007	Conversion of dwellinghouse to two self contained flats
10975	0.07	P/1184/07	East Towers, 82	2	1	12-July-2007	Conversion of dwelling house to two dwellings
10978	0.04	P/1623/07	Broomgrove Gardens, 114	2	1	24-July-2007	Conversion of dwelling house into two dwelling houses
10984	0.01	P/1905/07	Somerset Road, 40	2	1	13-Aug-2007	Conversion of dwellinghouse into two residential units
10990	0.01	P/2345/07	Greenford Road, 147A	2	1	5-Oct-2007	Conversion of 1st and 2nd floor flat to two flats
10994	0.02	P/1139/07	Vancouver Road, 46	2	1	7-Sept-2007	Conversion of dwellinghouse to 2 self-contained flats
10997	0.03	P/0863/07	Malvern Avenue, 169	2	1	18-Oct-2007	Conversion to two self-contained flats
11001	0.04	P/1144/07	The Highlands, 51	2	1	29-Oct-2007	Conversion to two flats
11002	0.01	P/2187/07	Camrose Avenue, 269	2	1	10-Oct-2007	Conversion to two flats
11003	0.04	P/1401/07	Carlton Avenue, 8	2	1	18-Sept-2007	Conversion of house into two self-contained flats
11004	0.07	P/2881/07	Wellton Crescent, 92-94	6	6	25-Oct-2007	Change of use to six self-contained residential units
11010	0.03	P/2609/07	Ovesdon Avenue, 32	2	1	19-Dec-2007	Conversion of dwellinghouse to two flats
11013	0.01	P/2682/07	Belmont Circle, 21A	2	1	29-Nov-2007	Conversion of first and second floors from one to two flats
11014	0.03	P/2714/07	Oakleigh Avenue, 43	2	1	6-Nov-2007	Conversion to two flats
11015	0.02	P/2913/07	Montrose Road, 36	2	1	20-Nov-2007	Conversion of dwelling house into two flats
11018	0.04	P/1959/07	Nibthwaite Road, 110	3	2	6-Feb-2008	Conversion of dwelling house into three flats (Appeal 3713)
11023	0.02	P/3336/07	Nibthwaite Road, 7	2	1	2-Nov-2007	Conversion to two self contained flats
11024	0.02	P/3486/07	Montrose Road, 40	2	1	20-Dec-2007	Conversion of dwellinghouse into two flats
11030	0.04	P/4047/07	Kenton Road, 13	0	-1	17-Jan-2008	Change of use from dwelling house to Class D1 non-residential institution as a learning centre
	1.65			102	60		
Total	1.87			145	99		

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Schedule 5: Sites where the principle of residential development has been accepted (as at 31/3/08)

Includes sites where planning permission has been granted subject to LEGAL agreement

Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Appl. Number	Address	Prop	Gain	Date Granted	Development Description
1798	0.42	P/3214/07	Lyon Road, Equitable House	32	32		Change of use of part of office block to residential to provide 32 residential units with a two storey extension at roof level and a seven storey extension and retention of 1920 sq m of B1 floor space (resident permit restricted)
				32	32		

Schedule 6 - Potential Deliverable Sites (without planning permission)

Site Number	Street	Estimated Site Area (Ha)	Proposed Total Units*	Net Residential Gain*	Status
648	Gayton Road, car park, lending library & Sonia Court	1.30	383	374	Permission subject to S106
1247	Greenhill Way, land north of	0.20	40	40	Permission subject to S106
1338	Coverdale Close, Anmer Lodge	0.60	50	50	UDP Proposal Site
1340	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site	4.20	260	260	UDP Proposal Site
1377	Peel Road, Parks depot site & former mortuary	0.35	46	46	Permission subject to S106
1378	Wilson Gardens, Vaughan Centre	0.30	20*	20*	Application
1780	High Street, George Gange Way, land at junction & Canning Road, 16-24	0.50	39	39	Pre-application discussions - identified site
1781	Greenhill Way, land south of, rear of Debenhams	0.80	100	100	UDP Proposal Site
1783	Northolt Road, 201-209	0.09	20	20	UDP Proposal Site

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1784	The Common, RAF Bentley Priory	22.90	103	103	103	Permission subject to S106
1786	College Road, former Post Office	0.60	407	407	407	Application
1788	Pinner Road, Travis Perkins, 19	0.65	147	147	147	Application refused
1791	Lowlands Road, Harrow College	1.30	403	403	403	Application refused
1792	Station Road, Civic Centre	3.70	200	200	200	2004 Housing Capacity Study site
1793	Mill Farm Close	1.90	197*	87*	87*	LBH Hsg
1794	Brookshill, Harrow College	2.30	120	120	120	Linked to Lowlands Rd site
1795	Richard's Close	0.59	75*	20*	20*	Application by RSL
1796	Station Road, North Harrow Assembly Hall	0.35	35*	35*	35*	Application
1797	Headstone Drive, former Tyneholme Nursery	0.18	15	15	15	Pre-application discussions
1799	Headstone Drive, part of former Kodak site	4.05	150	150	150	Pre-application discussions
1800	Harrow View, part of Kodak Sports Ground	2.50	110	110	110	Pre-application discussions
1801	Uxbridge Road, land adjacent Harrow Arts Centre	0.25	65	65	65	UDP Proposal Site
1803	Sheepcote Road, YWCA	0.12	20	20	20	Appeal dismissed - UDP Proposal Site
1804	George Gange Way, land fronting & Palmerston Road car parks	0.54	50	50	50	Identified site
1805	Station Road, Greenhill Way, Temple House	0.19	30	30	30	Pre-application discussions
		50.46	3085*	2911*	2911*	

* Based on figures supplied to CLG on 4/7/08

Detailed Air Quality Monitoring and Analysis F

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Appendix F Detailed Air Quality Monitoring and Analysis

Air Quality

- F.1** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2007 and not the monitoring period 2007/08.
- F.2** Monitoring of nitrogen dioxide (NO₂) concentrations across the borough is done by a network of diffusion tubes and two continuous monitoring stations. The diffusion tube network sampling sites are all background, being more than 5m from the kerb and all at least 2m above ground level. However, Site 1 is placed closest to a busy road whereas the others are more true background sites.
- F.3** Table 60 shows the results for the four sites that have been included in the diffusion tube monitoring network for the most recent years in the borough. It is important to note the results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger LWEF programme. 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. As Gradko Scientific supplied the council's diffusion tubes with analysis undertaken by Casella Stanger, the national bias adjustment was applied to data for 2003, 2004, 2005, 2006 and 2007; these were 1.10, 1.08, 1.18, 1.06 and 1.01, respectively.

Table 60 Results of bias adjusted NO₂ diffusion tube results monitoring (µg/m³) 2001 - 2007

Site	2001 Bias adjusted	2002 Bias adjusted	2003 Bias adjusted	2004 Bias adjusted	2005 Bias adjusted	2006 Bias adjusted	2007 Bias adjusted
Site 1	38.0	36.5	43.9	42.2	46.1	40.3	39.4
Site 3	24.2	28.9	22.4	17.7	30.6	24.4	17.6
Site 4	27.2	26.7	32.4	30.4	24.6	20.1	22.4
Site 5	30.1	26.8	33.9	32.6	31.8	22.3	27.0
Average	29.9	29.7	33.1	30.7	33.2	26.7	26.6

Source: Harrow Council, Environmental Health

- F.4** Site 1 has an annual mean concentration greater than the 2005 objective (40 µg m⁻³), for 2003, 2004, 2005 and 2006. However, for the first time since 2003 the annual bias adjusted concentration for Site 1 in 2007 was less than the 2005 objective limit. This could indicate a continuing trend of decrease in the roadside NO₂ concentrations.

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- F.5** Using the correction factors on the 2007 data to estimate the annual average NO₂ concentrations for 2010, these show that the annual mean concentrations would be 24.8 µg m⁻³, this would be below the 2005 exceedence limit. Even Site 1 modelled predictions for 2010 would only give an annual mean concentration of 35.8 µg m⁻³.
- F.6** The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2007 were 27.1 µg m⁻³ (98.9% data capture) and 44.3 µg m⁻³ (only 97.0% data capture), respectively. This again indicates that some of the roadside areas within the borough would have exceed the annual objective limit of 40 µg m⁻³ during 2007. Using the correction factors on the 2007 data to estimate the annual average NO₂ concentrations for 2010 these show that the annual mean concentrations would be 24.8 µg m⁻³, this would be below the 2005 exceedence limit. Even Site 1 modelled predictions for 2010 would only give an annual mean concentration of 35.8 µg m⁻³.
- F.7** The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2007 were 27.1 µg m⁻³ (98.9% data capture) and 44.3 µg m⁻³ (only 97.0% data capture), respectively. This again indicates that some of the roadside areas within the borough would have exceed the annual objective limit of 40 µg m⁻³ during 2007.
- F.8** Modelled predictions for 2010, 2015 and 2020 based on the 2007 background NO₂ continuous monitoring annual concentrations (µg m⁻³) gave mean annual concentrations of 24.9, 23.4 and 23.1 µg m⁻³, respectively. These predicted figures would be within the current exceedence limits for these future years. Predicted future annual concentrations, based on the 2007 annual NO₂ concentration from the roadside continuous monitoring station, gave values of 39.6, 34.8 and 33.8 µg m⁻³ for 2010, 2015 and 2020, respectively. Again these predicted values show that even the roadside should be below the current 2005 exceedence limit in these years.
- F.9** Particulates (PM₁₀) monitoring within the borough is done at the continuous monitoring sites: background (Harrow 1) and roadside (Harrow 2). The concentrations are adjusted by a factor of 1.3, as they were measured with a TEOM, to provide the agreed gravimetric equivalent.
- F.10** During 2007 there were six exceedences of the 50 µg m⁻³ 24-hour mean for PM₁₀, at the Harrow 1 (background continuous monitoring station). The annual mean concentration for Harrow 1 indicated a flattening off of the downward trend in background concentration for the borough (Table 61) seen between 2002 and 2004.
- F.11** Harrow 2 (roadside continuous monitoring station) data showed there were 18 exceedences during 2007, which was considerably lower than the 35 permitted. There was one more exceedence during 2007 than 2006. However, the mean annual concentration decreased by 1.4 µg m⁻³ during the same period.

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Table 61 Annual mean concentration for PM10 ($\mu\text{g m}^{-3}$) and number of days above exceedence limit at Harrow 1

LAQN site	1999	2000	2001	2002	2003	2004	2005	2006	2007
Days mean $\geq 50\mu\text{g m}^{-3}$	3	3	6	8	16	0	1	5	6
Annual Mean $\mu\text{g m}^{-3}$	21.0	20.8	21.0	23.0	24.0	19.7	20.0	21.2	19.8

Note: This table is for continuous monitoring at Harrow 1 (background). 1999 figures represent < 90% data capture.

Source: Harrow Council, Environmental Health

F.12 The 2007 mean average annual concentration for the background monitoring station (Harrow 1) was $19.8 \mu\text{g m}^{-3}$ (with 99.7% data capture) and the mean annual concentration for the roadside monitoring station (Harrow 2) was $29.0 \mu\text{g m}^{-3}$ (with 99.2% 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 December 2004 of $40 \mu\text{g m}^{-3}$.

F.13 As can be seen from Table 62, the annual mean concentrations of PM_{10} measured at the roadside continuous monitoring station has remained around the $29 \mu\text{g m}^{-3}$ value. There was a slight increase during 2006, however this decreased again during 2007. These changes would not be significant and could be accounted for in the natural variation of the monitoring, effects of the weather and the amounts of data collected. There was over 99% data capture during 2007 compared with only 94.5% data captured during 2006, 94% in 2004 and 98.6% in 2005.

Table 62 Annual mean concentration for PM10 ($\mu\text{g m}^{-3}$) and number of days above exceedence limit at Harrow 2

Harrow 2 monitoring station	2004	2005	2006	2007
Days mean $\geq 50\mu\text{g m}^{-3}$	17	17	22	18
Annual Mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3	29.0

Note: This table is for continuous monitoring site (roadside).

Source: Harrow Council, Environmental Health

F.14 The Department of Environment Farming and Rural Affairs (DEFRA) released provisional statistics for 2007 related to the air quality indicators for sustainable development. This data showed an annual national average urban background particulate (PM_{10}) level of $21 \mu\text{g m}^{-3}$ this compared to $24 \mu\text{g m}^{-3}$ in 2006. Compared

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to the Harrow background continuous monitoring data of $19.8 \mu\text{g m}^{-3}$, Harrow is below the national average. The national concentrations have increased slightly in each of the last two years, although there has been an overall decreasing trend since 1993 whereas the background concentrations for Harrow has remained relatively constant, around $20 \mu\text{g m}^{-3}$ over the last eight years with only elevated concentrations during 2002 and 2003. These elevated concentrations are probably linked to very warm and dry summers.

Glossary G

G Glossary

Appendix G Glossary

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.

Business Improvement Districts (BIDs): Business Improvement Districts are a government initiative to encourage businesses to regenerate trading environments by working together, in ways they decide themselves. These improvements could include extra marketing, festive events, additional cleaning and security.

Communities and Local Government (CLG or DCLG): The Government department responsible for determining national planning policies as well as the rules that govern the operation of the planning system.

Community Strategy: This is a document produced by the Harrow Strategic Partnership identifying the community's social, economic and environmental aspirations for the borough and how these will be achieved.

Confidence Interval: Statisticians use a confidence interval to express the degree of uncertainty associated with a sample statistic. Confidence intervals around a sample mean estimate the likely difference between the sample mean and the population mean. They specify a region where the population mean is likely to lie using the standard error of the mean.

Conservation Area: An area of special architectural or historic interest, the character of which is desirable to preserve or enhance. There is a total of 28 Conservation Areas in Harrow of varying size and character. Conservation Areas are usually designated by the council although the Secretary of State can also designate them.

Core Output Indicators (COI): 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 environment.

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.

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

Employment Use Classes: B1(a) - Offices; B1(b) - Research and development, studios, laboratories, high tech; B1(c) - Light Industry; B2- General Industry; B8 Storage or Distribution.

Equivalised Income: An adjusted income scale, which takes into account the size of a household. It reflects the idea that a large household will need a larger income than a smaller household in order to achieve an equivalent standard of living.

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

Harrow Local Indicators (HLI): Indicators that have been identified by the Local Planning Authority to monitor and assess the performance of the council in achieving policy targets.

Harrow Strategic Partnership (HSP): An initiative aimed at improving local services by bringing together representatives from public, private, business, voluntary and community organisations in Harrow.

Harrow Unitary Development Plan (HUDP): The UDP is a borough-wide statutory development plan for Harrow, adopted on 30th July 2004, which sets out the council's policies for the development and use of land. The Government intends to replace unitary development plans with local development frameworks.

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".

Listed Building: A building that is of national, architectural or historic importance. The Secretary of State (Department of Media, Culture and Sport) is responsible for the Statutory List of Buildings of Architectural or Historic Interest. Any building they deem to be of national historic and architectural value can be added to this list, and therefore becomes a listed building.

Listed Building Consent: Express consent that needs to be obtained before work is carried out on a listed building.

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.

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

Micrograms (μm): A measurement of weight equivalent to 1/1000 of a milligram.

Microgram per Cubic Metre of Air ($\mu\text{g m}^3$): A measure of the weight of particles in the air. These particles are so small that they are measured in micrograms per square metre of air.

Micro Particles (PM_{10}): Particles in the air can be from a variety of sources, the most harmful are often those as a result of human actions. These particles can vary widely in size and composition. PM_{10} are particles that measure 10 micrograms (μm) or less. This standard was designed to identify those particles likely to be inhaled by humans, and PM_{10} has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.

Office of National Statistics (ONS): The national office responsible for monitoring and reporting, the production and publication of all official statistics in the UK.

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

Planning Advice Team (PAT): A consultative team made up of officers from a range of disciplines who receive proposals from developers before a planning application is formally submitted and provide written advice and feedback on planning matters.

Planning Application: An application to the Local Planning Authority for express planning permission to undertake development.

Planning 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.

Population Projections: The Greater London Authority (GLA) produce an annual round of demographic projections and two projection variants are produced. The low projection variant (PLP low) is dwelling constrained and takes account of the latest London Plan targets for Harrow (essentially up to 2016/17). The high projection variant (PLP high) is a migration trend and is therefore more akin to the government's projections. The Office for National Statistics (ONS) 2006-based long-term Sub-national Population Projections for England (SNPP) were published on 12 June 2008. They give an indication of future trends in population for the period 2006-2031. These projections are consistent with the mid-2006 population estimates published on 22 August 2007 and the 2006-based national population projections published on 23 October 2007.

Post HUDP Indicators: Indicators identified after the adoption of the Harrow UDP in 2004. Some of these indicators are formerly national COIs that are still monitored and reported on by the Local Planning Authority.

Pre-Application Meeting (PAM): One on one meetings between developers and planning officers to discuss a proposal before an application is submitted.

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 sub-divisions 1a, 1b, 6a and 6b) where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

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

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.

Statement of Community Involvement: A document setting out how and when stakeholders and other interested parties will be consulted and involved in all decision making processes.

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.

G Glossary

Tapered Element Oscillating Microbalance (TEOM): This method of measuring air quality records particles in the air. Air is sucked in through the sampling head which restricts the size of the particle entering the device (for instance a PM10 sampling head will only allow particles with a diameter less than or equal to 10 micro-metres). Some of the air then passes through a filter and as the number of particles deposited increases the natural frequency of the vibration of the element decreases. There is therefore a direct relationship between the change in the vibrating frequency and the mass on the filter.

Use Classes (UCOs): These are different land use classes as defined by the '*Town and Country Planning (Use Classes) (Amendment) (England) Order 2005*'