

Planning Document

Harro's Annual Monitoring Report



Monitoring Period 1 April 2008 - 31 March 2009

Preface

Annual Monitoring Report 2008-09

Preface

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 Government under the 2004 Planning and Compulsory Purchase Act.

Monitoring is essential in policy making as it is part of a cyclical process of feeding back information on the performance of policies to help identify key challenges and opportunities and enable revisions to policy to be made where necessary.

The AMR's purpose is to monitor how well policies in the LDF are doing against certain Core Indicators, as well as to report on whether the Local Authority is meeting its targets for the production of the LDF as set out in the Local Development Scheme. The first AMR was produced in December 2005. This fifth AMR, covering the period from 1 April 2008 to 31 March 2009, seeks to build upon the findings of previous ones and particularly draws comparison with the last AMR submitted in December 2008. The Executive Summary sets out the salient points and the broad conclusions. The issues raised are pointers to be used in the direction of new policy development 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 comprises four sections. Chapters 1 and 2 - an introduction and an overview of the headline information about the borough. This is followed in Chapter 3 by a review of the performance of the LDF programme against the LDS 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 used in this Annual Monitoring Report were modified in 2007/08. Some of the indicators that were used in the 2006/07 AMR were made clearer and where necessary deleted by Communities and Local Government (CLG). These changes are explained more fully in the body of this document.

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

Executive Summary	12
1. Introduction	16
2. Harrow in Context	20
3. Local Development Framework (LDF) Review	32
4. Monitoring Unitary Development Plan (UDP) Policy Implementation	36
4.1 Environmental Protection and Open Space	37
4.2 Design and the Built Environment	52
4.3 Transport	58
4.4 Housing	66
4.5 Employment, Town Centres and Retail	91
4.6 Recreation, Sports and Leisure	106
4.7 Community Services and Accessibility	113
4.8 Appeals	118
4.9 Planning Obligations (S.106 Agreements)	125
4.10 UDP Proposal Sites - Current Status	128
5. Key Findings and Conclusions	134
Appendices	
A. Core Output Indicator Summaries	138
B. Changes to Core Output Indicators	146
C. LDS Timetable	150
D. Deleted UDP Policies	152
E. Five Year Housing Supply	162

F. Detailed Air Quality Monitoring and Analysis	186
G. Glossary	190
List of Maps	
Map 1 Harrow in a Regional Context	20
Map 2 Index of Multiple Deprivation 2007	30
Map 3 Public Transport Accessibility 2008/09	64
Map 4 New Residential Developments Completed (10+ units) 2008/09	72
Map 5 New Residential Developments (10+ units) & Transport Accessibility	74
List of Figures	
Figure 1 Mid Year Population Estimates for Harrow by Five-Year Age Groups	22
Figure 2 Harrow Employment by Sector (percentage of total people employed working in each sector) 2003 - 2007	27
Figure 3 Percentage of Working Age Population who are Economically Active 2004 - 2008	28
Figure 4 Waste Disposal in Harrow 2003/04 - 2008/09	47
Figure 5 Net Additional Dwellings 2001/02 - 2008/09	69
Figure 6 Residential Completions 1991 - 2008/09	69
Figure 7 Average Residential Density (HRPH) 2000/01 - 2008/09	73
Figure 8 Housing Trajectory 2003/04 - 2023/24	80
Figure 9 Housing Trajectory Monitor Line 2003/04 - 2023/24	81
Figure 10 Affordable Housing Completions as a proportion of total housing units 2001/02 - 2008/09	84
Figure 11 Average House Prices in Harrow & Greater London 2000/01 - 2008/09	88
Figure 12 Average House Prices in Harrow & Greater London (2008/09) by Type	89
Figure 13 Percentage of Vacant Retail Frontage in Town Centres in 2008/09	96

Figure 14 Total Pedestrian Counts across all Town Centres in Harrow in 2008/09	98
Figure 15 Number of Appeals 2001/02 - 2008/09	119
Figure 16 LDS Timetable 2006 - 2011	150
List of Tables	
Table 1 2008 Mid Year Estimates for Harrow by Five-Year Age Groups	23
Table 2 Constrained Population Projections 2001 - 2031	24
Table 3 Constrained Household Projections 2001 - 2031	24
Table 4 Summary of LDF documents being produced	33
Table 5 Amount of Municipal Waste arising & managed by Management Type (tonnes)	45
Table 6 Harrow Household Waste - Annual Summary (tonnes/monitoring year)	46
Table 7 Harrow Commercial Waste - Annual Summary (tonnes/monitoring year)	46
Table 8 Results of bias adjusted NO ₂ diffusion tube results monitoring ($\mu\text{g}/\text{m}^3$) 2001 - 2008	49
Table 9 Annual mean concentrations for PM ₁₀ ($\mu\text{g}/\text{m}^3$) and number of days above exceedance limit at Harrow 1 continuous monitoring site (background)	50
Table 10 Annual mean concentrations for PM ₁₀ ($\mu\text{g}/\text{m}^3$) and number of days above exceedance limit at Harrow 2 continuous monitoring site (roadside)	50
Table 11 Building for Life Assessments 2008/09	53
Table 12 Pre-Application Advice 2007/08 & 2008/09	55
Table 13 Planning applications Received, Considered & Commented upon by the Access Officer	56
Table 14 Road Accident Statistics 2000 - 2008	60
Table 15 Casualty Statistics 2000 - 2008	61
Table 16 Housing Tenure: Key Facts	67
Table 17 Residential Completions 2004/05 - 2008/09	68

Table 18 Completed Residential Developments (10+ units) showing Density Rate 2008/09	71
Table 19 Percentage of new dwellings completed at less than 30, between 30 & 50 and above 50 dwellings per hectare	72
Table 20 Residential Density - Developments (10+ units) Completed 2001/02 - 2008/09	73
Table 21 Average density of new residential developments (10+ units) in areas with 'good public transport links'	75
Table 22 Housing Trajectory 2003/04 - 2023/24	78
Table 23 Affordable Housing Completions 2001/02 - 2008/09	83
Table 24 Net Affordable Housing Completions by Developer Type 2001/02 - 2008/09	84
Table 25 Affordable Housing Units Granted Permission 2000/01 - 2008/09	85
Table 26 Net Affordable Permissions 2001/02 - 2008/09 by Developer Type	85
Table 27 Mixed Use Permissions 2001/02 - 2008/09	86
Table 28 Lapsed Residential Permissions 2001/02 - 2008/09	87
Table 29 Average House Prices in Harrow & Greater London 2000/01 - 2008/09	88
Table 30 Average House Prices in Harrow & Greater London (2008/09) by Type	89
Table 31 Amount of Floorspace Developed for Employment by Type	91
Table 32 Land Available for Employment Uses (with Planning Permission)	93
Table 33 'Town Centre Uses' - Designated Town Centres	94
Table 34 'Town Centre Uses' - Whole Borough (including Designated Town Centres)	94
Table 35 Percentage of Vacant Retail Frontage in District Centres & Harrow Town Centre	95
Table 36 Pedestrian Counts in Harrow's Metropolitan & District Centres	97
Table 37 Actual & Percentage Change in Town Centre Footfall 2007/08 & 2008/09 Compared to 1999/2000 Baseline	97
Table 38 Amount of Office Floorspace & Vacancy Rates in Harrow 2001 - 2009	99

Table 39 Gains/Losses of Employment Land in Employment Areas (based on Completions)	100
Table 40 Gains/Losses of Employment Land in Harrow (based on Completions)	101
Table 41 Change of Use Completions (A & B uses over 1,000 m ²) 2004/05 - 2008/09	103
Table 42 Change of Use Completions (C & D uses over 1,000 m ²) 2004/05 - 2008/09	103
Table 43 Net Losses/Gains for Use Classes A, B, C & D (parts) based on Permissions	104
Table 44 Storage & Distribution Floorspace in Harrow 2004/05 - 2008/09	105
Table 45 Permissions & Net Losses/Gains of Floorspace for Community Uses	115
Table 46 Health & Community Facilities	116
Table 47 Appeals Summary 2001/02 - 2008/09	120
Table 48 Residential Appeals 2004/05 - 2008/09	120
Table 49 Analysis of Appeal Decisions by Development Type 2008/09	121
Table 50 New Residential Development Appeal Decisions Trends	122
Table 51 Conversions Appeal Decisions Trends	122
Table 52 Householder Development Appeal Decisions Trends	123
Table 53 Change of Use Appeal Decisions Trends	123
Table 54 Affordable Housing Contributions 2005/06 - 2008/09	126
Table 55 Contributions towards Infrastructure 2005/06 - 2008/09	126
Table 56 Update on status of existing HUDP Proposal Sites	128
Table 57 Core Output Indicators (COI) removed (by DCLG in 2007/08)	146
Table 58 Core Output Indicators (included by DCLG as of 2007/08)	147
Table 59 Deleted UDP Policies	152
Table 60 Summary of Harrow's Five Year Housing Supply (2009/10 - 2014/15 as at 31/03/09)	163
Table 61 Results of bias adjusted NO ₂ diffusion tube results monitoring (µg/m ³) 2001 - 2008	186

Table 62 Annual mean concentration for PM10 ($\mu\text{g}/\text{m}^3$) and number of days above exceedence limit at Harrow 1	187
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Table 63 Annual mean concentration for PM10 ($\mu\text{g}/\text{m}^3$) and number of days above exceedence limit at Harrow 2	188
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Executive Summary

Annual Monitoring Report 2008-09

Executive Summary

This is Harrow's fifth Annual Monitoring Report (AMR). The AMR demonstrates how existing policies are working, as well as providing information and trend data to inform the evidence base of the emerging Core Strategy for Harrow's Local Development Framework.

This AMR includes information on a great 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. The council has continued to improve its performance with respect to the number of indicators where monitoring information is collected. In this monitoring period, the Core Output Indicator for renewable energy generation was the only one for which data was not available. The council is planning to set up a monitoring system to capture this data, which along with increased specialist staff skills, will ensure the council continues to make improvements in monitoring the performance of these areas.

Harrow Council's Development Management Planning Service performance is in the top 15% of planning authorities in England and Wales in respect of National Indicator NI 157 (a)(b)(c) [formerly BV 109 (a)(b)(c)]. This indicator reflects the percentage of 'Major' planning applications determined within 13 weeks and the percentage of 'Minor' and 'Other' applications determined within eight weeks.

Pre-Application advice was recognised by the Audit Commission as best practice in their 2007/08 publication, and the Government's Killian Pretty Review: *'Planning applications - A faster and more responsive system: Final Report (November 2008)'* commended Harrow Council's pre-application advice service: *"The London Borough of Harrow, for example, has a comprehensive and proportionate approach to pre-application discussions and information about this is set out on their web site"*.

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 and the Sustainable Building Design SPD were completed. Work is nearing completion on several other SPDs including 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 216,200, but projections show that the population is likely to grow over the next 20 years.
- Across London the average household size is 2.33, whilst in Harrow it is 2.59. There are far fewer one person households in Harrow, only 28%, while the average across London is 36%. Larger households will generally increase the need for more larger family housing.
- 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.

- Existing UDP policies and future Core Strategy policies emphasise the need to ensure that we safeguard employment land to allow for future employment growth in support of Harrow's long term economic vitality. There has been an overall loss of 55,168 m² gross external employment floorspace over the last four years along with a loss of employment land. The Government's 2007 Annual Business Inquiry also showed that the overall number of jobs has declined by 600. Neither pattern was predicted by the Greater London Authority for Outer London in their employment projections. This is a major concern, however an extra 100 part-time jobs were created.
- Residential burglary is one of the few crime categories where Harrow recorded a substantial increase. Harrow is London's second lowest crime borough after Richmond upon Thames, as measured by crime per 1,000 population.
- The council continues to invest in improvements in its parks to uphold its green credentials. In 2008/09 Harrow achieved Green Flag status for three of its parks, Canons Park, Harrow Recreation Ground and Roxeth Recreation Ground.
- Harrow is also on track to achieve its target of 40% of municipal waste being recycled by 2009/10.
- Accident rates and the number of people killed or seriously injured through road accidents continue to fall. There were no fatalities in Harrow in 2008/09. This will enable Harrow to meet the Government's casualty reduction target. More schools now have approved travel plans than last year.
- The Five Year Housing Supply and the longer-term Housing Trajectory to 2023/24 indicates that Harrow will over-achieve its targets. Total completion rates and affordable completions are high in 2008/09. The recession has not had an impact on the completion rates, but housing units granted permission have dropped since previous years, as have affordable permissions, which is likely to impact on future years completion rates.
- Harrow again met its 100% target for the amount of new housing built on previously developed land.

Introduction 1

Annual Monitoring Report 2008-09

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 fifth AMR is based on the period 1 April 2008 - 31 March 2009.

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 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

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 (e.g. HLI 2.1 Loss of Open Space).

Structure of the Report

- 1.0.7** The report is divided into the following sections:

- Chapters 1 & 2 - an overview of the headline information about the borough
- Chapter 3 - a review of the performance of the council's 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

Annual Monitoring Report 2008-09

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 Annual Monitoring Report.

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



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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 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 employment terms, in the foreseeable future. Harrow will be expected to accommodate an appropriate share of this growth. There is considerable partnership working between a wide range of agencies, bodies and groups in the sub-region, and importantly the six local authorities which comprise the West London Alliance (Brent, Ealing, Harrow, Hillingdon, Hounslow and Hammersmith and Fulham) are working together on a range of sub regional issues, including how we will deliver West London's future requirements for waste management through the production of 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 when 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. 53.4% of Harrow's residents were of ethnic minority in 2007, 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 22.3% 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) 2008 Round Ethnic Group Population Projection⁽³⁾ shows that, by 2016, 57.8% of Harrow's residents are likely to be from Black, Asian and other minority ethnic groups (excluding minority White groups) and this proportion could be around 62.6% by 2026. Within Harrow's maintained primary and secondary schools combined, 76.6% of pupils are from minority ethnic groups, which includes all children and young people who are not White British (School Census, January 2009). 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).

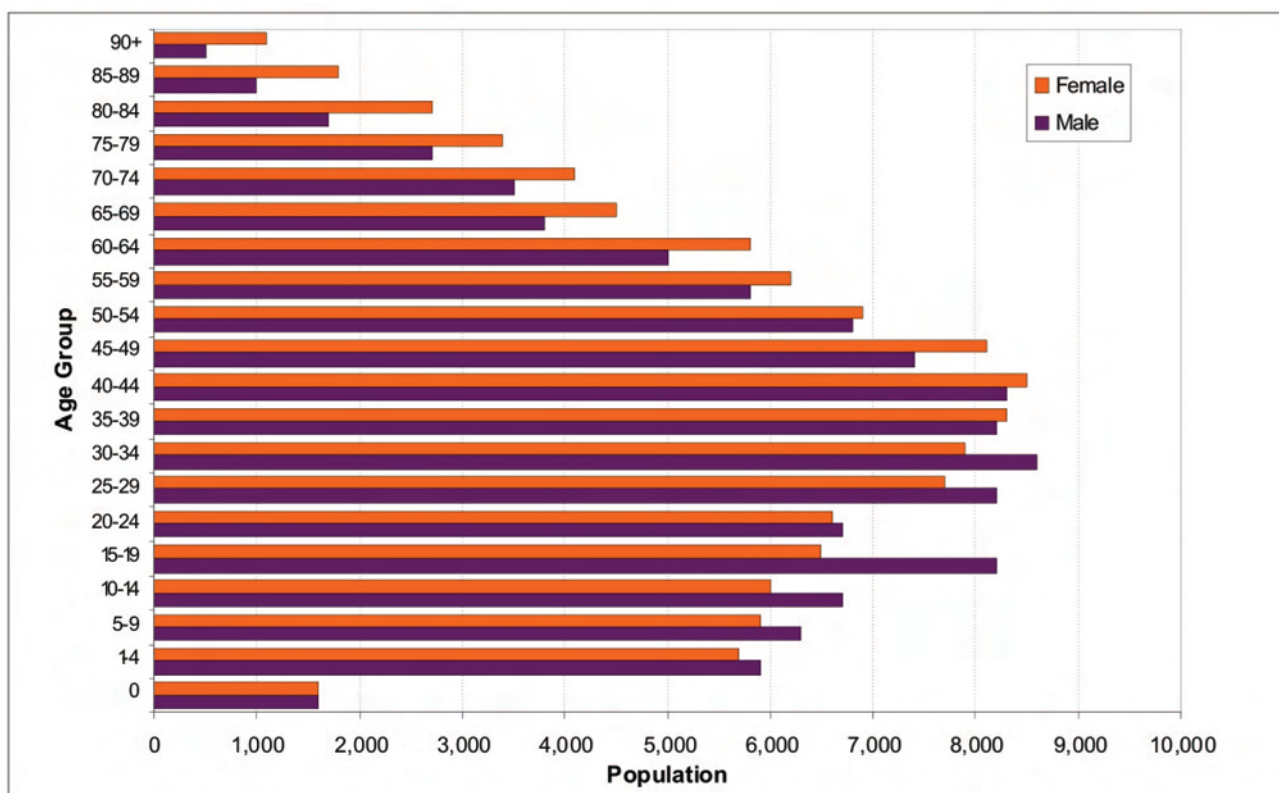
2 Office for National Statistics (ONS) *Mid-2007 Population Estimates by Ethnic Group [experimental]*

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

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 2008 Mid-Year Estimates (MYEs) the borough has a population of 216,200 (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 Harrow was 4,284 persons per square kilometre (ONS, 2008), which is lower than the London average of 4,847. 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 increase over the next 20 to 25 years, perhaps reaching 239,600 by 2031.⁽⁴⁾ Government projections⁽⁵⁾ show a much higher overall population of 247,500 by 2031. 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 225,000.⁽⁶⁾

4 2008 Round of GLA Demographic Projections, variant PLP High

5 ONS 2006-based Sub-National Projections

6 2008 Round of GLA Demographic Projections, variant PLP low

Table 1 2008 Mid Year Estimates for Harrow by Five-Year Age Groups

Age	All	Male	Female
0	3,200	1,600	1,600
1-4	11,600	5,900	5,700
5-9	12,200	6,300	5,900
10-14	12,700	6,700	6,000
15-19	14,700	8,200	6,500
20-24	13,300	6,700	6,600
25-29	15,800	8,200	7,700
30-34	16,500	8,600	7,900
35-39	16,500	8,200	8,300
40-44	16,800	8,300	8,500
45-49	15,500	7,400	8,100
50-54	13,800	6,800	6,900
55-59	12,000	5,800	6,200
60-64	10,700	5,000	5,800
65-69	8,300	3,800	4,500
70-74	7,600	3,500	4,100
75-79	6,100	2,700	3,400
80-84	4,500	1,700	2,700
85-89	2,900	1,000	1,800
90+	1,500	500	1,100
Total	216,200	106,900	109,300

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

Source: Population Estimate Unit, ONS, Crown Copyright

2.0.9 Key Population facts for Harrow:

- Current total population is 216,200 (ONS, 2008 Mid Year Estimates)
- The overall population could be over 227,000 (Table 2) by 2031 (Latest ONS and GLA demographic projections, PLP Low)
- There were 85,387 properties on the Council Tax Register in March 2009
- There could be around 91,500 households by 2031 (Table 3). However, the unconstrained GLA projections (PLP High) give a figure of around 95,500, but the Government's 2006-based sub-regional household projections indicate that the number of households could reach 102,000 by 2031.

- 19.7% of the total population is aged under 16, similar to London overall (19.3%), but slightly higher than England & Wales, at just under 19% (2008 MYEs)
- 63.4% of residents are of working age, below the London level of 66.9%, but above the level for England & Wales at 62% (2008 MYEs)
- 16.9% 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% (2008 MYEs)
- Average household size was projected to be 2.59 in 2006, higher than the London average of 2.33 (GLA 2008 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 2008 Round of Household Projections [PLP Low])

Table 2 Constrained Population Projections 2001 - 2031

Population Projections	2001	2006	2011	2016	2021	2026	2031
Harrow	210,700	213,200	224,400	226,700	226,000	225,300	227,300
West London	1,584,200	1,596,200	1,672,400	1,719,200	1,750,400	1,768,600	1,805,400
Greater London	7,336,900	7,448,100	7,796,800	8,153,500	8,369,600	8,536,200	8,784,400

Source: 2008 Round of GLA Demographic Projections, PLP Low

Table 3 Constrained Household Projections 2001 - 2031

Households Projections	2001	2006	2011	2016	2021	2026	2031
Harrow	79,500	81,800	86,700	89,000	89,900	90,800	91,600
West London	633,700	651,600	687,700	716,400	739,500	756,800	772,500
Greater London	3,036,100	3,162,800	3,327,300	3,479,000	3,605,100	3,719,300	3,900,900

Source: 2008 Round of GLA Demographic Projections, PLP Low

Crime in Harrow

2.0.10 According to Metropolitan Police crime figures,⁽⁷⁾ Harrow's total number of recorded crimes in the period 2008/09 was 15,047 which is a 7% increase compared to 2007/08. Despite this increase Harrow is London's second lowest crime borough after Richmond upon Thames, as measured by crime per 1,000 population.

2.0.11 Harrow recorded 3,126 offences of violence against the person in 2008/09 which is the fourth lowest rate of violence against the person of London's 33 boroughs compared to the second lowest in 2007/08 and is 21% up on the figure for 2007/08. Harrow recorded 491 personal robberies in 2008/09 which is the eighth lowest of London's 33 boroughs compared to seventh in 2007/08 and is 5% above the figure for 2007/08.

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

- 2.0.12** Residential burglary is one of the few crime categories where Harrow recorded a substantial increase. 1,598 residential burglaries were recorded in Harrow in 2008/09 which is a 4% increase on 2007/08. However, Harrow has the twelfth lowest number of residential burglaries and fourth lowest number of non-residential burglaries of London's 33 boroughs. In 2007/08 there was a 23% decrease in theft of vehicles and a 10% decrease in theft from vehicles, making Harrow the third lowest and seventh lowest respectively of London's 33 boroughs .
- 2.0.13** Harrow's increase in recorded crime should be seen in the context of continuous decreases in recorded crime since 2002/03. From 2006/07 to 2007/08, recorded crime in Harrow decreased by 11%.
- 2.0.14** 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% did not offer an opinion). 27% of residents did not feel safe in the area where they live, but 61% of residents said that they did not feel safe walking alone after dark.
- 2.0.15** Another survey, the Place Survey, was carried out between September and December 2008 and asked a number of questions about perceptions of, and attitudes towards, crime and anti-social behaviour. This was a new survey which cannot accurately be compared with previous survey results thereby making it difficult to deduce trends in public attitudes. It was, however, a survey conducted everywhere in England and Wales at the same time and in the same format, making it possible to make comparisons between areas. For the most part, Harrow's results are compared with the Outer London average score to provide context.
- 2.0.16** Fewer people in Harrow, than the average for Outer London, felt that performance on reducing crime needed to be improved (35% in Harrow compared with a 39% average for Outer London), while similar numbers in Harrow and across Outer London felt that local public services were working to make the area safer. Fewer people in Harrow, than in Outer London, generally thought that noisy parties, teenagers hanging around, vandalism and graffiti, drunken or rowdy behaviour and abandoned or burnt out cars were a big or fairly big problem.

Movement

- 2.0.17** 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

2.0.18 Harrow Town Centre (Picture 1) is the main shopping and office location in Harrow and is classified as a Metropolitan Centre, one of eleven 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, but has been going through a process of consolidation, which may result in further land within this Strategic Industrial Location becoming available over the LDF Plan period.

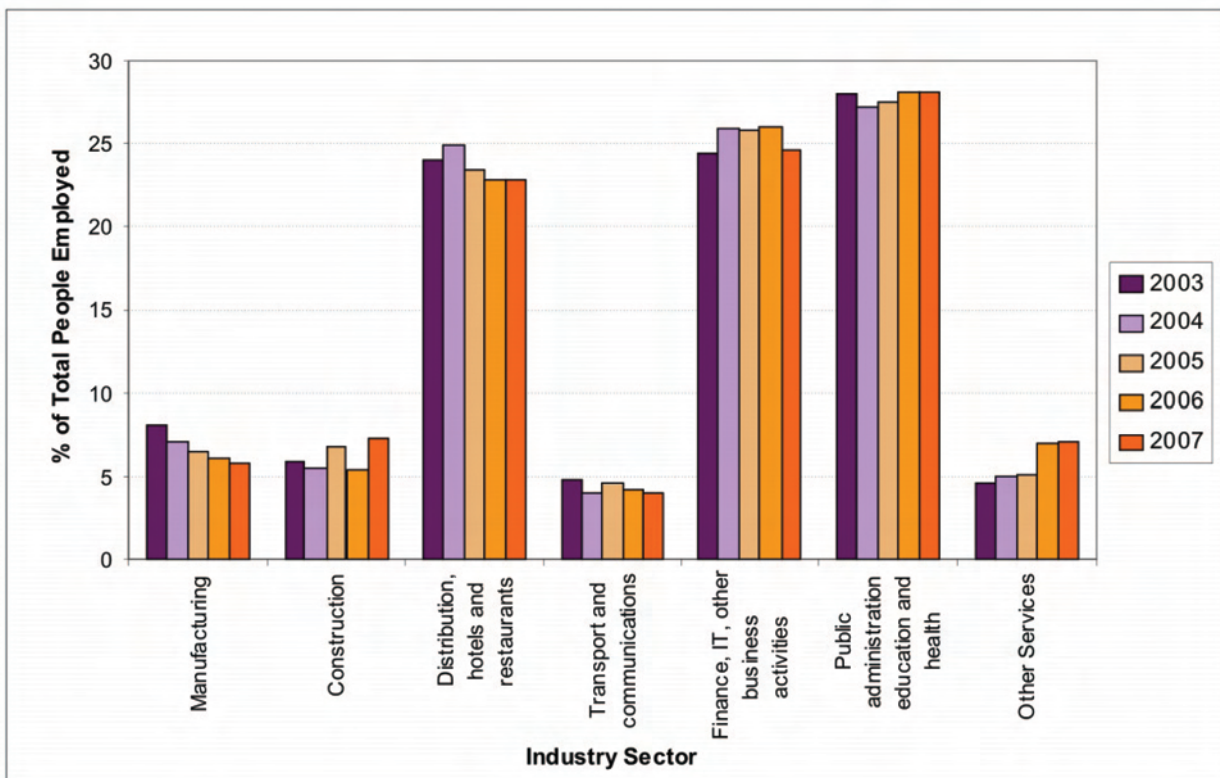
Picture 1 Harrow Town Centre



Economy

2.0.19 The employment structure of Harrow is reasonably well balanced with similar proportions of the population working in distribution, hotels and restaurants (23%), finance, IT and other business activities (25%), public administration, education and health (28%). This distribution is fairly typical considering the location of Harrow in London and the South East. Harrow Employment by Sector (Figure 2) compares the 2006 Annual Business Inquiry (ABI) against the previous four years. The main changes over this nine year period have been a continuing and significant decline in manufacturing with corresponding gains in the public sector, construction and other services including other community, social and personal service activities. In 2007 Harrow also lost jobs in manufacturing and 1,063 jobs in finance, IT, other business activities.

Figure 2 Harrow Employment by Sector (percentage of total people employed working in each sector) 2003 - 2007



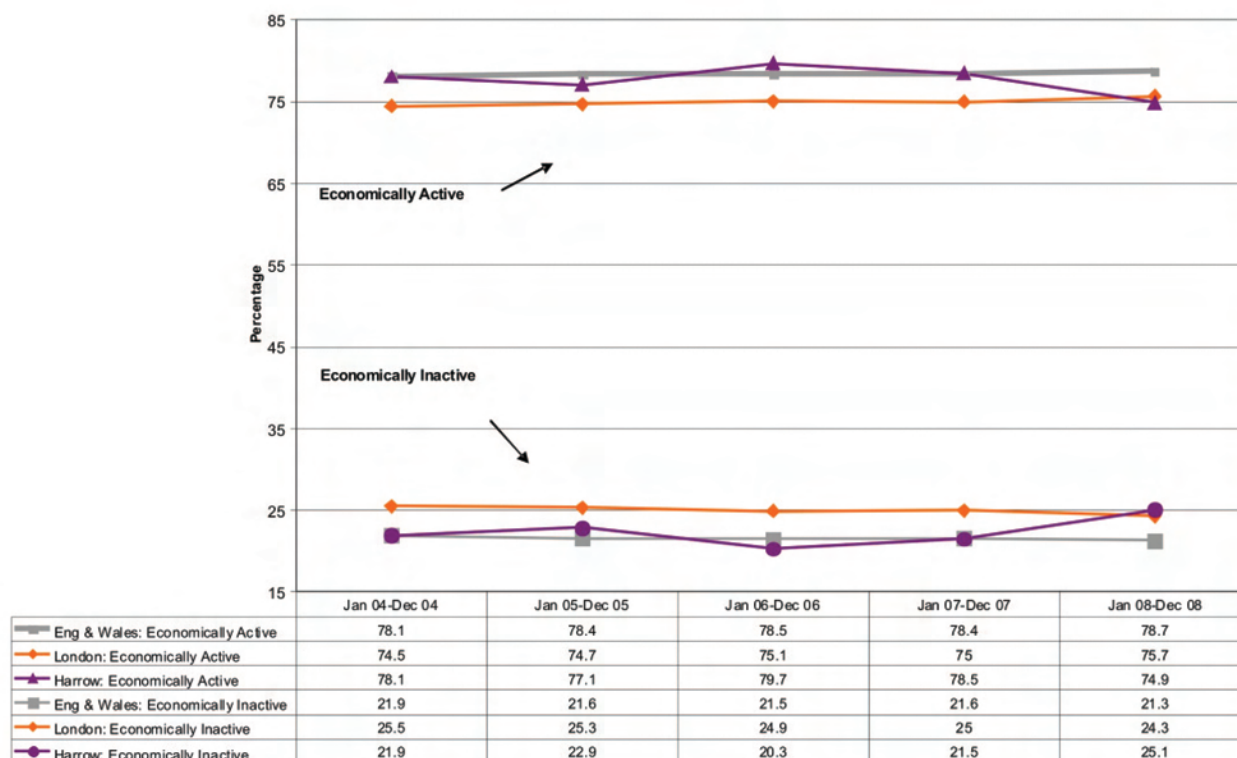
Source: Annual Business Inquiry, ONS

2.0.20 The 2007 Annual Business Inquiry shows that the number of full-time jobs in Harrow has fallen by just over 500 between 2006 and 2007. 600 full-time jobs were lost, whilst 100 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 2007 a total of 65,900 jobs were identified in Harrow, down from a peak of 69,500 in 2001. This equates to a minimal decrease in total jobs since 2001 when compared to some of the other West London boroughs, namely Brent and Hounslow (ONS Annual Business Inquiry).

2.0.21 In 2008, a high proportion of Harrow’s residents of working age were economically active (74.9%), slightly less than the level for London as a whole (75.7%) and lower than the level for England & Wales at 78.7% (2008 ONS Annual Population Survey). Although there has been an overall upward trend in Harrow’s level of the economically active population over the previous four years, there was a fall of 3.6% in 2008. However, it should be noted that the confidence intervals for Harrow’s data are higher than for the London and National datasets (Figure 3).

2.0.22 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%.

Figure 3 Percentage of Working Age Population who are Economically Active 2004 - 2008



Source: Annual Population Survey, ONS

2.0.23 Key Facts on Economy:

- The unemployment rate in Harrow averaged 2.7% in 2008/09, a 0.3% increase from the 2007/08 average rate (2.4%) but still below the average levels of 3% in 2006/07 and 3.2% in 2005/06 and lower than the Greater and Outer London levels. Around 2,770 of Harrow residents were in receipt of unemployment related benefits in 2008/09 (ONS/GLA Unemployment Claimant Count).
- The unemployment rate in Greater London averaged 4.1% in 2008/09, higher than in the previous year when the rate averaged 3.8% (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 2008 the number of Harrow's residents that were unemployed was 6,300, giving a rate of 5.9% (confidence interval of +/- 1.2%) (GLA DMAG Update 09-2009).

- Average household gross income was £41,000 a year in 2008, 2.2% higher than 2007 and 2.7% higher than the mean household income for London in 2008

(2008 CACI Paycheck). More recently statistics on equivalised income have been produced, an adjusted income scale, which takes account the size of a household. Using this measure Harrow's average household income is £36,100, roughly £1,500 lower than London's equivalised average income.

- 6.2% (around 5,200) of households in Harrow have a gross income of under £10,000 per year, compared to 5.3% in 2007 (2008 CACI Paycheck, unequivalised data)
- In February 2009, 2,690 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 2.1% in 2007 and 2.2% in both 2006 and 2005. Harrow's rate is now the same as the rate for England & Wales, at 2%, but below the London average of 2.9% (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 2007/08, due to short or long-term ill health. This figure was similar to the level for 2006/07 and 2007/08. At 4.9% (in February 2009), the proportion of residents on Incapacity Benefits was lower than London's level at 6% and for England & Wales at 6.9% (DWP Benefit Claimants - working age client group).

2.0.24 Key Facts on Social Structure (from the ONS Annual Population Surveys):

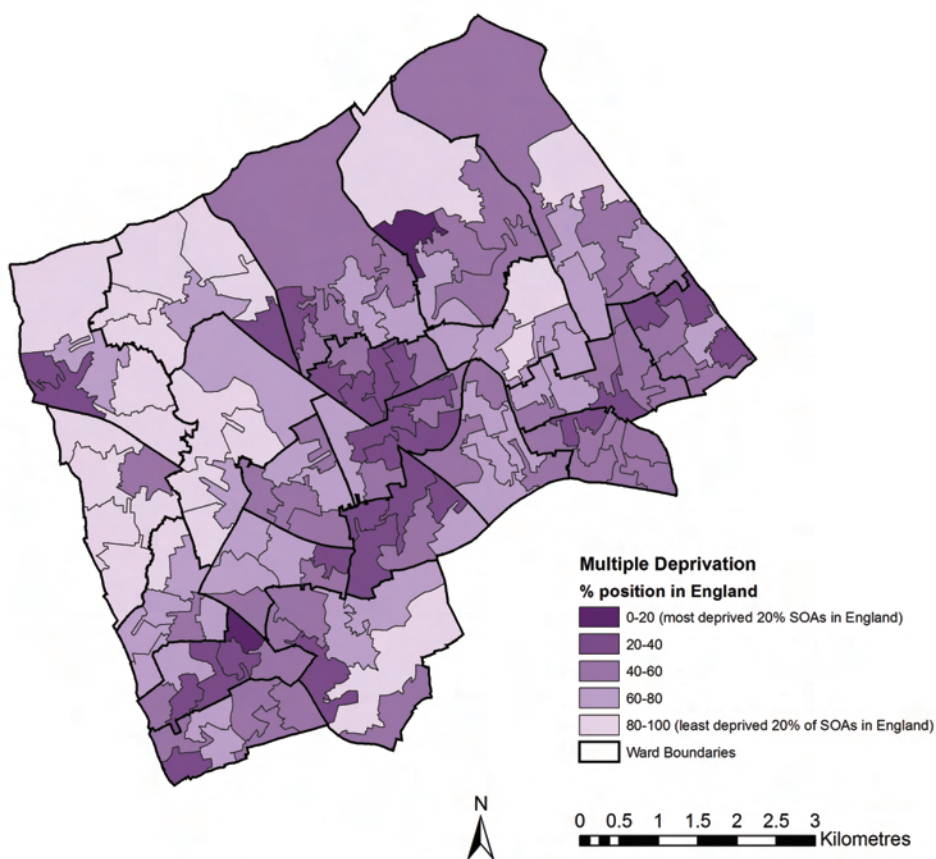
- In 2008 just over 47% of Harrow's residents were grouped in the top three Standard Occupational Classification (SOC) groups, which includes managers and senior officials; professional occupations and associate professional and technical occupations, compared to just under 50% in 2007. Although Harrow's level has fallen further below the London average of 53.3%, it is still considerably higher than the average for England & Wales, at 43.4%. Over the past five monitoring years the share of Harrow's workers in this category has fallen slightly, from 53% in 2004/05 to 48.5% in this AMR period, whereas the trend in England & Wales has been the reverse and London has remained static.
- 17.7% of Harrow's workers are categorised in the top SOC category - Managers & Senior Officials, compared to a peak level of 20.9% in 2007, still higher than England & Wales level at 15.9% but now the same as London. Five years ago, 14% of Harrow's workers were classified as Managers & Senior Officials.
- 10.2% of Harrow's economically active residents were self-employed in 2008 compared to 12.4% in 2007 and 10.8% in 2006. The levels in 2008 for London's and England & Wales are 10.6% and 9.3% respectively.
- In previous years, a higher percentage of Harrow's workers were in full-time employment, compared to the average levels in both London and England & Wales. However, in 2008 just over 75% of Harrow's workers were in full-time employment, compared to 81% in London and 76% in England & Wales. Over the previous four years the corresponding levels in Harrow were higher at 80% in 2004 and 77% in 2005, 82% in 2006 and 81% in 2007 (Annual Population Survey).

Deprivation

2.0.25 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 1st is the most deprived. Multiple deprivation is largely concentrated in the south and centre of the borough (Map 2). Multiple deprivation is a basket of indicators, including income, employment, health and disability, education skills and training, housing and services, living environment and crime. The indicators which showed the greatest adverse change were: income, income affecting children, employment and barriers to housing and services. The crime indicator showed the greatest improvement.

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

Map 2 Index of Multiple Deprivation 2007



Source: Indices of Deprivation 2007, CLG, Crown Copyright

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Local Development Framework (LDF) Review 3

Annual Monitoring Report 2008-09

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), as set out in the Planning and Compulsory Purchase Act 2004, and the Planning Act of 2008. The LDF is made up of a series of spatial plans and policies that will identify social, economic and environmental needs to be provided now and in the future to enable and guide sustainable growth and development. The Local Development Scheme (LDS) identifies the LDF documents that the council is intending to prepare and the timetable for preparation.

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). The 2007 version is now under review to reflect the changing timetable for the preparation of documents since the 2007 version was adopted, which again is due to certain changes in the planning system, notably the Planning Act 2008, changes to Planning Policy Statements, the proposals for a new Regional Spatial Strategy and the introduction of new documents to our LDF.

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 for the 2008/09 monitoring period (Table 4), specifically it 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 in 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. New version in production.
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.	Consultation on two growth options undertaken in June 2008. Core Strategy Preferred Option document nearly completed. Consultation to start in November 2009
Sustainable Building Design SPD	H	This SPD aims to encourage sustainable measures to be built into all development within the borough.	Due to be Adopted in May 2009
Planning Obligations SPD	H	Formalise a policy and a mechanism for agreeing section 106 contributions from developments within the borough.	Draft prepared for consultation in the summer of 2009. Adoption by February 2010
(Revised) Accessible Homes SPD	H	Guidance on Lifetime and Wheelchair Homes Standards. Originally adopted in April 2006.	Consultation undertaken in October 2008. A further addition dealing with residential conversions/ extensions currently being drafted for January 2010. Revision of existing adopted version started, consultation anticipated in January 2010.
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

Document/LDS Reference	Priority	Summary	Notes
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.	Strategy, in line with Government Advice. 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.	
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.	Consultation undertaken on Issues and Options in February 2009. Joint West London Waste DPD working group established, and consultants engaged to commence development of DPD.
Harrow on the Hill Conservation Area SPD	A	<p>The council intends to focus on the production of one draft SPD at a time:</p> <ul style="list-style-type: none"> • Harrow on the Hill is the first of the conservation area SPDs and was adopted in May 2008 • A second SPD (for Pinner) is now underway with an extension to include Tookes Green • The subsequent production of Stanmore/Edgware Conservation Areas SPD and the Harrow Weald Conservation Areas SPD will proceed following the adoption of the Pinner SPD. It is also expected that these later SPDs will be quicker to produce as the council and public become more familiar with the new process of preparing documents under the new Act. 	
Pinner Conservation Areas SPD	H		
Stanmore/Edgware Conservation Areas SPD	M		
Harrow Weald Conservation Areas SPD	M		
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 or were nearing completion during the last monitoring period including:

- Housing Figures (GLA)
- Strategic Flood Risk Assessment (SFRA)
- Transport Study

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

Annual Monitoring Report 2008-09

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).

Core Output Indicators

4.0.2 The COIs have not been revised since the last AMR monitoring period (2007/08) when certain indicators were removed.

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.

UDP Saved and Deleted Policies

4.0.5 Following a direction from the Secretary of State, 56 policies were permanently deleted from the Harrow Unitary Development Plan (HUDP) from 28th September 2007. This was because the policies repeat and/or are inconsistent with national or regional policy.

4.0.6 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 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.

4.1 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 - Sustainability Appraisal includes the following relevant objective:

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

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)

Note: This Core Output Indicator is to show the number of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere; and (ii) adversely affect water quality.

4.1.3 In 2008/09, no development was permitted by the council where this would have been contrary to the advice of the Environment Agency, as was the case in 2007/08. In accordance with central Government advice, the council seeks to avoid development in areas of high flood risk.

Green Belt

4.1.4 There is no specific COI regarding Green Belt. The following subsection is therefore 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 0.85 ha 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 The Ministry of Defence (MOD) identified RAF Bentley Priory, which is located within Harrow's Green Belt, as one of six surplus sites within Greater London to be disposed of. The 23 hectare site was transferred to VSM Estates and in April 2008 a planning application was submitted to the council for a change of use of the principal building to a museum/educational facility and the development of 103 dwellings along with other works (Picture 2). On 31st May 2008 the RAF finally vacated the site and in July 2008 the council resolved to grant planning permission for the proposed redevelopment, subject to the completion of a planning obligation. Due to deteriorated market conditions the application has not progressed further, but VSM Estates has indicated that it intends to market the site again in 2010 in the hope that a suitable development partner can be found to take forward the project. Because of concerns about the length of time it could take for the historic Bentley Priory, which is a Grade II* Listed Building, to be brought back into use as a museum, Harrow's Planning & Economic Development Portfolio Holder has made representations to the MOD and the Chancellor of the Exchequer for assistance with funding, but without success to date.

Picture 2 Proposed Bentley Priory Scheme



Provided courtesy of VSM Estates

- 4.1.7** As noted in the 2006/07 AMR an outline proposal for the redevelopment of the Royal National Orthopaedic Hospital to provide a replacement hospital and housing, was approved in that monitoring period. However, since then no detailed submissions to progress the proposals have been made.

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)

Note: Although this is no longer a Core Output Indicator, the Government advises that councils which are signed-up to the scheme should continue to monitor against the standard.

- 4.1.8** The 'Green Flag' is a national award scheme for parks and gardens based on a number of criteria: a welcoming place; healthy, safe and secure; clean and well maintained; sustainability; conservation and heritage; community involvement; marketing; and management. In the 2008/09 monitoring period the council and its partners were successful in achieving Green Flag status for three of the borough's parks: Canons Park, Harrow Recreation Ground and Roxeth Recreation Ground. All have recently been subjected to their annual re-assessment and it is hoped that they will maintain this status for the forthcoming year. A number of other parks in the borough are currently being considered for possible future applications.

- 4.1.9** Within Harrow there is a total of 1,334 ha 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 seven cemeteries. Some of this land is also designated Green Belt or Metropolitan Open Land.
- 4.1.10** During this monitoring period 2008/09 there were no permissions granted which would result in a net loss of open space. In 2007/08 the council did grant planning permission for a development of 13 houses on former allotment gardens in Kenmore Road, which will result in a loss of 0.253 ha of 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 resulted in a gain of 0.17 ha of open space at Strongbridge Close, Harrow. It is noted that there had also been no net loss of open space between 2004/05 and 2006/07.
- 4.1.11** A major restoration project at the historic Canons Park was completed in 2007, following which some additional improvements have been undertaken, including the construction of a new children's playground. An active 'Friends' group, supported by the council, continues to organise regular events aimed at increasing visitor numbers and the general enjoyment of the park.
- 4.1.12** The council has fully restored access to the bridge allowing access to the moated manor house at Headstone Manor and this work was carried out in conjunction with English Heritage. This will allow the development of projects, such as an open air theatre using the manor house as a backdrop.

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 Core Output Indicator is intended to show losses of or additions to biodiversity habitat including sites of special scientific interest, sites of importance for nature conservation and other local designations.

- 4.1.13** 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.
- 4.1.14** Habitats selected include:
- Bare Ground
 - Decaying Timber
 - Garden and Allotments

- Grassland
- Heathland
- Parks
- Standing and Running Water
- Wasteland
- Woodlands

4.1.15 Species selected include:

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

The Plan can be viewed on the council's website: www.harrow.gov.uk

4.1.16 Harrow's Local Area Agreement (LAA) for the period 2008-2011 includes National Indicator 197 (improved local biodiversity - active management of local sites) and sets a target for the active management of twenty sites. Currently there are 30 SINCs in Harrow, ten of which are confirmed as being actively managed. The target is for four more sites to move into active management during the 2009/10 period, increasing to a further six sites in 2010/11. The achievement of these targets will be reported in future AMR documents.

Designated Sites

International and National Sites

4.1.17 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.

4.1.18 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.

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

- Favourable
- Unfavourable recovering
- Unfavourable no change
- Unfavourable declining

- Part destroyed
- Destroyed

4.1.20 The two SSSI sites within the borough are:

- a. Bentley Priory Open Space, which covers an area of 56.63 ha and comprises:
 - 9.17 ha unimproved grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
 - 19.55 ha neutral, unimproved grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
 - 17.04 ha broadleaved, semi-natural woodland. This was last surveyed by NE on 23 February 2009 and its condition reported to be favourable.
 - 10.88 ha semi-improved neutral grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
- b. Harrow Weald Common, which covers an area of 3.5 ha:
 - This is a former gravel pit designated for its geological value and was last surveyed by NE on 25 February 2009, with its condition reported as being favourable

Sites of Importance for Nature Conservation

4.1.21 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 284.76 ha.
- Sites of Borough Importance: these are sites of borough-wide importance and are sub-categorised as grade I and grade II sites. There are six grade I sites contained within Harrow and a further four sites adjacent to or straddling the borough boundary. There are 11 grade II sites and a further one straddling the borough boundary. The total area of all of these sites (grade I & II) is 367.47 ha.
- Sites of Local Importance: these are sites of importance to the locality in which they are situated; for example they may be of value to local residents and schools. There are eight such sites contained within Harrow and a further site straddling the borough boundary. The total area of all of these sites is 21.79 ha.

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

Locally Designated Areas

4.1.23 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

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

Areas of Deficiency

4.1.25 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 1,230.18 ha 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.

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 2008/09, 21 new Tree Preservation Orders (TPOs) were confirmed, which covered in the region of 60 trees. The council continues to make TPOs on a reactive basis, in response to threat of development or bad tree management. The most significant TPO made during this monitoring period was at the Harrow Leisure Centre (trees at the front along Christchurch Avenue and at the rear adjacent to the skate-board park) as the site has been earmarked for housing and a new leisure centre.

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

4.1.28 British Standard 5837 (Trees in relation to Construction) continues to be used to good effect with frequent requests for Tree Constraint and Protection plans to support planning applications.

Renewable Energy

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

- 4.1.29** This indicator specifically excludes developments and installations permitted by a General Development Order. This is of significance to Harrow, as the Town and Country Planning Order 2008 (General Permitted Development Amendment) introduced extensive new permitted development rights for the installation of domestic micro-generation equipment which would apply to the borough's existing residential areas.
- 4.1.30** Under the council's Heating Harrow Greener scheme, 28 solar hot water systems were installed into owner occupied households. Through the Low Carbon Buildings Programme two people installed PV panels on their homes. The council's initial application for the wind turbine at the Earth Project was rejected but we are reapplying. Note that funding for 2009/10 has been cut for the Heating Harrow Greener scheme.
- 4.1.31** Harrow's Local Area Agreement 2008-2011 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. In 2008/09 the council achieved a reduction in CO₂ emissions per capita of 4% and it is expected that this figure will exceed the target set for future monitoring periods.
- 4.1.32** Preparation of the council's new Sustainable Building Design SPD took place during 2008/09, but the document will not be formally adopted until May 2009, beyond the monitoring period for this AMR. The SPD will be a material consideration in the determination of planning applications and appeals and the effectiveness of its implementation will therefore be reported in the next AMR for the 2009/10 monitoring period.

Waste

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

4.1.33 There were no new waste management facilities provided in the borough in 2008/09, as was the case in the previous four AMR monitoring periods.

Table 5 Amount of Municipal Waste arising & managed by Management Type (tonnes)

	Landfill (tonnes)	Incineration with EfW (tonnes)	Incineration without EfW (tonnes)	Recycled/Composted (tonnes)	Other (tonnes)	Total Waste Arisings (tonnes)
2007/08	75,154	38	0	38,477	0	113,669
2008/09	66,243	45	0	41,809	0	108,097

Source: Harrow Council, Waste Management Policy Unit

4.1.34 The amount of municipal waste arising and managed by management type in 2008/09 shows a reduction in the amount of waste sent to landfill of 8,911 tonnes and an increase in recycled/composted waste of 3,332 tonnes compared to 2007/08 (Table 5).

4.1.35 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.

Household Waste

4.1.36 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 6).

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

Monitoring Year	Total Household Waste (tonnes)
2000/01	88,321
2001/02	90,491
2002/03	95,662
2003/04	98,115
2004/05	105,331
2005/06	102,082
2006/07	102,057
2007/08	98,682
2008/09	95,610

Source: Harrow Council, Waste Management Policy Unit

Commercial Waste

4.1.37 The amount of commercial and non-household waste being handled by the council is now on a firm downward path (Table 7), reflecting the increased costs associated with Landfill Tax and the Landfill Allowance Trading Scheme (LATS).

Table 7 Harrow Commercial Waste - Annual Summary (tonnes/monitoring year)

Waste Distribution	2005/06 Weight (tonnes)	2006/07 Weight (tonnes)	2007/08 Weight (tonnes)	2008/09 Weight (tonnes)
Commercial Waste Collected	8,000	10,100	7,800	6,760
Commercial Waste Delivered to the Refuse tip by Traders	3,260	2,511	1,847	1,244
Non Household Waste Delivered to the Refuse tip (construction/demolition waste)	3,100	5,571	4,525	3,883

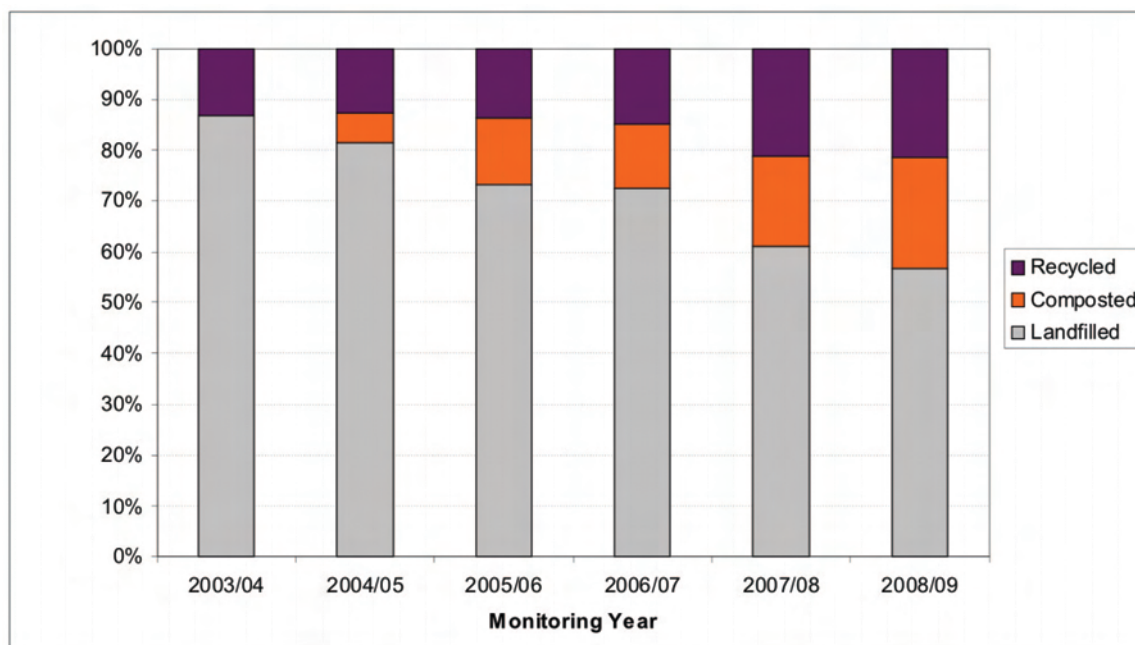
Source: Harrow Council, Waste Management Policy Unit

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)

4.1.38 During 2007/08 the council introduced Blue Bins which lead to a significant and sustained change in the amount of waste being recycled and composted. In 2008/09 the council achieved a composting and recycling rate of 43% compared to 39% in the previous year. The remaining 57% continues to go to landfill sites outside the borough (Figure 4).

Figure 4 Waste Disposal in Harrow 2003/04 - 2008/09



Source: Harrow Council, Waste Management Policy Unit

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)
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)

4.1.39 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.

4.1.40 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 third of flats have recycling facilities at present and the council plans to increase this to 100% by 2011.

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

- 4.1.42** Harrow's Local Area Agreement 2008-2011 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, (43% achieved), 47% by 2009/10 and 50% by 2010/11. Performance against these targets will continue to be incorporated in future 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 Core Output Indicator shows the amount of aggregates extracted directly from the ground within the mineral planning authority's area.		
M2	Production of secondary and recycled aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to Appendix D for further information)
Note: This Core Output Indicator shows the amount of secondary and recycled aggregates being produced; recycled aggregate is construction, demolition and excavation waste re-used as aggregate.		

- 4.1.43** 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.

- 4.1.44** The council will encourage the use of recycled materials, in particular aggregates, in the forthcoming draft Sustainable Building Design SPD due to be adopted in the next AMR monitoring period (2009/10).

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		

- 4.1.45** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2008 and not the monitoring period 2008/09. Information given here is a summary of a more technical explanation which can be found in **Appendix F**.
- 4.1.46** Table 8 shows that Site 1, the location closest to the roadside, was below the mean objective level for 2005 in 2001 and 2002, however the annual mean concentration since 2003 has been above the annual level, except for the annual mean in 2007. The annual concentration was $39.4 \mu\text{g m}^{-3}$ for Site 1 for 2007 this was only $0.6 \mu\text{g m}^{-3}$ less than the mean objective concentration of $40 \mu\text{g m}^{-3}$.
- 4.1.47** However, for the first time since 2003 the annual bias adjusted concentration for Site 1 in 2007 was less than the 2005 objective limit. The annual concentration of $40.1 \mu\text{g m}^{-3}$ for 2008 was again above the 2005 annual mean objective, only by $0.1 \mu\text{g m}^{-3}$. This slight increase over the mean concentration for 2007 would not be significant and could be part of the natural variation. The last three years annual mean concentrations, from 2006 to 2008, indicate a flattening out of the roadside NO_2 concentrations. The general trend for most of the sites has been downwards over the last four years, however, Site 3 has increased by $5 \mu\text{g m}^{-3}$ between 2007 and 2008.

Table 8 Results of bias adjusted NO_2 diffusion tube results monitoring ($\mu\text{g}/\text{m}^3$) 2001 - 2008

Site	2001	2002	2003	2004	2005	2006	2007	2008
Site 1	38.0	36.5	43.9	42.2	46.1	40.3	39.4	40.1
Site 3	24.2	28.9	22.4	17.7	30.6	24.4	17.6	22.6
Site 4	27.2	26.7	32.4	30.4	24.6	20.1	22.4	23.1
Site 5	30.1	26.8	33.9	32.6	31.8	22.3	27.0	26.9
Average	29.9	29.7	33.1	30.7	33.2	26.7	26.6	28.2

Note: The results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger LWEP 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, 2007 and 2008; these were 1.10, 1.08, 1.18, 1.06, 1.01 and 1.12 respectively.

Source: Harrow Council, Environmental Health

- 4.1.48** 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. The National Air Quality Survey sets a target to reduce the number of days that particulates recorded exceed $50 \mu\text{g m}^{-3}$.

4.1.49 During 2008 there were only two exceedences of the $50 \mu\text{g m}^{-3}$ 24-hour mean for PM_{10} , for 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 9) seen between 2002 and 2004. However, there was a reduction of $1.6 \mu\text{g m}^{-3}$ between 2007 and 2008.

4.1.50 Harrow 2 (roadside) continuous monitoring station data showed there were nine exceedences during 2008, which was considerably lower than the 35 permitted. The exceedences during 2008 was half those of 2007, and the mean annual concentration had decreased by $0.9 \mu\text{g m}^{-3}$ during the same period. (Table 10).

Table 9 Annual mean concentrations for PM_{10} ($\mu\text{g}/\text{m}^3$) and number of days above exceedance limit at Harrow 1 continuous monitoring site (background)

LAQN Site	2001	2002	2003	2004	2005	2006	2007	2008
Days mean $\geq 50 \mu\text{g m}^{-3}$	6	8	16	0	1	5	6	2
Annual mean $\mu\text{g m}^{-3}$	21.0	23.0	24.0	19.7	20.0	21.2	19.8	18.2

Source: Harrow Council, Environmental Health

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

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008
Days mean $\geq 50 \mu\text{g m}^{-3}$	17	17	22	18	9
Annual mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3	29.0	28.1

Source: Harrow Council, Environmental Health

4.1.51 The Department of Environment Farming and Rural Affairs (DEFRA) released provisional statistics for 2008 showing an annual national average urban background particulate (PM_{10}) level of $20 \mu\text{g m}^{-3}$ this compared to $21 \mu\text{g m}^{-3}$ in 2007. Harrow is below the national average at $18.2 \mu\text{g m}^{-3}$ this compares to $19.8 \mu\text{g m}^{-3}$ in 2007. 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 Harrow have 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 2008/09

	Summary
Flooding	<ul style="list-style-type: none"> No development has been permitted by the council contrary to the advice of the Environment Agency
Green Belt and Open Space	<ul style="list-style-type: none"> The council has adopted a supplementary planning document for a major developed site in the Green Belt (Bentley Priory) No planning permissions were 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 The Biodiversity Action Plan (BAP) details nine priority habitats and four priority species for Harrow
Trees	<ul style="list-style-type: none"> Further Tree Preservation Orders have been made, including one at the Harrow Leisure Centre, as the site has been earmarked for housing and a new leisure centre The council continues to improve its internal procedures for making Tree Preservation Orders
Renewable Energy	<ul style="list-style-type: none"> 28 solar hot water systems were installed into owner occupied households under the Heating Harrow Greener scheme The forthcoming Sustainable Building Design SPD will 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 mineral 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 (NO₂) concentrations across the borough continues since 2003 levels. The average measurements over all four monitoring sites although slightly higher than last year, is still lower than 2001 to 2005. 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.

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 Core Output 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 has assessed completed developments of ten or more units against the 20 ‘Building for Life’ criteria. The council will have a formally trained Building For Life Assessor by the end of 2009, as part of the CABE national training programme for all local planning authorities, but in the meantime developments have been assessed as part of the training.

Table 11 Building for Life Assessments 2008/09

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
0	0	0	1	45	7.3
Number of sites with a Building for Life assessment of 10 to 13	Number of dwellings on those sites	% of dwellings of 10 to 13	Number of sites with a Building for Life assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10
5	292	47.1	11	283	45.6
Total number of housing sites (or phases of housing sites)			Number of dwellings on those sites		
17			620		
Note: A score of less than 10 is 'poor', a score of 10 to 13 is 'average', a score of 14 to 15 is 'good' and a score of 16 to 20 is 'very good'					

4.2.3 17 housing sites comprising 620 dwellings were given a 'Building for Life' assessment, of these one site was deemed to be good, five sites were deemed to be average and 11 were deemed to be poor. In terms of dwellings, 45 (7.3%) were good, 292 (47.1%) were average and 283 (45.6%) were poor (Table 11).

4.2.4 The scores were on the low side in 2008/09 as all the schemes were submitted prior to the the 'Building for Life' criteria being introduced. It is expected that the number of assessments that are 'very good' and 'good' will increase in future monitoring years as developers incorporate the 'Building for Life' criteria into their schemes.

Design Statements

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

4.2.5 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.

4.2.6 The number of valid planning applications accepted by the council which required Design & Access Statements was 1,114. 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

4.2.7 No design briefs have been produced in the period 2008/09. One design brief (Bentley Priory SPD) was produced and adopted by the council in 2007/08, compared with 2006/07 when again none were produced or adopted.

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

4.2.8 No design guides and design policy documents were adopted in the 2008/09 AMR monitoring period:

4.2.9 Work started on the following documents:

- Sustainable Building Design SPD
- Planning Obligations SPD
- Accessible Homes SPD
- Pinner Conservation Area SPD

Specialists' Comments

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

4.2.10 Harrow does not currently have an Urban Design Officer. Therefore there is no data available for this indicator in this AMR monitoring period.

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

4.2.11 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 normally meet every two to three weeks. The team is made up of officers from a range of disciplines who

discuss proposals submitted and provide written feedback. PAMs are one to one meetings between developers and planning officers and are a suitable vehicle for minor and major applications.

4.2.12 National legislation provides the council with the power to charge for discretionary services limited to the cost of providing the service. This discretionary charging first commenced in November 2006 and has continued.

4.2.13 In 2008/09 there were 119 proposals considered by the Planning Advice Team. There were 50 proposals for minor and major schemes discussed in Pre-Application Meetings (Table 12). 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 monitoring period, some applicants may have been discouraged from submitting proposals for consideration. However, the new cost implications with obtaining advice have resulted in more carefully considered proposals submitted for advice.

Table 12 Pre-Application Advice 2007/08 & 2008/09

	Total No. of Proposals		Average No. of Proposals per Month	
	2007/08	2008/09	2007/08	2008/09
PAT proposals	122	119	10	10
PAM proposals	52	50	4	4

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

4.2.14 The council's Access Officer left the authority towards the end of 2008 so specific comments on access matters began to decline (shown by the decline from 394 comments in 2007/08 to 290 in 2008/09. While in post the Access Officer provided access advice at an average of 33 cases per month as in the previous monitoring period (Table 13).

4.2.15 The two adopted Supplementary Planning Documents (SPDs) 'Accessible Homes' and 'Access for All' (June 2006) have provided guidance to Planning Officers in dealing with the relevant planning applications. The Accessible Homes SPD is currently being updated and will, upon adoption, replace the existing version as the basis for council officers to assess residential development proposals. There are no proposals at present to re-appoint an Access Officer, so this indicator is unlikely to be repeated in next year's AMR.

Table 13 Planning applications Received, Considered & Commented upon by the Access Officer

	Total No. of Planning applications		Average No. of Planning applications per month	
	2007/08	2008/09	2007/08	2008/09
Planning applications received	443	n/a	37	n/a
Planning applications considered	398	n/a	33	n/a
Planning applications commented upon	394	290*	33	33*

*For the nine month period the Access Officer was in post

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)

4.2.16 Formal collection of the number of units that comply with Lifetime Home Standards commenced during this AMR monitoring period (2008/09). The number of units granted planning permission that comply with Lifetime Homes Standards is 1,121.

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)

4.2.17 This HUDP indicator requires 100% of Conservation Areas to be covered by policy statements (now referred to as character appraisals). The council now relies on local indicators to measure these rather than the former BVPIs. The council is still aiming to have a conservation area appraisal and management strategy for each of the 28 conservation areas and are therefore working towards the 100% target.

4.2.18 Currently Harrow has 25 Conservation Area Appraisals (out of possible 28). However, only 21 of these are adopted. Additional appraisal and management strategies were written for five areas:

- Waxwell Lane
- Tookes Green
- Waxwell Close
- Pinnerwood Farm
- Moss Lane

- 4.2.19** Although these are yet to be adopted, the total area covered by conservation area appraisals is 96% and the total area covered by management strategies is now 82%.

Design and the Built Environment Summary 2008/09

	Summary
Design Quality	<ul style="list-style-type: none"> 17 sites were given a 'Building for Life' assessment, of these one was deemed to be good, five were average and 11 were poor The council will have a formally trained 'Building For Life' Assessor by the end of 2009
Design & Access Statements	<ul style="list-style-type: none"> It is a statutory requirement to submit a Design & Access Statement with all relevant planning applications and 1,114 planning applications accepted in 2008/09 required Design & Access Statements
Design Guidance and Policy Documents	<ul style="list-style-type: none"> None were adopted, but work started on four SPDs
Specialists' Comments	<ul style="list-style-type: none"> There is no data available for this AMR monitoring period relating to planning applications requiring urban design advice Pre-Application Advice - there were 119 PAT proposals and 50 PAM proposals There were 290 planning applications commented on by the Access Officer, an average of 33 per month for the nine month period the Access Officer was in post
Conservation Areas	<ul style="list-style-type: none"> Currently Harrow has 25 Conservation Area Appraisals (out of possible 28), of these 21 are adopted Additional appraisal and management strategies were written for five areas: Waxwell Lane, Tookes Green, Waxwell Close, Pinnerwood Farm and Moss lane

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 HUDP aim to bring about a reduction in road traffic (especially car traffic) and create a genuine choice of travel modes.

The HUDP transport policy objectives are:

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

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

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

Transport Initiatives

Picture 3 Petts Hill Bridge scheme



4.3.3 There have been several initiatives taking these objectives forward:

- a. Four Bus Priority schemes have been implemented in 2008/09 at a cost of approximately £565,000. In addition, substantial works have been undertaken on the Petts Hill Bridge and Highway Improvement Scheme in South Harrow (Picture 3 - artist's impression). This included the removal and replacement of the Petts Hill Bridge in December 2008 and commencement of the highway works. The proposed Petts Hill Bridge scheme will be completed in March 2010 and 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 71% of bus stops in the borough are now suitable for the more accessible low floor buses, compared to 63% in 2007/08
- c. New 20mph zones were introduced around Kenmore Park School, Aylward First and Middle Schools and Grimsdyke School
- d. New Local Safety Schemes were introduced along Pinner Road and at Old Redding
- e. Just under 5km of cycle lanes have been added to Harrow's cycle lane network in 2008/09
- f. Design work was completed for the conversion of Station Road in the Town Centre to a two way carriageway for buses and cyclists. Funding has been allocated in principle by TfL for works to start in 2009/10. These works are part of the Harrow Public Realm & Access Strategy for the Town Centre.
- g. Stanmore Controlled Parking Zones and Wealdstone Controlled Parking Zones were both extended in 2008/09 enabling improved management of available parking
- h. The borough held around 12 travel awareness events promoting sustainable forms of transport and also provided cycle training to 930 children and 200 adults

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. One third 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's 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 14 Road Accident Statistics 2000 - 2008

Accidents	2000	2001	2002	2003	2004	2005	2006	2007	2008
Casualties	776	800	711	676	708	640	558	496	470
Total Accidents	618	647	560	549	582	504	454	387	372
Fatalities	10	5	4	9	4	3	3	2	0
Serious Injuries	109	100	83	70	79	73	55	53	52
Slight Injuries	657	695	624	597	625	564	500	441	418
Note: The data presented is the most up to date at the time of this AMR.									
<small>Source: Accident Records, Harrow Council, Transportation Section</small>									

4.3.6 The number of people killed or seriously injured through road accidents has dropped by 56.3% between 2000 and 2008. The total number of people seriously injured in road accidents in Harrow in 2008 was 52, but there were no fatalities (Table 14). This figure comprised 12 pedestrians, six pedal cyclists, 10 motorcyclists and 24 car occupants. The Government target is a 40% reduction from the 1994/98 baseline of those killed or seriously injured by 2010, which would be 73 seriously injured or killed 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.

Table 15 Casualty Statistics 2000 - 2008

	2000	2001	2002	2003	2004	2005	2006	2007	2008
<u>Pedestrians</u>									
All Casualties	137	146	101	118	121	113	102	96	80
Age: 0-4	5	11	3	5	4	6	4	6	1
Age: 0-15	31	37	22	28	23	23	24	25	24
Age: 16-59	64	56	49	62	70	65	50	40	34
Age: 60+	28	29	18	18	19	14	15	17	11
Unknown	9	13	9	5	5	5	9	8	10
<u>Pedal Cyclists</u>									
All Casualties	45	41	33	27	37	35	37	19	24
Children	21	12	9	9	14	8	8	1	7
Adults	24	28	23	17	23	23	24	15	11
Unknown	0	1	1	1	0	4	5	3	6
<u>Motor Vehicles</u>									
All Casualties	594	613	577	531	587	492	419	383	366
Motor Cycles	60	71	76	52	65	58	57	32	48
Cars	491	492	470	444	451	384	324	321	308
Buses & Coaches	30	34	21	30	23	32	22	18	5
LGV/HGVs	12	12	6	4	1	9	15	8	5
Other	1	4	4	1	1	9	1	4	0

Source: Accident Records, Harrow Council, Transportation

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. 78 schools now have approved travel plans as at 31 March 2009, compared with 53 travel plans in the previous AMR monitoring period. This meant that there were 25 additional travel plans prepared during the current AMR monitoring period.

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 2008/09 no major developments involving transport integration were proposed in Harrow. However it is considered that the large schemes which are anticipated for 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 (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 two previous years.

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

4.3.10 In 2008/09 there was one scheme completed of ten or more units which had no parking provision, this was a development of ten units at Everton Court, Honeypot Lane, Stanmore. This compares to none in 2007/08 and one in 2006/07 (12 units at 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.

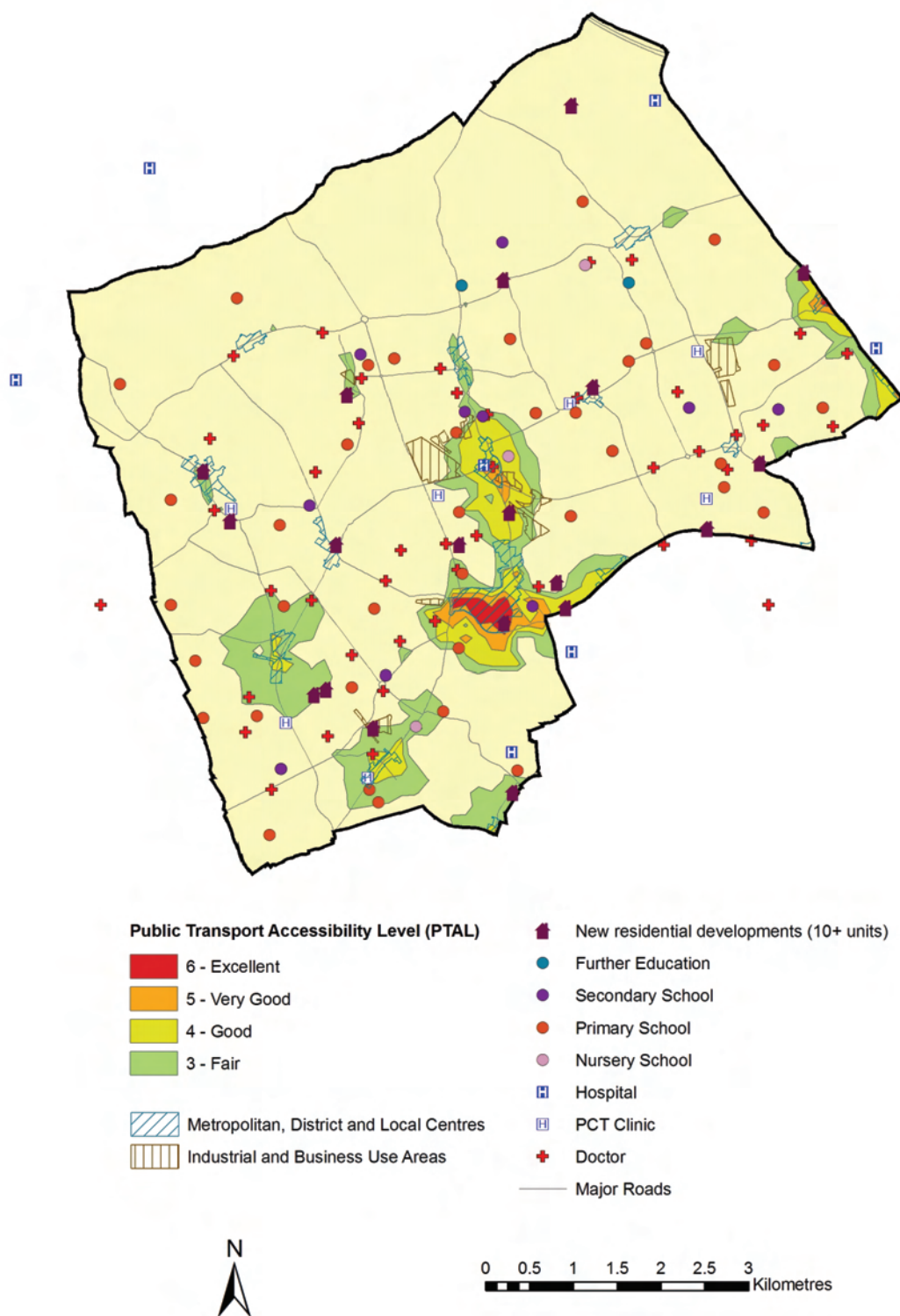
HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of completed non-residential development within UCOs A, B, & D complying with car parking standards set out in the Local Development Framework	T13
Note: This is a Harrow Local Indicator which replaces former Core Output Indicator 3a		

4.3.11 For the period 2008/09 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 as was the case in the previous two monitoring periods. 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 (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 of the above facilities, 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.

Map 3 Public Transport Accessibility 2008/09



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

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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** Gayton Road car park has not been sold for redevelopment as anticipated and continues to operate as before. Greenhill Road car park continues to be managed by the council on behalf of a private owner, prior to redevelopment of the site for residential use.
- 4.3.15** Two additional cycle shelters accommodating 20 bicycles were introduced at Harrow Civic Centre in 2007/08 and continue to operate successfully.

Transport Summary 2008/09

	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 continue to fall. There were no fatalities in Harrow in 2008/09. This will enable Harrow to meet the Government's casualty reduction target.
Transport and Development	<ul style="list-style-type: none"> New large residential developments have been built at higher densities over the last six years and in locations with high transport accessibility

4.4 Housing

4.4.1 Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 85,400 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 the Council.

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

Housing Context

- 75% of Harrow's housing stock was owner occupied in 2001, ranking Harrow fifth in London
- 10.4% of Harrow's households lived in social housing in 2007/08
- 41% (2,078) of the council's own housing stock failed to meet Harrow's Decent Homes Standard as of 31 March 2009 (CLG, Business Plan Statistical Appendix 2008/09)
- Harrow has the second lowest level of social housing in London
- Of the 85,390 dwellings in Harrow, 6% are council properties and 4% are owned by housing associations (Housing Needs and Supply Report 2008/09)
- 90% of Harrow's dwellings are within the private sector, of which 12% are privately rented (Housing Needs and Supply Report 2008/09)

The HUDP Housing objectives are:

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

Table 16 Housing Tenure: Key Facts

Tenure	2006/07		2007/08		2008/09	
	Number	%	Number	%	Number	%
Local Authority	5,091	6.1	5,091	6.0	5,089	6.0
RSL	3,892	4.6	3,710	4.4	3,657*	4.3
Other Public Sector	176	0.2	175	0.2	175	0.2
Private Sector	75,028	89.1	75,638	89.4	76,469	89.5
Total	84,187	100%	84,614	100%	85,390	100%

*Regulatory and Statistical Returns Survey 2008

Source: Harrow Council, Housing, HSSA returns, 2006/07 to 2008/09

4.4.3 Table 16 shows housing tenure for 2006/07 to 2008/09. There has been an increase of 0.9% in the total stock between the last two AMR monitoring periods. This increase is primarily in the Private Sector, with an increase of 831 dwellings, bringing the privately owned dwellings to 89.5% of Harrow's stock. Of this 89.5%, 12% are privately rented. The number of dwellings owned by social landlords and the local authority has decreased slightly.

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

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

4.4.4 In 2008/09 the number of net additional dwellings completed was 766 units, more than double the completions last year, with 373 units in 2007/08, a 105% increase since 2007/08 (Table 17, Figure 5 & Figure 6). In the last five years, there has been a total increase of 2,800 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 2016/17 (based on the Alterations to the London Plan, approved in December 2006). Previously Harrow's conventional annual average target was 330 units. Over the past five years (since 1 April 2004), Harrow has delivered 2,802 net units in conventional supply, exceeding targets by 1,002 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 conversion of a care home and a house in multiple occupation resulted in a net loss of 33 bed spaces in 2008/09 (Past non-conventional completions in Table 22).

4.4.7 Harrow's target for reducing long term vacant stock is 24 units per year. In 2007/08, 189 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 22). In 2008/09, 457 vacant properties in the private sector were returned to use.

Table 17 Residential Completions 2004/05 - 2008/09

	2004/05	2005/06	2006/07	2007/08	2008/09
New Build					
Total no. of existing units	114	28	92	19	62
Total no. of completed units (gross)	431	392	542	286	706
Net no. of completions	317	364	450	267	634
No. of sites	46	38	61	40	50
Conversions/Change of Use					
Total no. of existing units	99	66	91	91	72
Total no. of completed units (gross)	257	270	261	197	207
Net no. of completions	158	204	170	106	132
No. of sites	98	80	99	88	81
Total					
Total no. of existing units	213	94	183	110	134
Total no. of completed units (gross)	688	662	803	483	913
Net no. of completions	475	568	620	373	766
No. of sites	144	118	160	120	131

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

Figure 5 Net Additional Dwellings 2001/02 - 2008/09

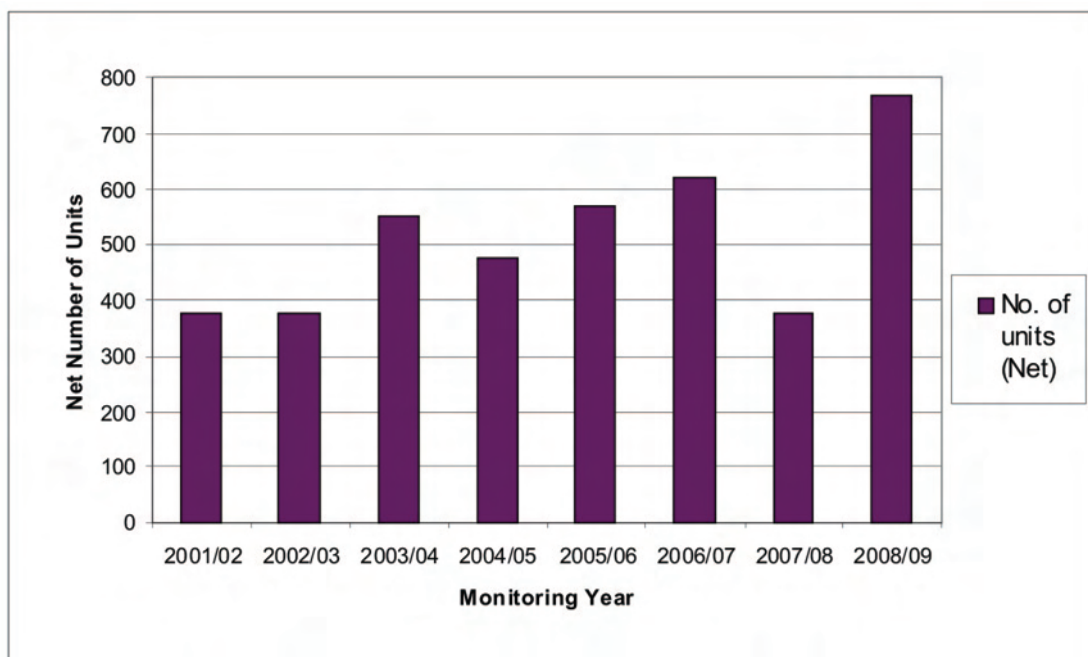
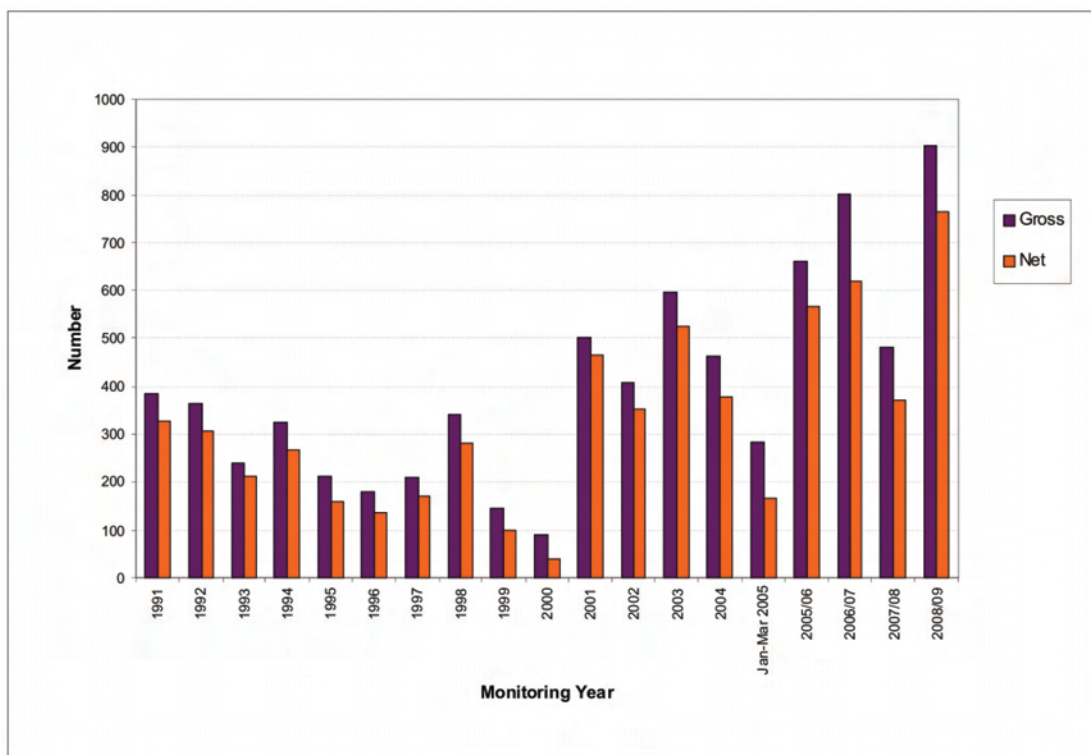


Figure 6 Residential Completions 1991 - 2008/09



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)

Note: This is a revised Core Output Indicator which replaces former Indicator 2a (v) from the 2006/07 AMR monitoring period. This indicator is to show the number of gross new dwellings being built upon previously developed land (PDL).

4.4.8 The HUDP sets a target of 100% of new residential units to be built on brownfield sites. In 2008/09 all new residential completions were built 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)

Note: This is a Harrow Local Indicator, which replaces former Core Output Indicator 2C

Picture 4 408-412 Kenton Road, Kenton



Table 18 Completed Residential Developments (10+ units) showing Density Rate 2008/09

Development Site	Gross Number of Units	Site Area (ha)	Density (HRPH)
Biro House & TXU site, Roxeth Green Ave, South Harrow	180	0.50	976
354-366 Pinner Road, North Harrow	112	0.24	1187
Rayners Lane Estate, Phase D1	45	0.46	348
Former Pinner Telephone Exchange, Marsh Road, Pinner	38	0.25	416
BAE Systems, The Grove, 31 Warren Lane, Stanmore*	37	4.32	191
Rayners Lane Estate, Phase C	34	0.51	206
408-412 Kenton Road, Kenton (Picture 4)	34	0.13	515
Stonegrove Filling Station, High Street, Edgware	26	0.17	360
Parkville House, Red Lion Parade, Bridge Street, Pinner	21	0.12	450
1-9 Peterborough Road, Harrow	18	0.05	939
Wealdstone Service Station, 16-22 Station Road, Harrow	14	0.10	433
Rear of 25-28 Belmont Circle & 13-25 Bellamy Drive, Stanmore	14	0.14	236
Texaco Service Station, 74 Uxbridge Road, Harrow Weald	14	0.19	232
44-46 Kenton Road, Harrow	12	0.10	317
Broadfields House, Broadfields, Harrow	12	0.13	286
Land rear of 32-38 Greenford Road, Sudbury Hill, Harrow	10	0.18	114
26 & 28 Manor Road, Harrow	10	0.10	235
206-228 & 278-292 Everton Court, Honeypot Lane, Stanmore	10	0.05	638
Maurville House, 44-46 Radnor Road, Harrow	10	0.06	350

*Part completion this financial year (37 units)

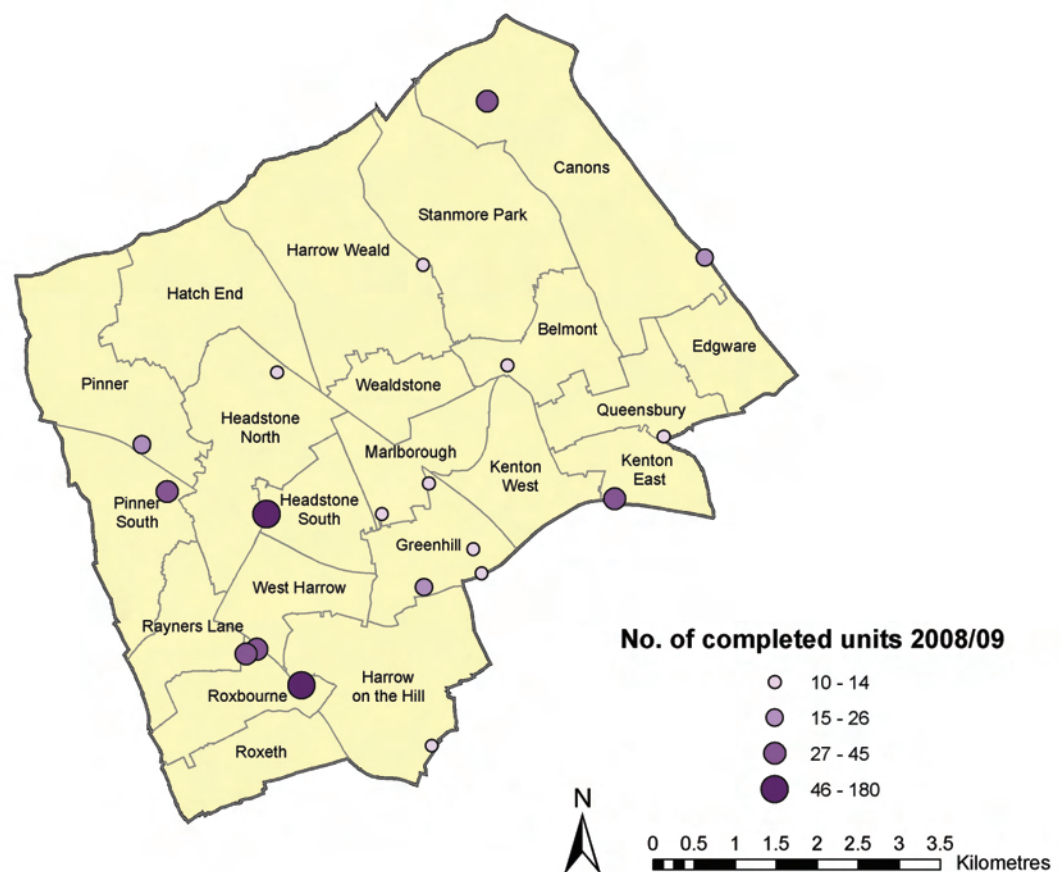
4.4.9 Map 4 shows the location of all the major developments with 10 or more units completed in 2008/09. The average density of residential completions on individual sites was analysed for the nineteen largest schemes completed in 2008/09 (Table 18, Table 19 & Figure 7). The density levels of most of the developments are higher than the previous year. In 2008/09 the average density of completions for new residential developments (10 or more units) was 444 habitable rooms per hectare (HRPH) (Table 20). This is a 48% increase from 2007/08. The average density is more than the minimum set out in HUDP Policy H4 (minimum target of 150 HRPH), and higher than the average of 327 HRPH achieved between 2001 and 2009.

4.4.10 In 2008/09, 90% of new dwellings were completed at a density of more than 50 dwellings per hectare, compared with 70% in 2007/08 (Table 19). 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 19 Percentage of new dwellings completed at less than 30, between 30 & 50 and above 50 dwellings per hectare

	2005/06	2006/07	2007/08	2008/09
Less than 30 dwellings per hectare	8%	6%	6%	2%
Between 30 & 50 dwellings per hectare	8%	11%	24%	8%
Above 50 dwellings per hectare	84%	83%	70%	90%

Map 4 New Residential Developments Completed (10+ units) 2008/09



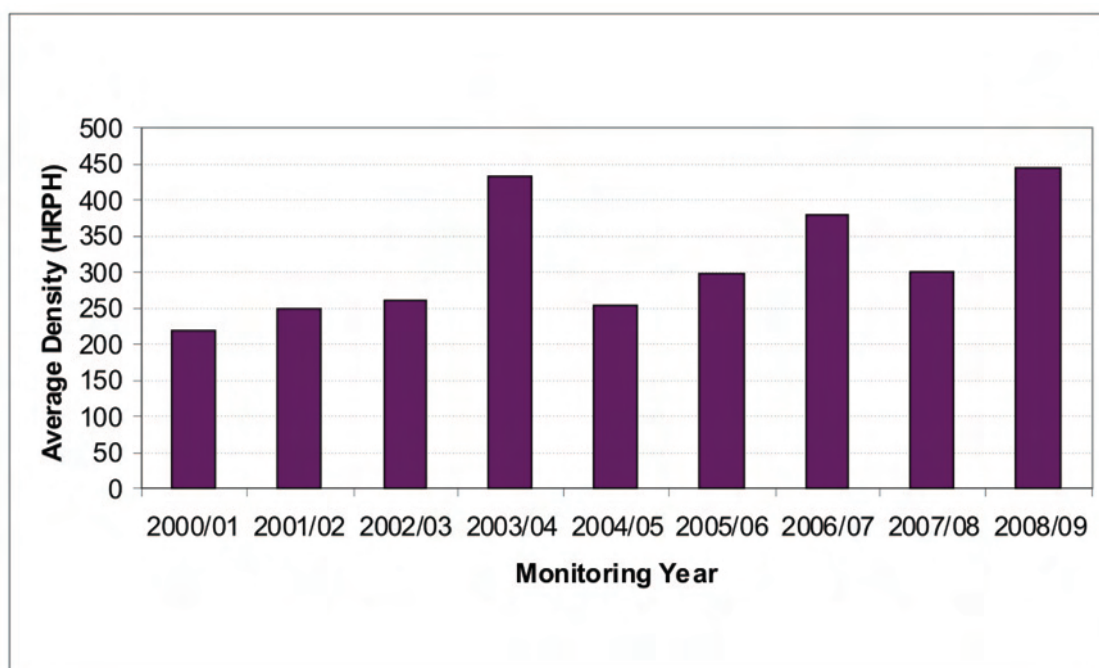
Source: Housing Monitoring Database, Harrow Council

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Table 20 Residential Density - Developments (10+ units) Completed 2001/02 - 2008/09

Monitoring Year	Average Residential Density (HRPH)
2001/02	251
2002/03	260
2003/04	434
2004/05	254
2005/06	297
2006/07	380
2007/08	299
2008/09	444

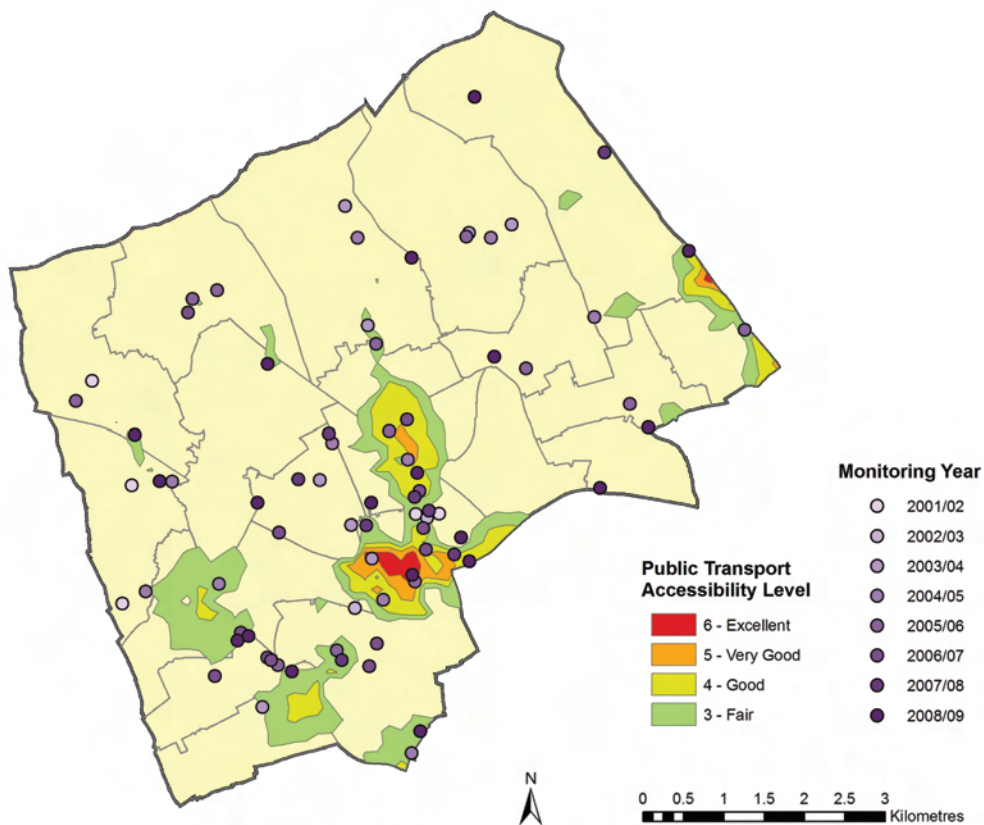
Figure 7 Average Residential Density (HRPH) 2000/01 - 2008/09



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

4.4.11 New residential developments (10 or more units) since 2001/02 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 2008/09 was 443 HRP/ha, more than the average density of 336 HRP/ha in 2007/08 and 389 HRP/ha over the previous six years (Map 5 & Table 21). In 2008/09 ten out of the nineteen large developments, 53% were located in areas with good transport links, an increase on last year's 38% of large developments (three out of eight developments).

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



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

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Table 21 Average density of new residential developments (10+ units) in areas with 'good public transport links'

Monitoring 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
2008/09	443

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 from the 2006/07 AMR monitoring period. These indicators show: the planned housing period and provision; likely future levels of housing delivery; and how likely levels of future housing are expected to come forward taking into account the previous years performance.

4.4.12 The Housing Trajectory (Table 22, Figure 8 & Figure 9) shows 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 in a table and graphs.

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

- 4.4.13** From the time of adoption of the Harrow Unitary Development Plan (July 2004) to the end of financial year 2006/07, Harrow's annual housing target was a minimum of 331 additional units per year (including conventional, non-conventional supply and long-term vacant stock brought back into use), as required by the London Plan (February 2004). The trajectory shows that Harrow has exceeded these targets over the relevant period, averaging 559 net completed units per annum from conventional and non-conventional supply between 2003/04 and 2006/07.
- 4.4.14** 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 22). In 2008/09, 766 additional homes were completed in Harrow, from conventional supply and 33 bed spaces were lost from the non-conventional supply. In addition 457 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.
- 4.4.15** Harrow's Housing Trajectory takes into account the following factors:
- Net additional dwellings and non-self contained units completed over the past five years;
 - Net additional dwellings and non-self contained units completed in the current financial year (2008/09);
 - Projected net additional units to 2023/24; 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 2023/24)
- 4.4.16** 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 Housing 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**).
- 4.4.17** 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 31/03/2009 and currently under construction (including new build, changes of use and conversions)
 - Sites with planning permission as at 31/03/2009 and not currently under construction (including new build, changes of use and conversions)
 - Sites with permission, but subject to legal agreement as at 31/03/2009
 - Potential deliverable sites, based on Proposals Sites in HUDP and other identified sites, including sites identified in the 2004 Housing Capacity Study

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

- 4.4.18** At the end of March 2009 the council was anticipating that completions over the next five years will exceed the London Plan targets, particularly in years 2010/11 to 2013/14. There are 2,787 net units identified in the Five Year Housing Supply (**Appendix E**). Sites with planning permission account for 2,164 net units exceeding the London Plan target (1,800) by 364 units. In addition, 623 net units from allocated and other identified sites are expected to complete in the five year period. This is based on the expectation that a number of strategic sites will be developed within this timeframe. A detailed schedule of sites contributing to the Five Year Housing Supply can be found in **Appendix E**.
- 4.4.19** One third of all the large sites shown on the Housing Trajectory are situated in Central Harrow and Wealdstone and account for 37% of the total number of units expected to come forward from the development of all these large sites (50+ units). Included within this Central area is Harrow Town Centre, where there are seven identified sites, accounting for 36% of the total units expected to be delivered from large sites (50+ units).
- 4.4.20** 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 four years early, in 2020/21. This is later than was expected in 2007/08 because of the fall in planning permissions granted and the later phasing of developments taking account of the current economic climate. The anticipated total projected completions until 2023/24 (5,461 net units) has also decreased since that expected in 2007/08 (6,809 net units until 2022/23) as a result of the recession, but are still above the London Plan target. 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 totalling completions over time and comparing it to the planned rate. The 'Monitor' line for Harrow is always above zero and Harrow is therefore likely to be over-delivering every year relative to its requirement.

Table 22 Housing Trajectory 2003/04 - 2023/24

	Site Area	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	2023/24
Large Sites 50+ net units not under construction at end of 2008/09 (50+units)																						
Burnt Oak Broadway, Edgware Town FC	1.21										59	58	58									
Royal National Orthopaedic Hospital, Brockley Hill	3.37																		48	48		
Large Sites 50+ net units under construction at end of 2008/09 (50+units)																						
'Bradstone House', Headstone Road (HTC)	0.32								28	28	28	29	29	29								
Honeypot Lane, Government Buildings	6.09							221	213	213	147	214										
14-20 High Street, Wealdstone	0.17						31	32														
Raebarn House, Northolt Road	0.48						150															
Strongbridge Close	2.88							46	46													
Phase D2 Rayners Lane Estate	0.86							31	31													
50+ net units granted subject to legal agreement																						
RAF Bentley Priory	22.9														52	51						
Allocated and other identified sites (50 + net units)																						
Former Post Office, College Road (HTC)	0.6													205	205							
Harrow College, Lowlands Road (HTC)	1.3															162	163					
Gayton Road car park, lending library and Sonia Court (HTC)	1.3									125	125	124										
Harrow Leisure Centre and Driving Centre, Christchurch Ave	4.2													87	87	86						
Civic Centre, Station Road	3.78																67	67	66			
Mill Farm Close, Pinner	2.1											55										
Travis Perkins, 19 Pinner Road	0.65										73	74										
Harrow College, Brookshill	2.6																60	60				
Land south of Greenhill Way, rear of Debenhams (HTC)	0.8																		34	33	33	
Uxbridge Road, land adj to Arts Centre	0.25																					
Anmer Lodge and car park, Coverdate Close	0.64													68	68							

	Site Area	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	2023/24	
Part of Kodak sports ground, Harrow View	3.34													51	50	50							
Harrow Postal Delivery Office, Elmgrove Road (HTC)	0.44														31	32							
76-132 College Road (HTC)	0.43															26	26	26	26	28			
47 and 49 High Street, Edgware	0.27																						86
Site Areas of all sites over 50 net units by year	61.61						0.57	3.66	4.01	2.38	2.87	2.57	3.2	14.8	14.52	3.3	3.3	1.61	2.04	1.95	0.27		
Developments with pp (50+ units)							181	330	318	234	301	87	29	52	51				48	48			
Developments with pp (10-49 units)							38	156	73	47	18	19								35			
Developments with pp (less than 10 units)							66	182	115	115													
Potential developments (50+ units)									125	198	198	55	411	441	259	315	316	126	61	33	86		
Potential developments (1-49)									36	15	41	50	28	29		20	23	15			37		
Site Area of all sites	88.6						3.23	12.51	9.46	8.84	3.32	3.38	3.71	15.15	14.52	3.66	2.11	2.61	1.95	0.6			
Past conventional completions		546	475	588	620	373	766																
Past non-conventional completions		15	-30	6	35	-7	-33																
Long term vacant properties returned to use*						189	457																
Total Past Completions		561	445	574	655	366	733																
Total Projected Completions							285	668	667	609	568	211	468	522	310	335	339	141	144	81	123		
Cumulative total completions		561	1006	1580	2235	2601	3334	3619	4287	4954	5563	6121	6332	6800	7322	7632	7967	8306	8447	8591	8672	8795	
PLAN - London Plan target (1997-2016)		331	331	331	331	400	400	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	1724	2124	2524	2924	3324	3724	4124	4524	4924	5324	5724	6124	6524	6924	7324	7724	8124	
MONITOR - no.of dwellings above or below cumulative allocation		230	344	587	911	877	1210	1095	1363	1630	1839	1997	1808	1876	1998	1908	1843	1782	1523	1267	948	671	
MANAGE - Annual requirement taking account of past/projected completions		386.86	378.15	374.63	363.56	346.41	345.19	319.33	321.79	295.15	264.17	232.82	200.30	199.11	165.5	114.6	82	31.4	-45.5				

* 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.

Figure 8 Housing Trajectory 2003/04 - 2023/24

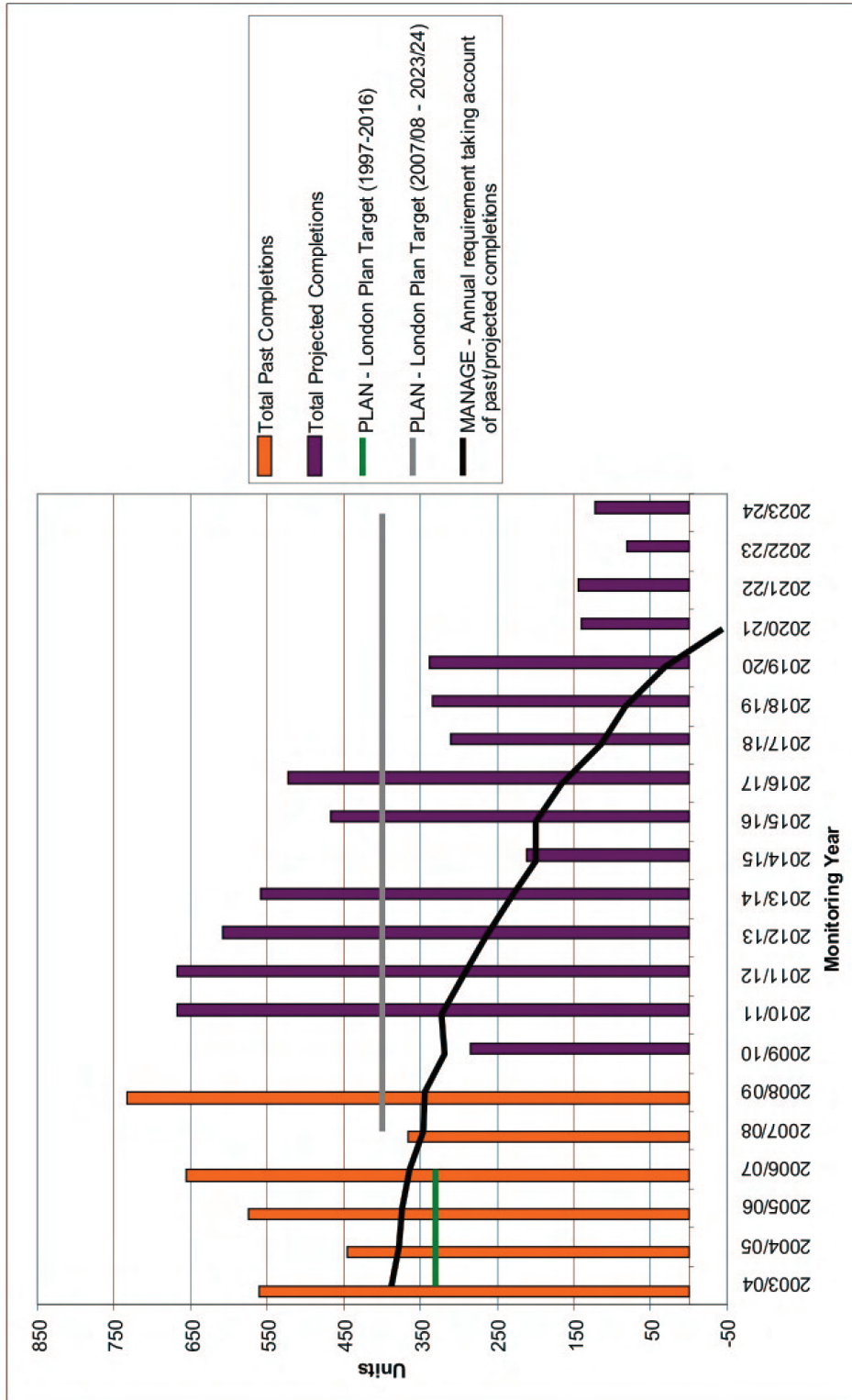
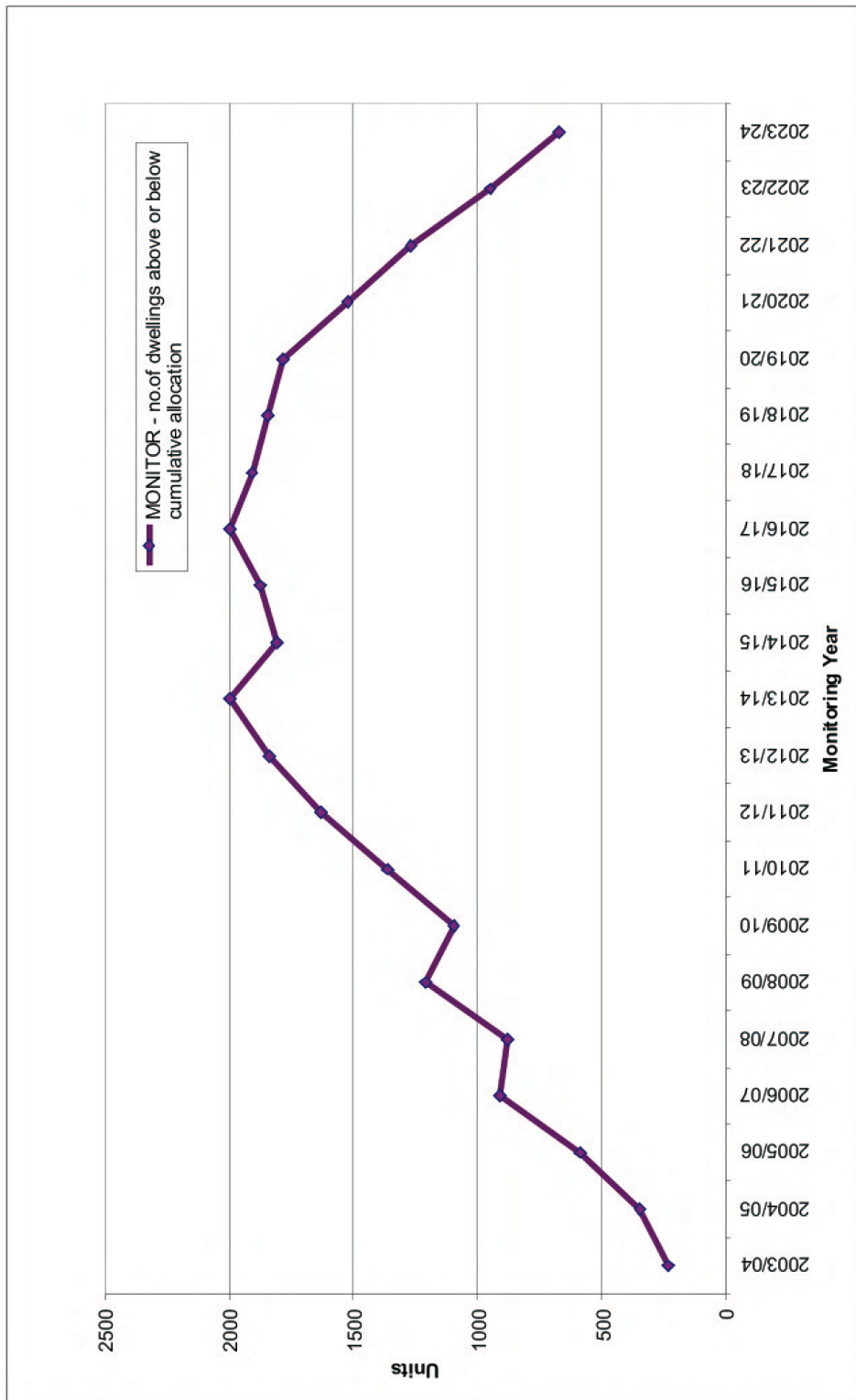


Figure 9 Housing Trajectory Monitor Line 2003/04 - 2023/24



Affordable Housing Completions

4.4.21 Picture 5 shows a new affordable housing development. 112 flats (all affordable) were completed on the site of the former Harrow Bowl in 2008/09.

Picture 5 354-366 Pinner Road, North 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 indicator is to show affordable housing delivery.</p>		

4.4.22 In 2008/09 Harrow's Housing Division reported that 271 new affordable housing units became available, with a net gain of 216 units. Of these 271 units, 153 (57%) were social rented housing and 118 (43%) 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>		

4.4.23 Table 23 & Figure 10 show the net number of affordable housing completions as a proportion of the total housing completed in the borough in the last eight years. In 2008/09 a total of 264 affordable housing units were completed with a net gain of 228 units, compared with 116 in 2007/08, which is an increase of 97%. As a proportion of all net completions, affordable completions remain high at 29.8%, just 1.3% less than last year and above the eight year average. The HUDP target of 165 units has been met and exceeded by 63 units. These figures do not include acquisitions by Registered Social Landlords (RSLs). However, Policy H6 was one of a number of housing policies which were deleted by the Secretary of State on 28 September 2007. Table 24 shows that the net number of affordable units completed by housing associations has increased by 102%, and the affordable units completed by the private sector has almost doubled.

Table 23 Affordable Housing Completions 2001/02 - 2008/09

Monitoring Year	Net Number of all Units Built	Net Number of Affordable Units	% Affordable Units	% of HUDP 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	22.0	75.8
2006/07	620	156	25.2	94.5
2007/08	373	116	31.1	70.3
2008/09	766	228	29.8	138.0
Average	513	121	23.6%	73.3%

Figure 10 Affordable Housing Completions as a proportion of total housing units 2001/02 - 2008/09

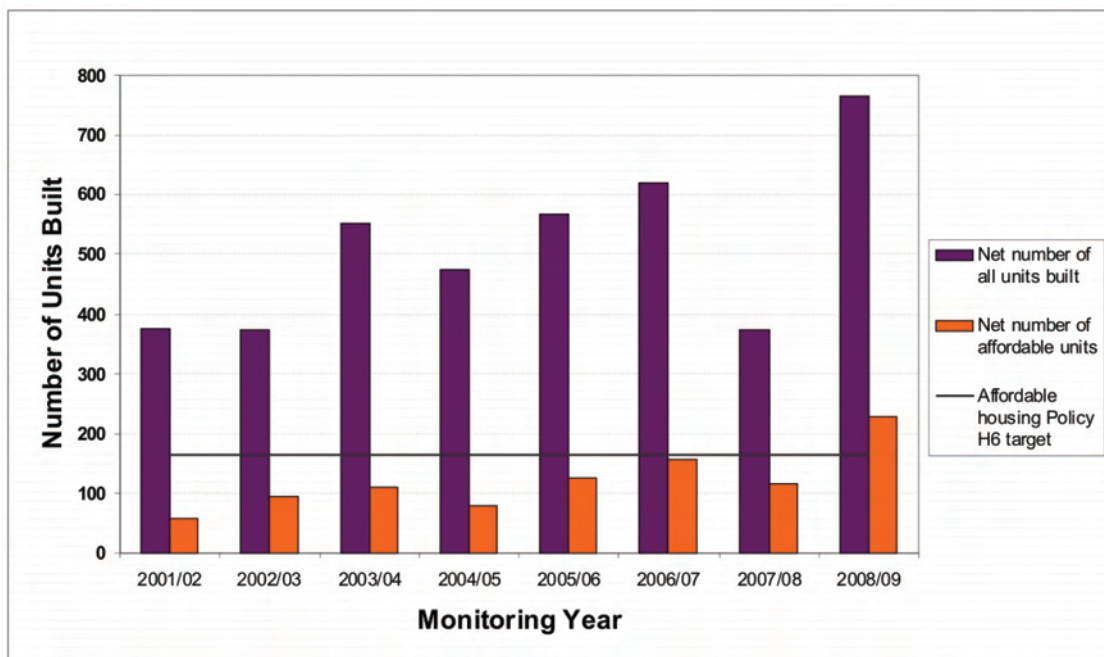


Table 24 Net Affordable Housing Completions by Developer Type 2001/02 - 2008/09

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
2008/09	146	82	228

4.4.24 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.

4.4.25 Although there has been a high affordable completion rate, in 2008/09, 110 affordable housing units were granted planning permission with a net gain of 54, compared with 280 net affordable housing units in 2007/08 (Table 25). The net number of affordable units granted planning permission in 2008/09 is below the HUDP target of 165 additional affordable units per year and as a proportion of total permissions has decreased since 2007/08. However, this follows the downward trend of the total net permissions, which has decreased from over 1,000 in the previous years to 300 in

2008/09. This may be a result of the current economic climate and following high permission rates in the previous three years. Some of the major schemes involving legal agreements were also deferred until the next monitoring period.

Table 25 Affordable Housing Units Granted Permission 2000/01 - 2008/09

Monitoring Year	Total Housing Net Gain (units)	Net Affordable Units on Site	Off Site Purchase	% Affordable Units	% of HUDP 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
2008/09	300	54	0	18.0	32.7
Average	800	192	n/a	24.2%	116.5%

4.4.26 An analysis of planning permissions for 2008/09 shows that 52% of net affordable housing units were granted in schemes submitted by housing associations, which is a significant departure from 2007/08 where 100% of affordable units granted permission were from private developers (Table 26).

Table 26 Net Affordable Permissions 2001/02 - 2008/09 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
2008/09	28	26	54

4.4.27 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 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 Traveller)	H16
Note: This is a new Core Output Indicator. This new indicator is to show the number of Gypsy and Traveller pitches delivered.		

4.4.28 There were no new pitches or sites completed and no pitches or sites lost in 2008/09.

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)

4.4.29 In 2008/09 two planning applications involving mixed-use developments were granted permission, fewer than the ten granted in 2007/08 and the average over the period 2001/02-2008/09. The council will continue to explore opportunities for increasing mixed-use development as a means of promoting sustainable development in Harrow (Table 27).

Table 27 Mixed Use Permissions 2001/02 - 2008/09

Monitoring Year	Mixed Use Permissions
2001/02	1
2002/03	3
2003/04	3
2004/05	9
2005/06	7
2006/07	6
2007/08	10
2008/09	2

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

4.4.30 Permissions granted from August 2005 have three years until expiry for full planning applications and any outline permissions have two years until expiry. Table 28 shows the number of lapsed residential permissions for each financial year over the last eight years. In 2008/09, 32 planning permissions lapsed, compared with 11 in the period 2007/08 and nine in the previous year.

Table 28 Lapsed Residential Permissions 2001/02 - 2008/09

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
2008/09	32

House Prices

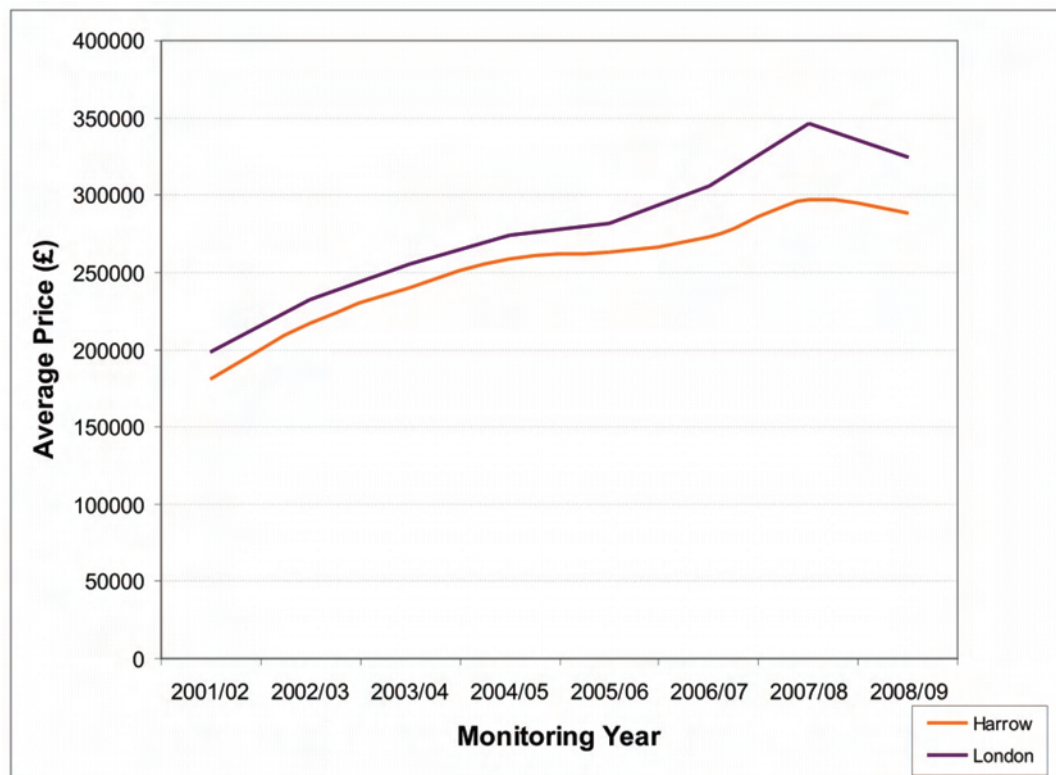
4.4.31 The average house price within Harrow has decreased since last year, following the general trend of house prices across London (Table 29 & Figure 11). The average cost of a home in Harrow is £287,945 which is £35,898 less than the London average and is a 3% drop on last years £296,982 average. The 2008/09 difference between the London and Harrow average has decreased since the 2007/08 difference of £49,115. Across most housing types the cost of housing in Harrow is slightly less than that of London (Table 30 & Figure 12). However, detached houses in Harrow are on average £13,638 more expensive than the average detached house price across London.

Table 29 Average House Prices in Harrow & Greater London 2000/01 - 2008/09

Monitoring Year	Average House Price (£)	
	Harrow	Greater London
2000/01	164,829	177,748
2001/02	180,710	197,814
2002/03	216,765	231,987
2003/04	239,845	255,395
2004/05	258,229	274,035
2005/06	263,437	281,261
2006/07	272,725	306,105
2007/08	296,982	346,097
2008/09	287,945	323,843

Source: Land Registry (April'08 - March'09)

Figure 11 Average House Prices in Harrow & Greater London 2000/01 - 2008/09



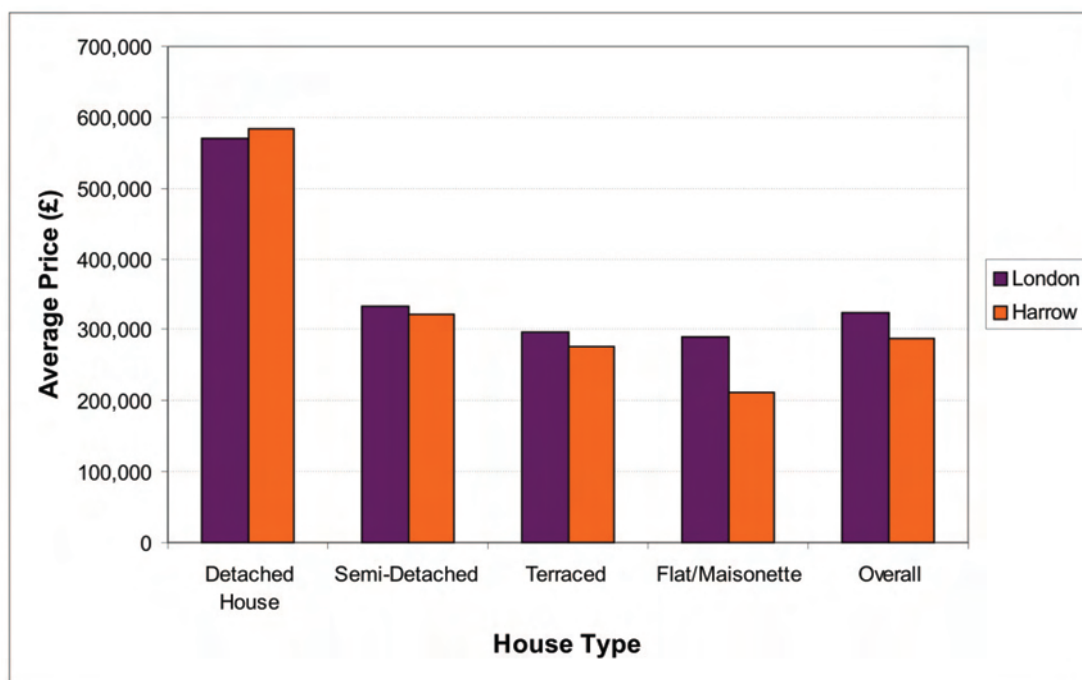
Source: Land Registry (April '08 - March '09)

Table 30 Average House Prices in Harrow & Greater London (2008/09) by Type

	Detached (£)	Semi-Detached (£)	Terraced (£)	Maisonette/Flat (£)	All (£) Average
Harrow	584,712	322,295	275,131	211,542	287,945
Greater London	571,074	332,129	296,121	290,618	323,843

Source: Land Registry (April '08 - March '09)

Figure 12 Average House Prices in Harrow & Greater London (2008/09) by Type



Source: Land Registry (April '08 - March '09)

Housing Summary 2008/09

Housing Completions	<ul style="list-style-type: none"> • Completions in 2008/09 were again above the Mayor's London Plan target for the eighth consecutive year • Housing completion levels over the last five years have averaged 560.4 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 developments in the borough shows that the average residential density was 444 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 thorough mixed-use developments provides an opportunity for increasing housing development and intensification of use in and around the town centres. In 2008/09, two mixed-use permissions were granted.
Affordable Housing	<ul style="list-style-type: none"> • There were 228 net affordable completions in 2008/09, which is above the HUDP target and an increase on last years 116 completions. Affordable units as a proportion of completed remain high at 29.8%.
Housing Permissions	<ul style="list-style-type: none"> • The net number of housing units granted permission in 2008/09 was 300 which is a significant drop on the the previous three years where the net permitted gain had exceeded 1,000 units. This may be a result of higher permissions in previous years, deferral of many major schemes and current economic conditions. • Although affordable completions are high, affordable units granted permission have decreased this year following the trend of total permissions.
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 four years early in 2020/21 • 33% 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 completions over the next five years will exceed the London Plan targets

4.5 Employment, Town Centres and Retail

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

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

Employment Land

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

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

Table 31 Amount of Floorspace Developed for Employment by Type

Use Class	2004/05	2005/06	2006/07	2007/08		2008/09	
	Floorspace (m ²)	Floorspace (m ²)	Floorspace (m ²)	Floorspace (m ²)	Floorspace (m ²)	Floorspace (m ²)	Floorspace (m ²)
	Net	Net	Net	Gross	Net	Gross	Net
B1(a)	n/a	n/a	- 1,898	0	-1,500	1,380	-1,037
B1(b)	n/a	n/a	0	0	0	0	0
B1(c)	n/a	n/a	- 244	0	-1,586	0	-39,938
B1	1,229	-4,942	n/a	n/a	n/a	n/a	n/a
B2	0	-758	- 300	336	0	0	0
B8	2,920	-380	0	0	-880	0	-1,705
Total	4,149	-6,080	-2,442	336	-3,966	1,380	-42,680

4.5.1 In 2008/09 the borough experienced a loss of 42,680 m² of employment floorspace (compared to a loss of 3,966 m² in the last AMR monitoring period) as a result of redevelopment or change of use to non employment uses. 39,778 m² was lost with

the redevelopment for housing of the BAE site in Stanmore which was 'allowed on appeal'. This amounts to an overall loss of 55,168 m² gross external floorspace over the last four years (Table 31).

4.5.2 In 2008/09, as in the previous AMR monitoring period, there were no major employment generating developments completed in this period. There were, however, three small-scale developments amounting to 1,380 m² of B1(a) 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 monitoring period. This 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 2008/09 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 monitoring 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 monitoring period. This 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. It is envisaged that an update will be commissioned to this study to ensure that the evidence base to the Core Strategy is up to date. 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 the last monitoring year.

Table 32 Land Available for Employment Uses (with Planning Permission)

	Use Class	2006/07 Area (ha)	2007/08 Area (ha)	2008/09 Area (ha)
Existing and Proposed Uses are the same:	B1(a)	0.209	0.522	0.208
	B1(b)	0.000	0.000	0.010
	B1(c)	0.000	0.000	0.000
	B2	0.142	0.021	0.280
	B8	0.041	0.115	0.130
Change from other Employment Uses (Use Classes B1,B2,B8) to:	B1(a)	0.139	0.047	0.500
	B1(b)	0.000	0.264	0.000
	B1(c)	0.000	0.292	0.000
	B2	0.000	0.000	0.000
	B8	0.000	0.067	0.150
Change from all Other Uses (except Employment Uses) to:	B1(a)	0.224	0.043	0.088
	B1(b)	0.331	0.000	0.000
	B1(c)	0.075	0.000	0.005
	B2	0.000	0.000	0.017
	B8	0.000	0.192	0.000
Total		1.161	1.563	1.388
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 2008/09 the total land available for employment use was 80.112 ha, an increase of 1.388 ha from 78.724 ha in 2007/08 and 2.95 ha from 77.162 ha in 2006/07 (Table 32).

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
Note: This is a revised Core Output Indicator which replaces former Indicator 4b from the 2006/07 AMR monitoring period. This indicator is to show the amount of completed floorspace (gross and net) for 'town centre uses' within (i) town centre areas and (ii) the local authority area. For the purpose of this indicator, 'town centre uses' are defined as Use Class Orders A1, A2, B1a, and D2.		

4.5.7 There was one major new retail, office or leisure development completed in town centres (over 1,000 m²) during the AMR monitoring period. This was at 354-366 Pinner Road, North Harrow where a new supermarket of 1,970 m² and residential units replaced an existing supermarket and bowling alley.

Table 33 '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)		2008/09 Floorspace (m ²)	
	Gross	Gross	Gross	Gross	Net	Gross	Net
Retail (A1)	0	0	0	493	493	2,010	452
Office (A2)	0	0	0	0	-62	158	96
Office (B1a)	1,229	0	0	0	-55	0	-1,944
Leisure (D2)	0	0	0	0	0	0	-1,475
Total	1,229	0	0	493	376	2,168	-2,871

Note: The three years prior to 2007/08 only report development over 1,000 m², however the COI BD4 requires the reporting of new gross and net figures for all development in Town Centres

Table 34 'Town Centre Uses' - Whole Borough (including Designated Town Centres)

Use Class	2007/08 Floorspace (m ²)		2008/09 Floorspace (m ²)	
	Gross	Net	Gross	Net
Retail (A1)	623	586	2,259	146
Office (A2)	0	-136	529	388
Office (B1a)	0	-1,500	1,380	-1,037
Leisure (D2)	0	0	0	-2,733
Total	623	-1,050	4,168	-3,236

Note: The COI BD4 requires the reporting of new gross and net figures for all development across the borough, this was not reported on prior to 2007/08.

HLI	Contextual Indicator	Policy Ref
6.1	No more than 5% of gross retail floorspace in 'out of town' centres	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 was only one small new retail completion in 2008/09 of 249 m², so there has been no significant additional retail floorspace located in 'out of town' centres. The indicator is therefore fully met, as in the previous three 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 35 shows the vacancy rates for the different centres in Harrow for the last five monitoring periods. Vacancy rates are just one of several indicators which can help signify the vitality of a town centre.

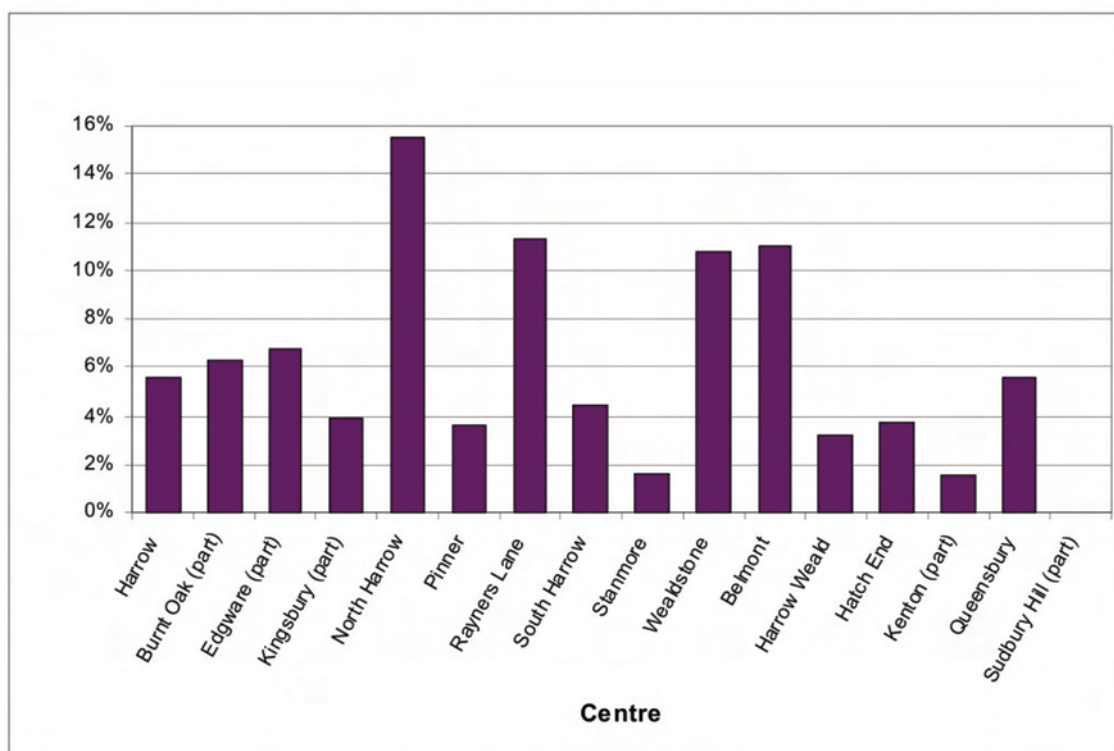
Table 35 Percentage of Vacant Retail Frontage in District Centres & Harrow Town Centre

Town Centre	2004/05 Vacancy Rate (%)	2005/06 Vacancy Rate (%)	2006/07 Vacancy Rate (%)	2007/08 Vacancy Rate (%)	2008/09 Vacancy Rate (%)
Harrow Town Centre	4.56	5.81	6.38	4.79	5.62
Burnt Oak (part)	9.55	5.06	4.88	6.73	6.28
Edgware (part)	3.75	3.44	12.19	8.53	6.70
Kingsbury (part)	0.00	0.00	0.00	0.00	3.92
North Harrow	10.50	11.98	13.82	14.73	15.52
Pinner	2.59	0.44	2.74	2.42	3.58
Rayners Lane	6.15	8.48	11.99	9.69	11.30
South Harrow	0.90	1.70	6.87	5.77	4.49
Stanmore	2.23	1.79	2.38	3.36	1.65
Wealdstone	13.72	12.56	9.46	9.95	9.42
Belmont	7.13	5.78	10.92	9.34	11.04
Harrow Weald	3.83	6.35	5.99	3.75	3.21
Hatch End	2.52	1.72	6.96	5.83	3.75
Kenton (part)	6.62	7.22	1.59	11.65	1.59
Queensbury	7.59	1.64	5.87	5.24	5.58
Sudbury Hill (part)	0.56	0.00	10.21	3.33	0.00
Average Rate	5.14%	4.62%	7.02%	6.57%	5.85%

4.5.10 In 2008/09 three centres had vacancy rates of more than 10% compared to two in 2007/08 and five in 2006/07, these are North Harrow, Rayners Lane and Belmont. The highest vacancy rate was again in North Harrow, which has risen from 14.7% to 15.5%, while both Rayners Lane and Belmont have moved above 10% since 2007/08. North Harrow has a new retail unit, part of the redevelopment of the bowling alley site, which when occupied will significantly reduce the vacancy rate in this centre. One other centre is close to the 10% vacancy rate, Wealdstone at 9.42%.

Kenton (part) has seen a drop in vacancy levels from 11.65% to 1.59% in this monitoring period. It should be noted that Kenton Local Centre falls within Brent and Harrow, with the Kenton Road forming the borough boundary. The overall vacancy rate decreased from 5.14% in 2004/05 to 4.62% in 2005/06, increased to 7.02% in 2006/07, but has since dropped again to 6.57% in 2007/08 and 5.85% in 2008/09 (Figure 13).

Figure 13 Percentage of Vacant Retail Frontage in Town Centres in 2008/09



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

4.5.11 Pedestrian Counts in Harrow’s Metropolitan & District Centres 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 Harrow Town Centre closely followed by Pinner, although it should be noted that footfall data in Pinner was not collected in this monitoring period and this figure is carried over from 2007/08. There have been some significant increases as well, particularly in North Harrow and Kenton, both over 20% compared to the baseline figure. Actual & Percentage Change in Town Centre Footfall 2007/08 & 2008/09 Compared to 1999/2000 Baseline shows the actual footfall as well as the percentage change against the 1999/00 baseline level.

Table 36 Pedestrian Counts in Harrow's Metropolitan & District Centres

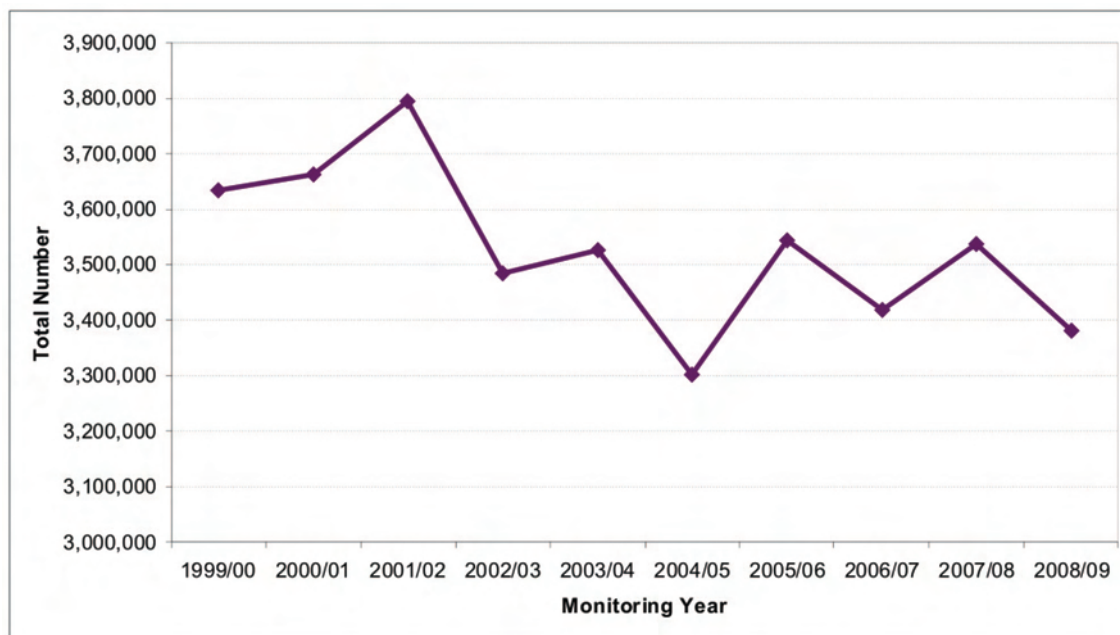
Town Centre	1999/00 (Baseline)	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Harrow	2,031,045	1,981,100	2,062,100	2,027,560	-	1,988,855	1,794,570
Burnt Oak	195,045	-	184,815	-	-	180,885	-
North Harrow	103,960	86,115	91,695	-	92,175	-	127,545
Pinner	284,760	-	267,885	-	-	257,355	-
Rayners Lane	190,695	164,370	-	159,675	-	176,025	-
South Harrow	286,200	262,665	-	289,350	-	276,075	-
Wealdstone	269,790	285,315	270,060	248,790	-	286,650	274,455
Hatch End	65,400	70,035	-	71,655	-	68,775	-
Kenton	71,610	-	-	77,565	-	-	86,940
Stanmore	135,945	125,145	-	-	131,175	-	139,320

Table 37 Actual & Percentage Change in Town Centre Footfall 2007/08 & 2008/09 Compared to 1999/2000 Baseline

Town Centre	1999/00 (Baseline)	2007/08			2008/09		
		Total Footfall	Actual Change	% Change	Total Footfall	Actual Change	% Change
Harrow	2,031,045	1,988,855	-42,190	-2.08	1,794,570	-236,475	-11.64
Burnt Oak	195,045	180,885	-14,160	-7.26	180,885	-14,160	-7.26
North Harrow	103,960	92,175	-11,785	-11.34	127,545	23,585	22.69
Pinner	284,760	257,355	-27,405	-9.62	257,355	-27,405	-9.62
Rayners Lane	190,695	176,025	-14,670	-7.69	176,025	-14,670	-7.69
South Harrow	286,200	276,075	-10,125	-3.54	276,075	-10,125	-3.54
Wealdstone	269,790	286,650	16,860	6.25	274,455	4,665	1.73
Hatch End	65,400	68,775	3,375	5.16	68,775	3,375	5.16
Kenton	71,610	77,565	5,955	8.32	86,940	15,330	21.41
Stanmore	135,945	131,175	-4,770	-3.51	139,320	3,375	2.48
Overall	3,634,450	3,443,360	-191,090	-5.25	3,381,945	-252,505	-6.95

Note: Not all the centres were surveyed in 2008/09, so where this is the case the previous results have been carried forward. Footfall was not recorded for Burnt Oak, Pinner, Rayners Lane, South Harrow and Hatch End in this AMR monitoring period

Figure 14 Total Pedestrian Counts across all Town Centres in Harrow in 2008/09



4.5.12 Figure 14 shows an overall footfall decline within centres of 252,505 from 1999 levels which equates to an overall fall of 6.95%.

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

4.5.13 Office vacancy rates increased from 9.7% in January 2005 to 11.0% in March 2006, but fell slightly to 10.9% in March 2007 and 10.6% in March 2008. However, there was a increase to 11.9% in March 2009. Table 38 shows that overall the average office vacancy rate has remained relatively steady, between 10% and 12% since 2001.

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 38 Amount of Office Floorspace & Vacancy Rates in Harrow 2001 - 2009

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
2009	299,701	40,457	340,158	11.89

4.5.15 Although the percentage of vacant office space has remained steady, the overall amount of office space has dropped by approximately 54,000 m² in the borough since 2001.

Other Activities

4.5.16 Some 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, however due to the recession, little progress has been made, especially as funding from the Learning and Skills Council has not been forthcoming.
- b. Business Improvement District (BID) and Harrow Town Centre
- 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 a small levy on all businesses within the area.

- BIDs have now been introduced in 17 locations in London, 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. This scheme is currently on hold due to the recession.

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 HUDP Indicator	Losses of employment land in: i) Employment Areas ii) Local authority area	EM15

Table 39 Gains/Losses of Employment Land in Employment Areas (based on Completions)

Use Class	2005/06				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.191	46.02	-0.191
B2	0	n/a	0	n/a	0
B8	0	n/a	0.064	100	-0.064
Total	0		0.255		-0.255

Use Class	2006/07				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.018	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

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

Use Class	2008/09				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	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 Designated Employment Areas are those areas identified in policies EM13 & EM14 of the UDP. Table 39 shows that there was no loss of land from Employment Uses in Employment Areas in 2007/08 or 2008/09, although there was a loss of one employment site of approximately 0.018 ha in 2006/07. This is the second year in a row that there hasn't been a decline in the amount of employment land in Designated Employment Areas.

Table 40 Gains/Losses of Employment Land in Harrow (based on Completions)

Use Class	2006/07				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.056	100.00	0.302	100.00	0.246
B2	0	n/a	0.069	100.00	-0.069
B8	0	n/a	0	n/a	0
Total	0.056		0.371		-0.315

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

Use Class	2008/09				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.140	100.00	11.992	100.00	-11.852
B2	0	n/a	0	n/a	0
B8	0	n/a	0.308	100.00	-0.308
Total	0.140		12.300		-12.160

4.5.18 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 40. In 2008/09 there was a net loss of 12.160 ha of land comprising 11.852 ha from B1 use and 0.308 ha from B8. This large loss is primarily due to the redevelopment of the BAE site in Stanmore for residential use. This follows the trend of a net loss of employment 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 HUDP Indicator	Amount of employment land lost to residential development	EM15

4.5.19 The total amount of employment land lost to residential within the borough was 12.120 ha in 2008/09 (a net loss of 12.114 ha). This was largely made up of new build and change of use of offices to residential use.

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

Table 41 Change of Use Completions (A & B uses over 1,000 m²) 2004/05 - 2008/09

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
2008/09	0	0	0	0	0	0	0

Table 42 Change of Use Completions (C & D uses over 1,000 m²) 2004/05 - 2008/09

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
2008/09	0	0	0	-	0	0

4.5.20 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 2008/09. This follows a similar pattern to the previous year (Table 41 & Table 42).

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net gain/loss for each Use Class based on permissions granted in 2008/09	EM14 - EM21, EM26 & EM27

4.5.21 In terms of B1, B2 and B8 employment land/floorspace there has been an overall net loss in 2008/09, although this rate of decline was less than the previous four years. Table 43 shows that a total of 3,358 m² B Use Class floorspace was lost in 2008/09, compared with 14,104 m² in 2007/08 and 9,841 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 43 Net Losses/Gains 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	2008/09	2004/05	2005/06	2006/07	2007/08	2008/09
A1	70	62	64	119	97	-1,535	659	-101	-1,039	-1,862
A2	44	17	31	64	45	766	-817	990	1,326	599
A3	47	34	52	57	48	2,458	983	1,620	1,125	1,464
A4	-	13	2	43	26	-	-570	-41	-1,400	-201
A5	-	13	9	24	27	-	376	546	467	350
Total (A)	161	139	178	307	243	1,097	631	3,014	479	350
B1	62	31	31	52	79	-5,633	-49,294	-7,385	-14,700	-2,613
B2	12	6	12	6	11	-4,182	-229	-2,909	-147	-2,008
B8	14	14	12	12	6	1,326	-2,725	453	743	1,263
Total (B)	88	51	61	70	96	-8,489	-52,248	-9,841	-14,104	-3,358
C1	5	3	3	4	1	-548	0	-13	814	119
C2	6	9	14	13	12	-548	7,590	-1,320	2,633	9,952
Total (C)	11	12	17	17	13	-1,104	7,590	-1,333	3,447	10,071
D1	65	63	78	106	123	2,027	12,229	18,920	4,890	12,177
D2	7	4	11	35	34	-592	-357	-4,215	482	5,816
Total (D)	72	67	89	141	157	1,435	11,872	14,705	5,372	17,993

4.5.22 There were no significant losses of A1 uses in 2008/09 as in the previous four years and it appears that the existing policies (EM16, EM17, EM18 & EM19) have been successful in preventing such losses.

4.5.23 The most significant schemes are: the proposed replacement of The Princess Alexandra Home, Common Road, Stanmore (11,728 m²); the redevelopment of Whitmore High School, Porlock Ave, Harrow to provide new buildings and facilities (13,460 m²); and the redevelopment of Prince Edward playing fields, St. Davids Drive, Edgware to provide an enlarged football stadium and clubhouse (7,032 m²).

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

Table 44 Storage & Distribution Floorspace in Harrow 2004/05 - 2008/09

	2004/05 Floorspace (m ²)	2005/06 Floorspace (m ²)	2006/07 Floorspace (m ²)	2007/08 Floorspace (m ²)	2008/09 Floorspace (m ²)
Vacant B8	7,009	8,835	11,131	9,541	11,726
Occupied B8	83,735	89,538	87,595	88,398	85,055
Total B8	90,744	98,373	98,726	97,939	96,781
% Vacant	7.72%	8.98%	11.27%	9.74%	12.12%

4.5.24 Table 44 shows that the vacancy rate for Storage & Distribution uses in Harrow rose to 12.12% in 2008/09, an increase of 2.38% compared to 2007/08. This continues to show an overall upward trend over the past five AMR monitoring periods. This raises some concern, 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 2008/09

	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 relatively low. The number of town centres that have a vacancy rate of over 10% has risen slightly from two to three. Overall the footfall within town centres has fallen by 6.95% since 1999. North Harrow and Kenton have both experienced an increase in footfall of around 22%. However, of concern are Harrow Town Centre and Pinner which have experienced a drop in footfall of 11.6% and 9.6% respectively.
Change of use and Loss of Employment Land	<ul style="list-style-type: none"> Overall there was a net gain of floorspace in Use Classes A, C & D There was a net loss of Employment Land (Use Classes B1, B2 & B8) which continues the trend that the borough has experienced in the last few years

4.6 Recreation, Sports and Leisure

4.6.1 Sports, recreation, arts, 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 opportunities arising from the London Olympics and Paralympics in 2012.

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

The HUDP Recreation, Leisure and Tourism policy objectives are:

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

4.6.3 There are several initiatives taking these objectives forward including:

- Championing Harrow
- London 2012 Pre-Games Training Camps
- London Youth Games
- Canons Cricket Academy
- Football Development
- 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.

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 2008 Beijing Games. The Pre-Games Training Camp Guide contains details of sports facilities across the UK, 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:
- Aspire National Training Centre - Boccia, Paralympic Volleyball (sitting), Wheelchair Basketball and Wheelchair Rugby
 - Harrow Leisure Centre - Basketball, Fencing, Handball, Taekwondo and Volleyball
 - Harrow School - Archery and Athletics
 - Zoom Leisure Centre - Boxing
- 4.6.7** 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 first 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 games consist of 60 competitions in 30 different sports catering for all Londoners aged between 7 and 17.
- 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 are 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 school teachers and the school sport system.
- 4.6.11** In 2009, Harrow entered 41 out of a potential 47 individual teams, and achieved a combined points total of 858. Harrow was placed in 26th position out of the 33 London Boroughs who entered. Notable results were achieved in Boys Artistic Gymnastics (1st), Team Badminton (2nd), Boys Athletics (2nd), Triathlon/Aquathlon (3rd) and Boys Floor & Vault Gymnastics (3rd).

4.6.12 The London Youth Games are 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

4.6.13 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. Cricket emerged as an overwhelmingly popular choice and it became clear that there was a need for some sort of structured cricket provision in the borough.

4.6.14 The project has just completed its fourth 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. Over 250 young people, aged 11-19 and predominantly from Sri Lankan, Indian and Pakistani communities, benefited from the project by 2007/08. 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.

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

Football Development

4.6.16 Harrow is set to become a major centre for developing football talent, the Football Foundation awarded £1 million - one of the biggest ever grants - towards the cost of the phase one development of a 17.8 ha site at Prince Edward playing fields together with Barnet FC. The council is contributing £750,000 to the scheme which will provide six grass pitches, two artificial pitches and state of the art facilities, together with associated changing rooms.

DCMS Swimming Development Plan

4.6.17 Harrow Council has been awarded £1.8 million from Department for Culture, Music, and Sport (DCMS) and Sport England to invest at Hatch End Pool and Hatch End High School. This will fund improvements to Hatch End Pool, such as new cubicles in the changing rooms, new floor tiles, new showers and improving paint work at the poolside and the replacement of the existing pool at Hatch End High School - both will be completed by March 2010.

- 4.6.18** Harrow also received £65,000 to enable the launch of the DCMS Free Swimming Programme, this will commence in April 2009 allowing people aged 16 and under, and 60 and over to swim for free for the next two years, the period for which funding is available. It is hoped that this will bring about a step change in participation in swimming and accelerate the trend to remove charges by all local authorities for swimming.

Harrow Arts Centre

- 4.6.19** Harrow Arts Centre (HAC) is Harrow's only dedicated arts and performance venue. Currently HAC shows a combination of programmed professional touring shows, local amateur groups, and events by private promoters independently hiring the venue. In 2008/09 the events programmed by the Arts & Events Service at HAC reached an audience of 13,173 involving 12 sell out shows. Managed growth in the arts programme for 2009/10 is projected to deliver a total audience of 20,651 with a target of 18 sell out shows.
- 4.6.20** The main source of earned income to HAC is the private hire of classrooms and performance venues, with over 85 groups regularly using HAC as the base for their activities. Alongside these organisations the Adult and Community Learning Service deliver a wide range of arts and non-arts classes at HAC and support private tutors delivering their own classes. Two resident companies have offices within the HAC buildings, both are dance organisations producing new work, student and professional shows and providing classes for children. Harrow Council's Music Service is also based at HAC and uses the venue for five student music festivals each year as well as a rehearsal space for out-of-school groups. HAC has also recently been approved as a registered wedding venue.
- 4.6.21** The footfall of visitors to HAC in 2008/09 (excluding programmed events) was 127,587. This represents 36,343 children and young people and 91,244 adults attending classes, clubs, meetings and performances by private hirers.
- 4.6.22** Grant funding from the Learning and Skills Council with matched funding from Harrow Council will improve access to first floor facilities through the provision of lifts and enhanced teaching facilities.

Flash Musical Youth Theatre

- 4.6.23** The Flash Musical Youth Theatre opened in 2005. Flash Musicals, based in Edgware, was set up with a view to offering an opportunity for children from low-income or disadvantaged families within the area to become involved in the performing arts. Flash Musicals is both a voluntary youth organisation and a registered charity and provides a special needs work shop as well as training in singing, dancing and acting. Flash work closely with Harrow Council's Summer Uni project, the Metropolitan Police's anti-social behaviour unit and St. Luke's Hospice. During 2008/09 Flash visited a host of venues around the borough putting on shows and entertainment.

Under One Sky

Picture 6 Under One Sky, 2008



4.6.24 Harrow held the fifth Under One Sky one-day showcase of sports, arts and culture in June 2008 (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

4.6.25 A new Tourism Strategy and Action Plan has been written and is expected to be implemented in June 2009 to cover the period 2009-2012. While hotel occupancy in general has decreased by 6% as a result of the recession, Wembley Stadium is still having a very positive impact on Harrow's hospitality sector. The new strategy focuses on 2012 as a further catalyst for improvement in the visitor experience. This ranges from improving the quality of Harrow's accommodation to ensuring that our customer service provides a warm welcome to all.

4.6.26 The following tourism related initiatives and events occurred in 2008/09, led by Harrow's Tourism Officer:

- The French Market in Harrow Town Centre increased from two to three occasions per year in 2009
- Visit London global marketing campaign - "Only in London", Harrow attractions featured in the £2.4 million Visit London marketing campaign aimed to beat the recession
- Business support around the Olympics: Four quarterly business forums held in partnership with the London Business Network to encourage local businesses to tender for Olympic opportunities on Competefor, the Olympic tendering website. 371 local companies have registered on the Competefor website. In

addition to one main construction award, second and third tier opportunities are now being taken up in the borough.

- In order to attract greater footfall to the town centre during the critical lead-in time to Christmas, Harrow town centre will be hosting the borough's first Christmas market

4.6.27 Over the monitoring period, Harrow has achieved:

- The quality assessed guest-house and bed & breakfast accommodation remains at 20% following the introduction of London Development Agency (LDA) incentives
- 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)
- Increased uptake of the Discover Harrow Visitor Guide and the print run for the visitor guide will be expanded in 2010/11

4.6.28 Other significant events during the monitoring period:

- A new hotel (40 bedrooms) is now being developed in South Harrow - approved by the council in December 2008 and planning permission was granted in October 2008 for the Comfort Hotel in Harrow to build an additional 38 rooms and also to build conference facilities in the hotel
- New signage commissioned for ASPIRE National Sports Training Centre - five new signs commissioned to highlight the ASPIRE National Sports Training Centre in time for 2012
- Improvements to the London Loop walking route - partnership working with Transport and TfL to improve the physical infrastructure of the London Loop walking route around the area of Grim's Dyke lake, Grim's Dyke Hotel. Enhancements to the area have included, a new bridge, seating and landscaping and the route is set to become fully wheelchair accessible in the next two years. Subsequent negotiations are also taking place to make the adjacent Grim's Dyke Hotel wheelchair accessible.
- Launch of the Visit London Great Outdoors campaign - Harrow had two venues selected for this campaign - Grim's Dyke Hotel and Pinner Memorial Park, both featured in the guide which reached 260,000 *Guardian* readers and 110,000 *Time Out* readers. The campaign was also rolled out on radio, regional TV and tube stations throughout London.

Recreation, Sport and Leisure Summary 2008/09

	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"> Four venues in Harrow have been selected for the London 2012 Pre-Games Training Camp guide: Aspire National Training Centre; Harrow Leisure Centre; Harrow School; Zoom Leisure Centre Officers will be liaising with potential visiting countries regarding training camp venues
London Youth Games	<ul style="list-style-type: none"> Harrow entered 41 out of a potential 47 individual teams and was placed in 26th position out of the 33 London Boroughs who entered Notable results were achieved in Boys Artistic Gymnastics (1st), Team Badminton (2nd), Boys Athletics (2nd), Triathlon/Aquathlon (3rd) and Boys Floor & Vault Gymnastics (3rd)
Canons Cricket Academy	<ul style="list-style-type: none"> Just completed its fourth year of delivery
Football Development	<ul style="list-style-type: none"> Harrow has been awarded £1 million by the Football Foundation towards the cost of the development at Prince Edward playing fields
DCMS Swimming Development Plan	<ul style="list-style-type: none"> Grant funding has been received for the upgrade of the Hatch End Pool and for the replacement of the existing pool at Hatch End High School
Harrow Arts Centre	<ul style="list-style-type: none"> Grant funding will improve access to first floor facilities through the provision of lifts and enhanced teaching facilities
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"> A new Tourism Strategy and Action Plan has been written The quality assessed guest-house and bed & breakfast accommodation remains at 20% Despite the average hotel occupancy decreasing in Harrow by 6% due to the effects of the recession Wembley Stadium is still having a very positive impact on Harrow's hospitality sector

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:

- School Reorganisation
- Building Schools for the Future (BSF)
- Harrow Collegiate Sixth Forms
- Hindu Primary School
- School Food Improvement Strategy
- Primary Capital Programme (PCP)
- Children's Centres
- Neighbourhood Resource Centres

School Reorganisation

4.7.3 Year 7 pupils (those aged 11-12) will move into the secondary school sector in September 2010, creating a school organisation in Harrow of infant, junior, primary and secondary schools. Additional temporary space will be installed at the high schools until permanent space is established under the BSF programme. Some of the vacated space at primary sector schools will be used to promote localised community services.

Building Schools for the Future (BSF)

4.7.4 One-School Pathfinder - this is a project to rebuild Whitmore High School which will inform the BSF programme in Harrow. The new school will be completed in July 2010 and will incorporate a range of facilities for community use.

4.7.5 This is a Government investment programme to transform learning in the secondary sector by either rebuilding or refurbishing all secondary schools in England. Harrow is preparing its Readiness to Deliver for entry into the BSF programme at the earliest opportunity. Harrow's high schools have been prioritised into two waves calculated to be worth approximately £84 million and £126 million for Harrow. This initiative will provide the opportunity to enhance our community facilities in schools.

Harrow Collegiate Sixth Forms

4.7.6 The Harrow Collegiate was established in September 2008, and provides comprehensive post-16 provision through collaboration of all Harrow high schools and the three colleges. The collegiate sixth form buildings at the eight community high schools will all be completed by September 2009. There has been a significant amount of development at Nower Hill, Harrow High, Bentley Wood, Hatch End High, Park High, Rooks Heath and Canons High providing over 1,200 additional places.

Hindu Primary School

4.7.7 The first Hindu voluntary aided primary school in the country opened in Harrow in September 2008, and will move into its new purpose-built premises in September 2009.

School Food Improvement Strategy

4.7.8 The School Food Improvement Strategy has been implemented providing facilities to allow the provision of hot school meals in all of Harrow's own schools.

Primary Capital Programme (PCP)

4.7.9 This a Department of Children, Schools & Families (DCSF) initiative worth £45 million 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
- 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

4.7.10 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. These were fully operational by Summer 2009. A further seven Children's Centres will be underway by Spring 2010.

Neighbourhood Resource Centres

4.7.11 Three new Neighbourhood Resource Centres will be operational by July 2009, providing facilities for service users, the local community and bases for fieldwork teams.

Libraries

4.7.12 2,033 people in Harrow were interviewed between April and October 2008 as part of the Active People Survey. In December, Harrow libraries achieved the highest satisfaction score in England, at 58.4%, compared to an average of 48.5%.

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

Table 45 Permissions & Net Losses/Gains of Floorspace for Community Uses

Use Class	Permissions for Development					Net Loss/Gain Floorspace (m ²)				
	04/05	05/06	06/07	07/08	08/09	04/05	05/06	06/07	07/08	08/09
D1 (Non-residential Institution)	65	63	78	106	123	2,027	12,229	18,920	4,890	12,177
D2 (Assembly & Leisure)	7	4	11	35	34	-592	-357	-4,215	482	5,816
Total	72	67	89	141	157	1,435	11,872	14,705	5,372	17,993

4.7.13 In 2008/09 there was a net gain of 12,177 m² floorspace of D1 Use Class (Non-residential Institution) compared to 2007/08 when there was a net gain of 4,890 m² floorspace. Over the same period there was a net gain of 5,816 m² of D2 (Assembly and Leisure), compared to a net gain of 482 m² in the previous year. There was a significant increase in the total floorspace proposed compared to last year, this shows that there is still a positive trend for more community facilities in the borough (Table 45). Please note that these figures are based on planning permissions for D1 Non-residential Institutions (including Health and Community Uses) or D2 Assembly & Leisure Uses. This includes improvements and extensions to existing facilities, as well as proposals for new facilities. An increase in facilities can be interpreted from the total floorspace proposed and completed.

Table 46 Health & Community Facilities

Type of Development	2006/07				2007/08				2008/09			
	No. of perms	Floorspace proposed (m ²)	No. of devts. completed	Floorspace completed (m ²)	No. of perms	Floorspace proposed (m ²)	No. of devts. completed	Floorspace completed (m ²)	No. of perms	Floorspace proposed (m ²)	No. of devts. completed	Floorspace completed (m ²)
Care Homes	4	3,068	-	-	2	38	1	853	6	12,309	2	72
Churches	11	2,817	-	-	4	71	-	-	9	295	3	1,138
Community Centres	3	405	-	-	9	3,725	-	-	9	122	2	307
Day Nurseries	1	0	-	-	1	37	1	143	2	814	-	-
Education	10	8,186	1	1,400	8	999	1	140	10	1,977	1	195
Gym	-	-	-	-	2	534	-	-	4	0	-	-
Halls	7	455	-	-	1	0	-	-	2	300	-	-
Health/Medical Centres	8	817	1	2,750	14	98	-	-	8	2,943	1	310
Hospitals	2	48,297	-	-	-	-	-	-	1	0	-	-
Leisure	1	0	-	-	5	360	-	-	-	-	-	-
Libraries	-	-	-	-	1	1,358	-	-	-	-	-	-
Museum	1	0	-	-	-	-	-	-	-	-	-	-
Nursing Homes	2	42	-	-	1	0	-	-	3	1,481	-	-
Riding School	1	575	-	-	-	-	-	-	-	-	-	-
Schools	42	5,179	4	2,470	48	13,153	6	2,255	66	26,782	5	812
Scout Centres	-	-	-	-	-	-	-	-	2	30	-	-
Sports Facilities	8	387	-	-	5	305	-	-	6	7,693	-	-
Temples & Synagogues	2	2,800	-	-	2	0	-	-	-	-	-	-
Youth Clubs	-	-	-	-	-	-	-	-	1	0	-	-
Total	103	73,028	6	6,620	103	20,678	9	3,391	129	54,746	14	2,834

Although there was an increase in the amount of floorspace proposed for Health & Community facilities from (20,678 m² to 54,746 m²), there was a slight decrease in the amount of floorspace completed in the past year, compared to 2007/08. In the same period the number of permissions increased from 103 to 129, whilst the number of developments completed was 14, up from nine in the previous year which resulted in 2,834 m² of completed floorspace. The majority of these completions related to alterations and extensions to schools (Table 46).

Community Services Summary 2008/09

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

4.8 Appeals

Appeals

- 4.8.1** When a planning application is refused by the council the applicant has a right of appeal against that decision. The right of appeal also extends to cases where planning permission has been granted subject to conditions, and the applicant wishes to challenge one or more of the conditions, where an application has not been determined in the statutory time period and to cases involving the issue of a formal enforcement notice. The majority of appeals in Harrow concern the refusal of planning permission.
- 4.8.2** Appeals are administered and in most cases decided by the Planning Inspectorate on the behalf of the Secretary of State. This means that the administration of appeals and decisions on appeal cases are entirely independent of the council. There are 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.
- 4.8.3** 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.
- 4.8.4** 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.
- 4.8.5** Decisions on appeals take the form of a letter, explaining the Inspector's reasons and setting out the formal decision, which are usually issued some weeks after the Inspector has visited the site/conducted the hearing or Inquiry. Appeals are either allowed, which means that the Planning Inspector has granted planning permission, or are dismissed, which means that the Planning Inspector has refused planning permission. Very infrequently Inspectors may issue a split decision, meaning that part of a proposal is granted and part is refused.

Why Monitor Appeals?

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

Refusal and Appeal Rate

4.8.7 During the 2008/09 period the council determined a total of 2,692 applications under the Planning Acts and of these permission was refused in 735 cases. This represents a refusal rate of 27.3%, down significantly on the rate of 46.8% for the 2007/08 monitoring period.

4.8.8 A total of 165 appeals were lodged (11 of which were subsequently withdrawn by the appellant) against refusal during 2008/09, representing a 22.4% proportion of the 735 cases refused by the Council during the period. The corresponding appeal against refusal rate for 2007/08 was 10%.

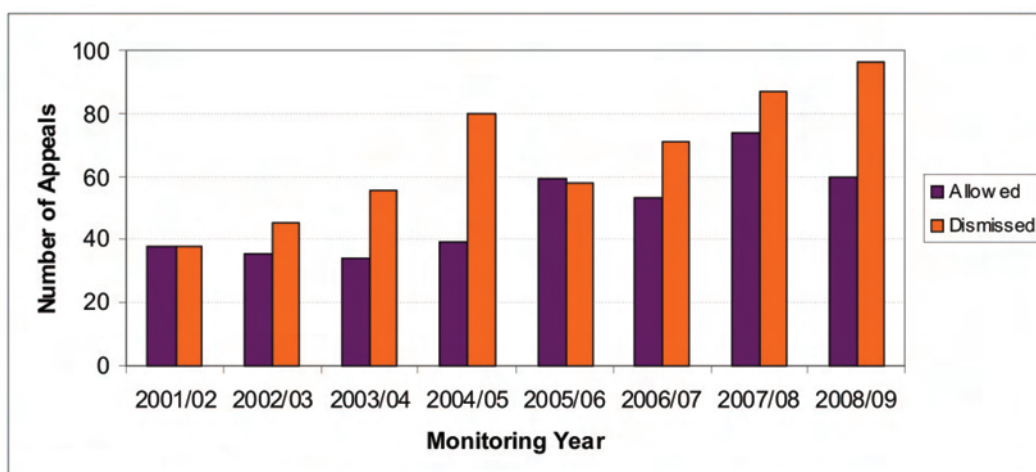
General Appeal Trends

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

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

4.8.10 Figure 15 shows the total number of appeals including non-determination, enforcement and conditions appeals, in relation to those allowed and dismissed over the 2001/02 - 2008/09 period. This illustrates that the total number of appeal decisions over the period has increased and for the fourth consecutive year.

Figure 15 Number of Appeals 2001/02 - 2008/09



4.8.11 Table 47 shows the total appeal decisions as well as the proportion allowed. During the 2008/09 monitoring period 38% of Harrow's appeal decisions were allowed. This represents a significant improvement in appeals performance compared to the previous three years and brings the proportion of appeals allowed back within the target ceiling of 40%, but does not reach the peak in performance of just 33% in 2004/05.

Table 47 Appeals Summary 2001/02 - 2008/09

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%
2008/09	156	60	96	38%

Residential Appeals

4.8.12 Table 48 shows that 127 residential appeals were determined in 2008/09, broadly consistent with the number determined in the previous monitoring period. The council's performance has improved with 62% of residential appeals dismissed in 2008/09, compared with 57% in 2007/08, and therefore the balance of appeals allowed has fallen from 43% to 38%.

Table 48 Residential Appeals 2004/05 - 2008/09

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
	No.	%	No.	%	No.	%
2004/05	9	24%	28	76%	37	100%
2005/06	37	38%	21	62%	54	100%
2006/07	34	36%	61	64%	95	100%
2007/08	55	43%	73	57%	128	100%
2008/09	48	38%	79	62%	127	100%

Analysis of Appeal Decisions by Development Type 2008/09

4.8.13 Table 49 shows in greater detail appeal decisions for the monitoring period disaggregated according to development type and as a proportion of allowed, dismissed and total appeal decisions. An explanation of the development types and (where relevant) their sub categories is given overleaf.

Table 49 Analysis of Appeal Decisions by Development Type 2008/09

Development Type		Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
		No.	%	No.	%	No.	%
New Residential	Major	1	2%	8	8%	9	6%
	Minor	6	10%	22	23%	28	18%
	Other	1	2%	0	-	1	1%
Conversions	Houses to Flats	11	18%	16	17%	27	17%
	Commerce to Flats	3	5%	1	1%	4	3%
	Other	2	3%	0	-	2	1%
Householder		25	42%	32	33%	57	37%
Telecommunications		1	2%	0	-	1	1%
Change of Use		3	5%	5	5%	8	5%
Advertisements		1	2%	0	-	1	1%
Commercial		3	5%	7	7%	10	6%
Miscellaneous		3	5%	5	5%	8	5%
Total		60	100%	96	100%	156	100%

Note: Percentages may not sum exactly due to rounding

New Residential Development

4.8.14 This category comprises appeal proposals for new-build residential development, but excludes proposals for conversions to flats and householder extensions which are dealt with separately below. The major sub-category refers to proposals for ten or more homes and the minor sub category is for proposals of between one and nine homes. The 'other' subcategory is for appeal cases that are related to new residential development, such as those for the approval of details pursuant to a planning permission already granted or where the relaxation or removal of a condition of planning permission is sought.

4.8.15 Table 50 shows that the total number of new residential development decisions for the monitoring period 2008/09 was the same as for the previous monitoring year at 38 cases. This represents a significant proportion of the total number of appeals decided in the 2008/09 period (just over 24%). In terms of outcomes, the proportion of new residential development appeals allowed has fallen from 53% to 21%, with a corresponding increase in the proportion dismissed from 47% to 79%.

Table 50 New Residential Development Appeal Decisions Trends

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
	No.	%	No.	%	No.	%
2007/08	18	53%	20	47%	38	100%
2008/09	8	21%	30	79%	38	100%

Conversions

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

4.8.17 As can be seen from Table 51, there has been a slight increase in the number of conversion appeal decisions compared to the previous monitoring year. However the proportionate split of appeal decision outcomes has remained constant at 48% allowed and 52% dismissed.

Table 51 Conversions Appeal Decisions Trends

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
	No.	%	No.	%	No.	%
2007/08	14	48%	15	52%	29	100%
2008/09	16	48%	17	52%	33	100%

Householder Development

4.8.18 Householder development includes all domestic extensions and outbuildings for which planning permission is required, but excludes 'certificate of lawfulness' cases⁽³⁾ which are dealt with as part of the miscellaneous category. Proposals for domestic extensions and related householder development make up the majority of planning applications received by the council and, unsurprisingly, therefore continue to constitute the largest single proportion of all appeal decisions received (37%).

4.8.19 Table 52 shows that there has been a fall in the number of householder appeal decisions from 66 in 2007/08 to 57 in this monitoring period. The balance of decision outcomes remains broadly similar with 44% being allowed and 56% being dismissed.

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

Table 52 Householder Development Appeal Decisions Trends

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
	No.	%	No.	%	No.	%
2007/08	28	42%	38	58%	66	100%
2008/09	25	44%	32	56%	57	100%

Telecommunications

4.8.20 This category comprises appeals involving proposals for telecommunications development, either as a result of the refusal of planning permission or the refusal of 'prior approval' of details of siting and appearances in cases of permitted development. The number of telecommunications appeals continues to be modest, falling from four in 2007/08 to just one in 2008/09. Of the four appeal cases in 2007/08, three were allowed (full planning permission) and one was dismissed (prior approval). In this monitoring period the one appeal case, for prior approval, was allowed.

Change of Use

4.8.21 This category concerns appeals against the refusal of planning permission for changes of use, such as from a retail shop to a food and drink outlet. Table 53 shows that the total number of appeal cases in this category was eight during the monitoring period, down from nine in 2007/08.

4.8.22 Although the number of change of use appeal cases has not altered significantly compared to last year, the proportion of appeals allowed has fallen from 78% to 37% and there has been a corresponding increase in the proportion of appeals dismissed from 22% to 63%.

Table 53 Change of Use Appeal Decisions Trends

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
	No.	%	No.	%	No.	%
2007/08	7	78%	2	22%	9	100%
2008/09	3	37%	5	63%	8	100%

Advertisements

This category relates to appeals against the refusal of consent to display an advertisement. In 2007/08 there were three appeal decisions relating to advertisement proposals, one of which was dismissed and two were allowed. During 2008/09 there was only one advertisement consent appeal decision, which was allowed.

Commercial Development

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

There is no information available about the number of appeals and their outcomes for commercial development in the previous AMR. In this monitoring period there were a total of ten appeal decisions for commercial development, three of which were allowed and the remaining seven were dismissed.

Miscellaneous

This category collates the remaining appeal decisions for the monitoring period that do not fall within any of the other categories. There were a total of eight such cases in 2008/09 relating to proposals for floodlights (three decisions), a sports hall, highway gates and a care home, as well as a listed building consent application and a certificate of lawfulness.

Appeals Summary 2008/09

	Summary
Appeal Trends	<ul style="list-style-type: none"> The number of appeal decisions received has fallen slightly compared to last year, but still remains at a very high level The proportion of appeals allowed has fallen compared to last year and is now back within the 40% target, which represents an improvement in the council's performance During 2008/09 the council's refusal rate was 27.3%, leading to an appeal against refusal rate of 22.4% Of the appeals allowed: 10% were cases involving minor new residential development; 18% were house conversions; and 47% were householder proposals
Residential Appeals	<ul style="list-style-type: none"> Decisions on appeals for new residential development accounted for 24.3% of all appeal decision in Harrow in 2008/09; 79% were dismissed and 21% were allowed Decisions on appeals for conversions accounted for 21% of appeal decisions in Harrow in 2007/08; 52% were dismissed and 48% were allowed
Householder Appeals	<ul style="list-style-type: none"> Decisions on appeals for householder development accounted for 37% of all appeal decisions in Harrow in 2008/09; 56% were dismissed and 44% were allowed
Commercial Appeals	<ul style="list-style-type: none"> Decisions on appeals for commercial development accounted for only 6% of all appeal decisions in Harrow in 2008/09; 70% were dismissed and 30% were allowed

4.9 Planning Obligations (S.106 Agreements)

4.9.1 Planning Obligations, or Section 106 (S.106) agreements (named after the section of the Town & Country Planning Act 1990) 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 monitoring period. This SPD will provide formulae 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 54 shows that:

- 2008/09 saw a decrease of 154 units (or 98% in the provision) for shared ownership units compared to the previous year. In 2007/08 there was an increase of 160% and in 2006/07 an increase of 45%.
- 2008/09 saw a decrease of 263 units (or 93%) in the rented sector. In 2007/08 there was an increase of 162 units (or 131% improvement) in the rented sector compared to the previous year. In 2007/08 there was an increase of 131% and in 2006/07 an increase of 52%.

Annual Monitoring Report 2008-09

- There were no key worker units provided in 2008/09 compared to two in the previous year and 48 in 2006/07
- In 2008/09 there six intermediate affordable units provided, there is no comparable data for the previous years
- All S.106 agreements for affordable housing units in 2008/09 were for on-site provision

4.9.6 The reason for the large decline in the number of affordable housing units provided through S.106 contributions in 2008/09 is that all the large residential schemes were deferred at Planning Committee last year, schemes with many affordable units. Most of these schemes have now been granted, but these units will be reflected in the 2009/10 AMR. With the current economic climate it is foreseen that there will be another fall in the number of affordable units, which will impact on the 2010/11 AMR, due to the reduced number of major schemes coming forward.

Table 54 Affordable Housing Contributions 2005/06 - 2008/09

Housing Type	Number of Units			
	2005/06	2006/07	2007/08	2008/09
Shared Ownership	44	64	167	3
Rent	80	122	282	19
Key Worker	-	48	2	0
Intermediate Affordable	-	-	-	6
Commuted Sum	£1,032,660	-	-	-

Table 55 Contributions towards Infrastructure 2005/06 - 2008/09

Infrastructure	Amount Contributed (£)			
	2005/06	2006/07	2007/08	2008/09
Public Transport	£350,000	-	-	£125,000
Highways	£32,000	£100,000	£55,000	£80,000
Green Belt	£250,000	-	-	-
Public Open Space	-	-	£350,000	-
Parks	-	-	£7,050	£50,000
Community Services	-	£20,000	-	£250,000
Leisure/Sports Ground	-	£750,000	£500,000	£536,973
Drainage	-	-	£55,000	£10,000
Health Care	-	-	-	£50,000
Public Art	-	-	-	£50,000
Total	£632,000	£870,000	£967,050	£1,151,973

4.9.7 Table 55 shows a steady increase in S.106 contributions towards infrastructure over the last four years.

4.10 UDP Proposal Sites - Current Status

4.10.1 Table 56 gives an update on the progress on the Proposals Sites since the Unitary Development Plan was adopted in July 2004 (refer to section 10 of the HUDP).

4.10.2 2008/09 was a period of unprecedented financial instability resulting in the UK economy moving into recession. This had a significant impact on a number of Proposal Sites; in some cases proposed development stalled; in other cases initial development interest was not pursued further; and in one case, PS7 (land north of Junction Road) work on the site has ceased.

4.10.3 Despite this, progress continued to be achieved on the implementation of Proposal Sites throughout the borough:

- Development was completed at PS19 (Eastern Electricity Plc land, Stanley Road) and PS25 (BAE Systems Site, Warren Lane)
- Development is underway: at PS27 (former Government offices, Honeypot Lane) - the largest development site in Harrow providing 798 dwellings and a business incubator centre; PS29 (land adj. to the Leisure Centre/former outdoor pool, Christchurch Ave) and PS40 (Vaughan Centre, Vaughan Road) - both for the development of Neighbourhoods Resource Centres - and PS28 (24-38 Station Road), where the new Harrow Mosque is substantially complete
- Planning permission was granted, subject to the completion of legal agreements at PS5 (car park and lending library, Gayton Road) for a development of 383 flats and on part of PS6 (land at Harrow on the Hill Station and Lowlands Road) for a new Harrow College, providing over 30,000 m² of space and catering for some 4,000 students
- A planning application at PS31/32 (Driving Centre and land adj. to the Leisure Centre car park, Christchurch Ave) for a replacement Leisure Centre and skateboard park was considered by the Strategic Planning Committee and is the subject of continuing negotiations with Sport England to resolve an outstanding objection

Table 56 Update on status of existing HUDP Proposal Sites

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2008/09)
Site 1	Land south of Greenhill Way, r/o Debenhams, Harrow	0.80	None
Site 2	Land north of Greenhill Way, Harrow	0.20	Planning permission granted in March 2009 for 37 flats
Site 3	2 St John's Road, Harrow	0.50	None
Site 4	9-11 St John's Road, Harrow	0.20	None

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2008/09)
Site 5	Gayton Road car park, lending library and Sonia Court, Harrow	1.30	Planning permission granted May 2008, subject to completion of legal agreement, for 383 flats in 5 blocks of 4-10 storeys; a 200 space public car park and 81 residents spaces.
Site 6	Harrow-on-the-Hill Station, and land in College Road and Lowlands Road, Harrow	5.80	<p>Planning permission granted May 2008, subject to completion of legal agreement for replacement College on part of the Lowlands Recreation Ground - subsequently amended in January 2009.</p> <p>Planning permission refused June 2008, for an outline application to redevelop part of the Harrow College Lowland Road campus to provide between 404 and 420 flats.</p> <p>Planning application submitted in May 2008 for the redevelopment of the former Post Office in College Road to provide 410 flats in 3 blocks ranging from 3-19 storeys, 1,120 m² of A1/A2/A3/A4/B1 space and a pedestrian footbridge over the Metropolitan railway line.</p>
Site 7	Land north of Junction Road, Harrow	0.30	Development of 144 flats and ancillary office/retail/leisure uses, although under construction, work has stopped.
Site 8	16-24 Lowlands Road, Harrow	0.10	Planning permission granted in October 2006 for 9 dwellings
Site 9	St Ann's Service yard and College Road frontage, Harrow	0.70	None
Site 10	Former YWCA, 51 Sheepcote Road, Harrow	0.10	Planning application received in July 2007 for 11 flats (subsequently dismissed on appeal in June 2008)
Site 11	Belmont Health Centre and adjacent land, Belmont Circle, Harrow	0.60	None
Site 12	Prince Edward Playing Fields, Whitchurch Lane/Camrose Ave, Edgware	17.30	Planning permission granted to Barnet Football Club for the development and management of the site as a sports complex, football stadium and ancillary leisure uses. Development underway.
Site 13	Former Harrow Hospital, and nurses hostel, Roxeth Hill, Harrow on the Hill	1.50	Development completed by 31/03/07 providing a hostel and 96 units
Site 14	Former Kings Head Hotel, High Street, Harrow on the Hill	0.56	Development completed by 31/03/07 providing 31 units and restaurant premises
Site 15	Harrow Weald Park, Brookshill, Harrow Weald	6.90	None

Annual Monitoring Report 2008-09

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2008/09)
Site 16	Harrow Arts Centre, Uxbridge Road and associated land and buildings, Hatch End	3.40	None
Site 17	TA Centre, Honeypot Lane, Kingsbury	1.40	None
Site 18	149 and 151 Pinner View, North Harrow	0.16	None
Site 19	Eastern Electricity Plc land, the Brember Day Centre, South Harrow	1.50	Planning permission granted for 180 flats, offices and use of 11 railway arches for A1/A2/A3/A4/B1/D1/D2 uses. Residential part of development completed on 31/03/2009, refurbishment of arches underway.
Site 20	Roxeth Allotments, Kingsley Road, South Harrow	0.80	None
Site 21	201-209 Northolt Road, South Harrow	0.08	Development Brief adopted
Site 22	Roxeth Nursery, The Arches, South Harrow	0.38	Development completed 12/07/05 providing 22 flats
Site 23	Glenthorne, Common Road, Stanmore	3.30	None
Site 24	Land at Stanmore Station and adjacent land, London Road, Stanmore	6.60	None
Site 25	BAE Systems Site, Warren Lane, Stanmore	4.40	Development completed by 31/03/09 providing 198 units
Site 26	Anmer Lodge, Coverdale Close, Stanmore	0.60	None
Site 27	Former Government Offices, Honeypot Lane, Stanmore	4.10	Permission allowed on appeal in November 2007 for comprehensive mixed use redevelopment including 798 residential units and A1/A2/A3/A4/A5/D1/D2 and B1 floorspace, including a business incubator centre. Under construction.
Site 28	24-38 Station Road, Harrow	0.40	New Mosque currently under construction. Though substantially complete, planning permission was granted in March 2009 for the retention and completion of the Mosque.
Site 29	Land adjacent to the Leisure Centre/former outdoor pool, Christchurch Ave, Wealdstone	0.60	Planning permission granted in September 2007 for a Neighbourhood Resource Centre. Under construction and due to be completed June 2009. Planning permission granted September 2008 (revised January 2009) for a single storey building to provide a residential care home.

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2008/09)
Site 30	Parks depot site and former mortuary, Peel Road, Wealdstone	0.30	Planning permission granted in January 2009 for 46 residential units
Site 31	Land north of the Bridge Day Care Centre adjacent to the Leisure Centre car park, Christchurch Ave, Wealdstone	0.23	A planning application for a replacement Leisure Centre and skateboard park was considered by the Strategic Planning Committee and is the subject of continuing negotiations with Sport England to resolve an outstanding objection
Site 32	Driving Centre, Christchurch Ave, Wealdstone	1.40	
Site 33	Land west of High Street, Wealdstone	1.50	This proposal site will be reviewed as part of the ongoing LDF process. Development was completed on 16/03/05 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, Wealdstone	0.60	New office building with light industrial use granted planning permission in January 2005. Under construction and due to be completed June 2009.
Site 35	Wealdstone Library/Youth Centre and Canning Road car park, Wealdstone	0.60	Development completed on 01/12/06 providing 10 houses and 87 flats (71 affordable)
Site 36	1-33 The Bridge and 6-14 Masons Ave, Wealdstone	0.15	None
Site 37	Land at Oxford Road and Byron Road, Wealdstone	0.38	Will need to be reviewed through LDF as premises at 10-16 Byron Road have recently undergone complete refurbishment including extensions for commercial use
Site 38	87-111 High Street and land to the rear, Wealdstone	0.45	None
Site 39	Land r/o 121-255 Pinner Road, West Harrow	0.90	None
Site 40	Vaughan Centre, Vaughan Road/Wilson Gardens, West Harrow	0.30	The locally listed status of the Vaughan Centre was lifted to facilitate the development of part of the site as a Neighbourhood Resource Centre, which was granted planning permission in September 2007. Under construction and due to be completed May 2009. Remainder of site sold for residential development.

Key Findings and Conclusions 5

Annual Monitoring Report 2008-09

5 Key Findings and Conclusions

- 5.0.1** The fifth 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 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. In 2008/09 Harrow achieved Green Flag status for three of its parks: Canons Park; Harrow Recreation Ground and Roxeth Recreation Ground. The borough continues to make good progress towards achieving the 40% waste recycling target agreed with the West London Waste Authority. Both household and commercial waste has decreased since 2007/08 and composting and recycling rates have increased. 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** In 2008/09, 21 new Tree Preservation Orders (TPOs) were confirmed, which covered in the region of 60 trees. This is a reflection on the hard work of officers and the council's commitment to preserving the leafy character of the borough through the protection of valuable trees.

Design and the Built Environment

- 5.0.5** All completed developments of ten or more units in 2008/09 have been assessed against the 20 'Building for Life' criteria. One development rated 'good', five were 'average' and 11 were 'poor'.
- 5.0.6** 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 169 schemes during the last monitoring period.
- 5.0.7** Having an Access Officer and appropriate SPDs resulted in an improvement to the service provided to residents and developers. 290 detailed observations on accessibility relating to planning applications were made in the first nine months of 2008/09.
- 5.0.8** The quality of Harrow's historic heritage is also being safeguarded through 21 adopted Conservation Area Appraisals. Additional appraisals and management strategies continue for another five areas.

Transport

- 5.0.9** Improvements have been made to bus stop accessibility and to Harrow's cycle network. This reflects the continuing need to improve the attractiveness and reliability of 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. There has been a significant increase in School Travel Plans which encourage the use of sustainable transport to and from school to improve safety, improve health and protect and enhance the environment.
- 5.0.10** Work continues on the Petts Hill Bridge and Highway Improvement Scheme in South Harrow. New large residential developments have been built at higher densities and in locations with high transport accessibility
- 5.0.11** Accident rates and the number of people killed or seriously injured through road accidents continue to fall. There were no fatalities in 2008/09.

Housing

- 5.0.12** Housing completions in 2008/09 were again above the Mayor's London Plan target for the eighth consecutive year, and with higher densities than in previous years. Affordable completions are also above the HUDP target and the previous eight years. The number of housing units granted permission in 2008/09 has decreased since previous years. Affordable permissions have also decreased but remain high as a proportion of total permissions granted in 2008/09. This may be a result of current economic conditions and the deferral of some larger schemes until the next monitoring period.
- 5.0.13** At the end of March 2009 the council was anticipating that completions over the next five years will exceed the London Plan targets. Based on the 15 year Housing Trajectory to 2023/24 Harrow is expected to meet its housing target early, by 2020/21.

Employment and Town Centres

- 5.0.14** Within the town centres the footfall has continued to drop, but only by around 7% 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 increased slightly in 2008/09. 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, Sports and Leisure

- 5.0.15** Further advances in promoting sport are being made throughout the borough with continuing success in the London Youth Games as well as the Canons Cricket Academy. 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 Key Findings and Conclusions

Annual Monitoring Report 2008-09

5.0.16 Harrow enjoys its rich culture and this diversity is celebrated each year in the Under One Sky festival, over 10,000 people attended the event. Grant funding from the Learning and Skills Council with matched funding from Harrow Council will improve facilities at the Harrow Arts Centre.

Community Services and Accessibility

5.0.17 This AMR monitoring period saw an increase in investment into community services. There was a decrease in the amount of new floorspace completed for health and community facilities, but an increase in the amount of proposed floorspace.

Appeals

5.0.18 The number of appeal decisions fell from 161 in the previous year to 156 in this monitoring period. The proportion of appeals allowed fell below the 40% target ceiling for the first time since 2004/05.

Planning Obligations

5.0.19 Monitoring the contributions made as a result of Planning Obligations ensures that the community benefits are delivered. There was a decrease of 98% in the provision of shared ownership units, compared to an increase of 160% in the last monitoring 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 monitoring period.

Conclusions

5.0.20 Monitoring activity helps the council to understand what is happening now and allows 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 Core Output Indicators will be fully monitored in 2009/10.

Core Output Indicator Summaries

Appendix A

Annual Monitoring Report 2008-09

Appendix A Core Output Indicator Summaries

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

Business Development and Town Centres

	B1(a)	B1(b)	B1(c)	B2	B8	Total
BD1	Gross (m ²)	1,380	0	0	0	1,380
	Net (m ²)	-1,307	0	-39,938	-1,705	-42,680
BD2	Gross (m ²)	1,380	0	0	0	1,380
	% gross on PDL	100	-	-	-	100
BD3	Land (ha)	0.796	0.010	0.005	0.297	1.388

Page 91 - Section 4.5.1, Page 92 - Section 4.5.3, Page 92 - Section 4.5.4

	A1	A2	B1(a)	D2	Total
BD4(i)	Gross (m ²)	2,010	158	0	2,168
	Net (m ²)	452	96	-1,944	-2,871
BD4(ii)	Gross (m ²)	2,259	529	0	4,168
	Net (m ²)	146	388	-2,733	-3,236

Page 93 - Section 4.5.7

Housing

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2003/04	2006/07	1,324	London Plan February 2004
H1(b) (if required)	2007/08	2023/24	6,800	Alterations to London Plan December 2006 to 2016/17 and extension to 2023/24

Page 75 - Section 4.4.13

	03/04	04/05	05/06	06/07	07/08	08/09 Rep	09/10 Cur	10/11 1	11/12 2	12/13 3	13/14 4
H2(a)	546	475	568	620	373						
H2(b)						766					
H2(c)	a) Net additions										
	b) Hectares										
	c) Target										
H2(d)						345	319	322	295	264	233

	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
H2(a)	5									
H2(b)										
a) Net additions	211	468	522	310	335	339	141	144	81	123
b) Hectares	3.38									
c) Target	400									
H2(d)	200	199	166	115	82	31	Target Met	Target Met	Target Met	Target Met

Page 67 - Section 4.4.4, Page 75 - Table 22, Page 75 Section 4.4.20

	Total
Gross	913
% gross on PDL	100

Page 70 - Section 4.4.8

	Permanent	Transit	Total
H4	0	0	0

Page 86 - Section 4.4.28

	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	153 (57%)	118 (43%)	271

Page 82 - Section 4.4.22

	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
H6	0	0	0	1	45	7.3

	Number of sites with a Building for Life assessment of 10 to 13	Number of dwellings on those sites	% of dwellings of 10 to 13	Number of sites with a Building for Life assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10
H6	5	292	47.1	11	283	45.6

	Total number of housing sites (or phases of housing sites)					
H6	17					
Page 52 - Section 4.2.2						

Environmental Quality

	Flooding		Total
	Quality	Quantity	Total
E1	0	0	0
Page 38 - Section 4.1.3			

	Loss		Total
	Acdition	Quantity	Total
E2	0	0	0
Page 40 - Section 4.1.13			

	Wind Onshore	Solar Photovoltaics	Hydro	Biomass		
E3				Landfill gas	Plant biomass	Sewage sludge digestion
Permitted installed capacity in MW	n/a	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	n/a
Biomass						
E3	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Total		
Permitted installed capacity in MW	n/a	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	n/a
Page 44 - Section 4.1.29						

n/a = data not available

Minerals

	Crushed Rock	Sand and Gravel
M1	0	0
Page 48 - Section 4.1.43		
	Secondary	Recycled
M2	0	0
Page 48 - Section 4.1.44		

Waste

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

	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 The total capacity (m ³ , tonnes or litres)	0	0	0	0	0	0	0
Maximum annual operational through put (tonnes (or litres if liquid waste))	0	0	0	0	0	0	0

Annual Monitoring Report 2008-09

	Sewage Treatment Works	Other treatment	Material recovery /recycling facilities (MRFs)	Storage of waste	Other waste management	Other developments	Total
W1 The total capacity (m ³ , tonnes or litres)	0	0	0	0	0	0	0
Maximum annual operational through put tonnes (or litres if liquid waste))	0	0	0	0	0	0	0
<i>Page 45 - Section 4.1.33</i>							

	Landfill	Incineration with EFW	Incineration without EFW	Recycled/ Composted	Other	Total Waste Arisings
W2 Amount of waste arisings in tonnes	66,243	45	0	41,809	0	108,097
<i>Page 45 - Section 4.1.34</i>						

Changes to Core Output Indicators

Appendix B

Annual Monitoring Report 2008-09

Appendix B Changes to Core Output Indicators

Removal of Core Output Indicators by CLG

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

Table 57 Core Output Indicators (COI) removed (by DCLG in 2007/08)

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

Table 58 Core Output Indicators (included by DCLG as of 2007/08)

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

LDS Timetable **Appendix C**

Annual Monitoring Report 2008-09

Deleted UDP Policies **Appendix D**

Annual Monitoring Report 2008-09

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 59 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 (p210) Flooding 4A.13 (p210): 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 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

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.3 (p248): Enhancing the quality of the public realm 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 Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
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>3C.21 (p152): Improving conditions for walking</p> <p>3C.22 (p153): Improving conditions for cycling</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>	T12 Reallocating Available Road-space and Managing Traffic
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 hostel, staff accommodation and shared accommodation</p> <p>3A.17 (p84): Addressing the needs of London's diverse population</p>	H17 Access for Special Households with Particular Needs

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	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 (p391): Monitoring and review	6B.2 (p391): 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	
EP10 (p61): Sustainable Urban Drainage	4A.14 (p213): Sustainable drainage		EP12 Control of Surface Water Run-Off

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
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	
D28 (p129): Advertisement Hoardings		4B.1 (p245): Design principles for a compact city	

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
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 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	

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 **Appendix E**

Annual Monitoring Report 2008-09

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** Harrow's Five Year Land Supply includes net additional dwellings at deliverable sites for the five year period between April 2009 and March 2014. The council has identified sites which meet these requirements and these include:
- All sites for housing units under construction as at 31/3/2009 which are expected to complete within five years (these developments include new build, changes of use to housing units and conversions)
 - All sites with planning permission as at 31/3/2009 which are expected to complete within five years (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 31/3/2009 which are expected to complete within the five year period
 - Potential deliverable sites (without planning permission as at 31/03/2009) likely to complete within five years
- E.4** Schedules 1 to 5 (summarised in Table 60) demonstrate that Harrow has a sufficient supply of housing land to meet its Five Year Housing Supply targets, without relying on a windfall allowance. Sites with planning permission (commitments) account for 2,164 units,⁽¹⁾ exceeding the overall five year London Plan target for Harrow by 364 units.⁽²⁾ In addition, 623 units⁽³⁾ are expected to come forward from allocated and other identified sites within the five year period (Schedules 5 & 6).
- E.5** Harrow has a sufficient supply of deliverable sites to meet its Five Year Housing Supply targets. However, the number of units that are expected to come forward in the five year period has dropped from an expected 5,900 net units in 2007/08 to 2,787 net units expected in 2008/09 for the five year period. There are also fewer potential development sites identified within the five year period. This is a result of 766 units of the 2007/08 supply completing in 2008/09 together with a fall in planning

1 *This includes totals for both sites with planning permission (not under construction) and sites with planning permission under construction that are expected to complete within the five year period*

2 *This is the difference between Harrow's five 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*

permissions. The current economic conditions have also resulted in later phasing of large developments with planning permission and potential developments beyond the five year period.

Table 60 Summary of Harrow's Five Year Housing Supply (2009/10 - 2014/15 as at 31/03/09)

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning Permission and expected to complete in the five year period (not under construction)	Schedule 1	New Build sites	469	15.27
	Schedule 3	Conversions/Changes of Use	189	6.17
	<i>Summary Total</i>		658	21.44
Sites with Planning Permission and expected to complete in the five year period (under construction)	Schedule 2	New Build sites	1,453	15.23
	Schedule 4	Conversions/Changes of Use	53	1.01
	<i>Summary Total</i>		1,506	16.24
Sites with Legal Agreement	Schedule 5		0	0
Possible Future Sites	Schedule 6		623	4.05
Total from Deliverable Sites	-	-	2,787	41.73

Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/03/09)

Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1665	0.34	P/1354/05/CFU	Alexandra Ave 19 & 21 & r/o 11-29, South Harrow	12	10	29-Jun-2006	Demolition of existing dwellings and redevelopment to provide 12 two storey houses with access and parking (Appeal 3375)
1777	0.112	P/2414/06	Pinner Road, 186-194	14	14	10-Nov-2006	Construction of 14 flats and A2 unit
1700	1.21	P/1532/06	Burnt Oak Broadway, Edgware Town FC **	175	175	15-Jan-2007	Siting & access for redevelopment to provide 164 flats and 11 houses in nine blocks of three and five storey buildings
1709	0.1	P/3229/06	Roxeth Green Avenue, Substation Adjacent to 102 (EDF Site)	12	12	20-Mar-2007	Construction of 12 flats with parking, amenity space and wind turbines / solar panels
1715	3.37	P/1704/05/COU	Brockley Hill, Royal National Orthopaedic Hospital *	191	191	15-Jan-2007	Outline: Partial redevelopment to provide new hospital and associated facilities, housing (including staff), revised road junction, car parking and open space.
1730	0.016	P/3309/06	Whitchurch Lane, 287, 289, 291, 293	14	10	13-Feb-2007	Redevelopment to provide two storey block (with rooms in the roof) of 14 flats with parking and basement fitness/spa centre (Appeal 3599)
1778	0.57	P/1220/07	Merrion Avenue, Jubilee House*	35	35	27-Sep-2007	Two and part three storey extension to office building to provide thirty five flats involving alterations to existing elevations, new landscaping treatment, enhanced car parking layout and cycle storage provision
1749	0.113	P/0450/07	Walton Avenue, 2	14	14	4-May-2007	Demolition of daycare centre and construction of 14 flats (Appeal 3676)
1767	0.062	P/4111/07	Pinner Road, 90-100	12	12	7-Feb-2008	Conversion of 1st floor and roof extension to create new 2nd floor with flat roof to provide 12 x 2 bedroom units above existing commercial unit
1814	0.202	P/2604/07	Manor Road, 5	14	10	8-Nov-2007	Demolition of four houses. Construction of 2 houses and 12 x 2 bed flats,
1377	0.2969	P/1516/08	Former Mortuary and Parks Deposit Site, Peel Road	46	45	27-Jan-2009	Redevelopment: 46 residential units (34 flats and 12 houses) in 3 x three-storey and four blocks, new shared 'home-zone' access off peel road, 36 surface car parking spaces, 46 cycle spaces, private and communal garden space, private balconies
1795	0.63	P/2843/08	Richards Close (1-16 Challiner Court; 1-12 Fern Court; 1-12 Pritch Court; 1-12 Hines Court)	76	21	25-Mar-2009	Demolition of 55 dwellings and construction of 47 unit 'extra care' scheme and 29 flats
1247	0.185	P/1721/08CFU	Greenhill Way, North Side Car Park**	37	37	10-Mar-2009	Redevelopment of former car park to provide block of 37 flats with associated parking (Resident Permit Restricted)
1775	0.118	P/1907/07	Bridge Street, land rear of 71	30	30	11-Oct-2007	Redevelopment: construction of 30 flats; amenity space and two disabled parking spaces (Appeal 3737)
	7.3249			682	616		

* These sites are not likely to complete in the five year period

** Only part of these developments are expected to complete in the five year period

Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1535	0.228	P/233/04/CFU	Mount Park Road, "Valleyfield"	1	1	26-Apr-2004	Alterations to garage and s/s side extension to provide additional house with accommodation in roof with forecourt pkg., carriageway drive, external alterations to existing house
1438	0.072	P/1993/04/CFU	Butler Road, land r/o 132	3	3	9-Sep-2004	Pair of semi-detached houses and detached bungalow with access and parking (revised)
1358	0.098	P/1553/04/CFU	High Street, 104-106, Chameleon House	3	3	14-Oct-2004	Replacement 2 storey commercial building and 2 storey detached block to provide 3 flats, access, landscaping and parking
1555	0.039	P/1379/04/CFU	Moorhouse Road, land adj. 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
1551	0.026	P/613/04/DFU	Rowland Avenue, land adj. to 68	1	1	16-Jul-2004	Two storey detached house with garage
1630	0.013	P/839/05/DFU	Tintern Way, 38, South Harrow	1	1	10-May-2005	Two storey side to rear, single storey side and front extension to provide house; single storey rear extension (revised)
1557	0.042	P/1700/05/CFU	Whitchurch Lane, 73/75, 1 & 2 Pretoria Villas	6	4	9-Sep-2005	Redevelopment: 3-storey building to provide 6 flats with parking
1619	0.091	P/781/05/CFU	Royston Grove, 31 (Glencara), Pinner	3	2	11-Nov-2005	Redevelopments to provide a 3-storey block with conservatory containing 3 flats, 1 integral garage and a detached double garage with access
1623	0.019	P/1774/05/DFU	Dorchester Ave, land adj. 4, Harrow	1	1	11-Nov-2005	Two storey detached house
1611	0.071	P/1591/05/DFU	Gayton Road, land r/o 47-49	2	2	12-Oct-2005	Two semi-detached bungalows with front dormers, forecourt, parking and access from Northwick Park Road
1616	0.025	P/2782/04/DFU	Fallowfield, 20	1	1	29-Nov-2004	Single storey side extension to form additional dwelling; parking at front - (Appeal 3339)
1298	0.175	P/2291/05/CFU	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 and revised parking
1656	0.086	P/39/06/DFU	Oak Tree Close, 2, Stanmore	1	0	8-Apr-2006	Replacement 2-storey house
1661	0.039	P/868/06/DOU	Spencer Road, 49, Wealdstone	1	1	31-May-2006	Two storey side extension to create separate dwellinghouse (resident parking permit restricted)
1664	0.045	P/1461/06	High Street, site of Dove Cottage, Harrow School, Harrow on the Hill	1	0	26-Jul-2006	Two storey detached building to provide residential accommodation for Harrow School
1677	0.12	P/2415/05/COU	The Grove, West Lodge, Stanmore	1	0	14-Sep-2006	Outline: replacement detached house
579	0.0127	P/1468/06	Lowlands Road, 16-24	9	9	27-Oct-2006	Redevelopment of site comprising part single, part two and part three storey building to provide 9 self-contained residential dwellings with basement car parking (resident permit restricted)

Annual Monitoring Report 2008-09

1698	0.08	P/822/06/CFU	Uxbridge Road, 16a	3	2	15-Dec-2006	Re-development to provide 3 flats in 2 storey building with rooms in roof, access, parking
1701	0.029	P/1891/06	Kings Road, 260	1	1	10-Jan-2007	Single storey front, single and two storey side to rear extensions to form new dwelling; front porch and single storey rear extension to existing dwelling.
1426	0.012	P/2500/06	South Vale, Greville Court	1	1	5-Jan-2007	Second floor extension on the north-west side to create an additional flat and the provision of 2 additional parking spaces
1703	0.21	P/2545/05/CFU	Canons Park Close, Donnefield Ave, 21-40	9	9	16-Mar-2006	Additional floor on building to provide 8 flats, one detached house, frontage parking & removal of garage & alterations (Appeal 3510)
1708	0.177	P/933/05/DFU	Uxbridge Road, 24	1	1	11-Nov-2005	Additional detached house and two detached double garages in garden (revised) (Appeal 3475)
1720	0.141	P/3015/05/CFU	Brookshill Drive, 9, Red Corners, Harrow	1	0	13-Apr-2006	Redevelopment to provide replacement detached 2/3 storey house with integral garage (Appeal 3492)
1731	0.106	P/0333/07	Royston Grove, Beamsley	1	0	13-Jun-2007	Two storey detached house; demolition of existing house and new cross over.
1725	0.03	P/3299/06	Kingsfield Avenue, 87	1	1	15-Jan-2007	Detached 2 storey house with garage and new cross over, at rear, fronting Allington Road; retention of two semi-detached houses at front (Appeal 3585).
1727	0.032	P/2917/06	Whitchurch Lane, 13-15	6	4	7-Jun-2007	Redevelopment: three storey building to provide five ground floor retail units, six flats on upper floors, access (revised) (resident permit restricted)
1547	0.212	P/0419/07	Georgian Way, 5	1	0	19-Apr-2007	Replacement detached two/three storey house (revised)
1718	0.1034	P/1294/07	Gayton Road, land r/o 47-51	9	9	19-Jul-2007	Construction of block of nine flats with basement car parking and garden for hotel (resident permit restricted)
1732	0.964	P/1347/07	Paines Lane, 55	1	0	13-Aug-2007	Demolition of existing dwelling and replacement single and two/three storey detached dwelling
1736	0.11	P/1570/07	High Road, 224	7	6	18-Oct-2007	Demolition of existing house and erection of part 2 and part 3 storey building comprising of 7 flats; with associated car parking, landscaping and widening of vehicle access to high road.
1738	0.1	P/2245/07	Waxwell Lane, 103	2	1	10-Sep-2007	Redevelopment to provide 2 x part single and two storey dwellinghouses with basements and accommodation at roof level
1739	0.109	P/2748/07	Brockley Hill, Green Cottage	1	0	16-Oct-2007	Redevelopment to provide replacement two storey house with basement
1748	0.025	P/0200/07	Sheepcote Rd, land r/o Chester Court,	3	3	11-Apr-2007	Demolition of existing garages and the erection of three 2-bedroom mews type houses with 14 car park spaces (Appeal 3701)
1751	0.05	P/1595/06	Suffolk Road, 36	1	1	20-Jul-2006	Two storey side extension to create new dwelling house (Appeal 3572)
1754	0.091	P/2035/06	Summit Close, garages r/o 23, Edgware	3	3	14-Dec-2007	Demolition of 2 blocks of lock up garages and redevelopment to provide 3 detached single storey houses with parking. (Appeal 3648)
891	0.223	P/2887/07	Nugents Park, White Lodge	2	0	21-Dec-2007	Redevelopment: two, two storey detached houses with double garages
1386	0.213	P/1017/06	Whitchurch Lane, land r/o 123-125	6	6	1-Dec-2006	Outline: 6 retirement flats in 2x2 storey blocks; access from Stratton Close; parking (Appeal 3579)

1599	0.026	P/3182/07	Mariborough Hill, 1	2	2	21-Nov-2007	Redevelopment to provide four-storey plus basement building to create office f/s (Class B1) and 2 flats on third floor with parking at ground floor level
1764	0.015	P/3826/07	Station Road, 320	2	2	10-Jan-2008	Two-storey extension above commercial building to provide two flats; external stair case and first floor roof terrace at rear (resident permit restricted)
1765	0.091	P/4026/07	Oakhill Avenue, Littlecote	1	0	31-Jan-2008	Demolition of existing dwelling & redevelopment to provide single and two storey detached dwellinghouse
1766	0.174	P/4068/07	Elms Road, 25	8	7	17-Jan-2008	Outline: Redevelopment to provide a detached three-storey block of 8 flats; vehicular access and basement parking.
1706	0.072	P/1807/08	Temple Mead Close, 11	1	0	5-Sep-2008	Redevelopment to provide single/two storey detached house with parking
1817	0.015	P/2367/08	Station Road, 355-357	7	7	11-Sep-2008	Construction of enlarged third floor and two additional floors to provide seven additional self-contained flats (Resident Permit Restricted)
1815	0.0475	P/2401/08	Brockleyside, 1-3	1	1	17-Sep-2008	Two storey side and single storey rear extension to form new attached dwelling house; single storey rear extension to ground floor flat; one sunpipe, two dormers and one rooflight in the rear roofslope and four rooflights in the front roofslope
1818	0.048	P/1317/08	Greenford Road (land r/o 40 -42)	6	6	16-Jul-2008	Two storey building providing six flats and parking with access between 30 and 36 Greenford Road.
1819	0.07	P/1596/08	Bolton Road, 30	2	1	15-Jul-2008	Outline: redevelopment for two no. Two-storey detached houses (all matters reserved).
1820	0.06	P/1813/08	Maxted Park, 5	1	1	29-Jul-2008	New dwelling house adjacent to existing dwelling house
1822	0.2015	P/1565/08	Imperial Drive, 204-226 (Talbot House)	9	9	17-Oct-2008	Roof extension to existing three-storey office building to create fourth storey to provide 9 flats, new enclosed rear staircase and external alterations (Resident Permit Restricted)
1728	0.185	P/2316/08	West Drive Gardens, 3	1	1	17-Oct-2008	Two-storey, three bedroom detached dwellinghouse with new vehicular access
1823	0.1	P/2352/08	Green Lane (Waitemata)	1	0	17-Oct-2008	Demolition of existing dwelling house, replacement two storey dwelling with basement and rooms in roof space
1687	0.162	P/2372/08	Dennis Lane, 9	1	0	20-Oct-2008	Redevelopment to provide replacement two storey house with single storey rear projection and front and rear dormers; forecourt parking. (Revised)
1824	0.0466	P/2742/08	Garages 1-7, r/o 1-8 Lowther Road	1	1	2-Oct-2008	Demolition of garages; redevelopment to provide detached bungalow, access from Lowther Road with automatic gates at site entrance
1719	0.1633	P/2765/08	Park View Road, 9 (Highlands)	1	0	3-Oct-2008	Demolition of house and construction of new 2 storey house, provision of gated entrance, widening of existing driveway and hardsurfacing on the forecourt
1825	0.0637	P/2871/08	Long Elmes, 229	2	1	13-Oct-2008	Redevelopment to provide two two-storey semi detached houses with one attached garage and new vehicular access from side access road
1635	0.0767	P/2924/08	Eastcote Road (r/o 154 & 156)	1	1	21-Oct-2008	Single and two storey detached house with habitable roof space; parking and refuse storage at rear, new vehicular access; out building at rear, boundary alterations to include front wall with railing and fencing at side and rear
1826	0.0636	P/3043/08	Warburton Close, 1	1	0	19-Nov-2008	Demolition of existing dwelling and construction of new dwellinghouse

Annual Monitoring Report 2008-09

1816	0.1937	P/4280/07	Wellington Road, 76 & 78	8	6	21-May-2008	Outline for layout, scale, appearance and access: Redevelopment to provide 8 flats in a two storey building with accommodation in the roof space and basement car parking spaces and access
1830		P/2030/08	Northwick Park Road, Comfort Inn, 2-12	0	-3	3-Oct-2008	Extensions and alterations to hotel to provide additional bedrooms and re-locate conference centre (no additional conference floorspace)
1827	0.2004	P/3242/08	Adelaide Close, 11	1	0	19-Dec-2008	Demolition of existing dwelling house, construction of replacement two-storey dwelling house with basement and accommodation in roofspace
1828	0.0196	P/3294/08	Walton Avenue, 92	1	1	15-Dec-2008	Single and two storey side to rear extension to form new attached dwellinghouse with parking at front and refuse storage at rear; single storey rear extension to existing dwelling
1829	0.021	P/3466/08	Stanley Road, 19 & 21	3	0	8-Dec-2008	Construction of two storey building to provide a semi-detached dwellinghouse and two flats
1832	0.1183	P/3778/08	Moss Lane, 9	1	0	12-Jan-2009	Demolition of existing house, construction of single/two storey replacement house with integral garage
1745	0.064	P/3880/08	Windsor Road, garages adj. to 2	2	2	22-Jan-2009	Redevelopment to provide two two storey semi-detached houses with accommodation in the roof space; access, parking; demolition of 18 lock-up garages
1833	0.0436	P/3885/08	Elm Park, 64	1	0	10-Feb-2009	Demolition of existing dwellinghouse, construction of replacement single/two storey dwellinghouse with rooms in roofspace
1834	0.0289	P/0522/08	Meadow Road, 45a	1	1	17-Apr-2008	Alterations to roof to form end gable, 2 rear dormers and front roof lights and conversion of loft to form an additional self-contained flat
1384	0.047	P/0838/08FU	Ass House Lane, Bankfield Cottages, 1 & 2	2	0	17-Mar-2009	Two two-storey semi-detached houses with parking
1831	0.032	P/2447/08DFU	Rayners Lane, 483	1	0	22-Sep-2008	Replacement single and two storey detached dwellinghouse with accommodation in the roof space (revised)
1386	0.158	P/3720/08	Whitchurch Lane, land r/o 123-135	6	6	26-Mar-2009	6 retirement units in 2 single storey blocks; access from Stratton Close with alterations; parking
1834	0.04	P/3764/08	Minehead Road, land r/o 73-79	2	2	27-Mar-2009	Outline for layout, scale, appearance and access: 2x two-storey semi-detached houses with single storey projections, new vehicle access and parking at front
1835	0.063	P/3976/08	Pinner Hill Road	3	2	27-Mar-2009	Demolition of existing detached dwellinghouse and redevelopment to provide three terraced dwellinghouses; new metal rail fencing along Pinner Hill Road and Tudor Road
1688	0.172	P/1225/06UN	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 and 7 car parking spaces
1809	0.029	P/2551/07	Kynaston Wood, 1	1	1	28-Sep-2007	Detached two storey, 3 bedroom house; new vehicular access at side
1810	0.086	P/3556/07	Fallowfield, 20	1	0	4-Apr-2008	Replacement detached two storey house with two front dormers, three rear rooflights and accommodation in roofspace
1811	0.045	P/1573/07	Cornwall Road, Dunford Court	2	2	19-Jul-2007	Conversion of roof space to 2 flats; roof alterations to form gable ends; front and rear dormers and roof lights.

1633	0.068	P/1800/07	Westfield Lane, The Rookery	8	6	6-Aug-2007	Redevelopment: 2 storey building with rooms in roof space to provide 8 flats, with car parking
1737	0.1312	P/2820/07	Links View Close, 4	1	1	4-Oct-2007	Detached single/two storey house with integral garage
1761	0.3015	P/1082/06	Wakehams Hill, 11	3	2	29-Jan-2007	Demolition of existing dwellinghouse and outbuildings; erection of three detached single and two storey dwellinghouses with garages and car parking; new vehicle access
	7.943			203	156		
Total	15.268			885	772		

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

Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1349	0.319	E/106/01/FUL	Headstone Road, 'Bradstowe House' **	144	143	16-Sep-2005	Demolition of existing buildings: 4-10 storey building to provide retail, leisure use & 144 resident permit restricted flats (Appeal 3340)
1354	6.086	P/2317/06	Honeypot Lane, Government Buildings	798	795	12-Nov-2007	Redevelopment to provide 798 residential 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; new access onto Whitchurch Lane (Appeal 3635)
1563	0.103	P/1558/04/CFU	Pinner Road, 29-33	34	34	11-May-2005	Redevelopment: 34 flats in 3/4 storey building with basement car parking
1570	0.169	P/1578/04/CFU	High Street, 14-20, Wealdstone.	63	63	19-May-2005	Redevelopment: 61 flats, 2 live/work units and 1 retail unit in 5 storey building with parking and access off Palmerston Road
1601	0.079	P/939/04/CFU	Buckingham Road, Chandos Parade	10	10	22-Jul-2005	Demolition of existing building & development in the form of a part 2, part 3 storey building to provide 10 flats with access and parking - Appeal 3240
1628	0.105	P/1108/05/DFU	Northolt Road, 19, The Timber Carriage PH	21	20	19-Dec-2005	Redevelopment: detached 4 storey building with basement parking to provide 21 flats (6 as affordable housing)
1685	0.482	P/2471/06	Northolt Road, Raebarn House, 86-100 (Tempus)	150	150	19-Oct-2006	Redevelopment to provide 150 residential units and 834 square metres of commercial floor space in a block varying in height three to eight storeys and tower
1696	0.0719	P/2654/06	Northolt Road, 50-54	25	25	15-Dec-2006	Redevelopment: part 3 part 5 storey building and 6th storey penthouse to provide 25 flats, car parking, cycle parking and associated landscaping
1713	2.88	P/3171/06/CFU	Strongbridge Close	254	92	6-Dec-2007	Redevelopment for 254 units: flats, houses, roads, parking, and open space
1722	0.102	P/1376/07	High Street, 152-154, Wealdstone	14	14	26-Jul-2007	Redevelopment to provide 3-storey block of 14 flats with parking (resident permit restricted)
1750	0.253	P/0907/07	Kenmore Road, former Council Allotments	13	13	3-Dec-2007	Construction of 13 houses with car parking and garaging
1755	0.15	P/3429/07	Westfield Park, land at 1-4 Eaton Court	11	7	7-Feb-2008	Redevelopment of site to provide a three-storey building to provide 11 flats with basement car parking
1772	0.863	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 p. perm ref. WEST/112/02/OUT Rayners Lane Estate regeneration phase D2
1776	0.189	P/3966/08	Tenby Road, Former Clinic/Scout Hut	10	10	27-Mar-2009	Retention of the sub-structure and construction of the super structure of 10 affordable houses
	11.8519			1627	1438		

** Only part of this development is expected to complete in the five year period

Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1099	0.02	39937/89/FUL	Ruskin Gardens 127a/127b	2	2	Aug-1990	Extension to form 2 flats
1176	0.11	P/851/04/CFU	London Road 'Sunningdale'	6	5	13-Jul-2006	Demolition of existing building and development of 2 x 3 storey detached buildings to provide 6 town houses with access and parking.
1287	0.17	P/1824/08	Land to the rear of 1-7 Whitefriars Drive. The Old Coach Works	8	8	24-Jul-2008	Development of 8 residential apartments with associated parking and landscaping.
1371	0.001	E/965/98/FUL	Station Road, 24-34	3	0	1-Jun-2000	Mosque and ancillary facilities including resident permit restricted flats
1470	0.018	P/246/03/DFU	Devonshire Rd, Hatch End, 21a	1	1	29-Feb-2008	Hipped roof at rear, dormer windows, roof lights to front to form additional flat
1477	0.1886	P/2577/08	Royston Grove, Oriol House	2	1	28-Nov-2008	Two, two-storey detached houses with habitable roof spaces
1498	0.027	P/1854/03/DFU	Francis Road, 2	1	1	8-Sep-2003	Two storey side, single storey rear extension to provide additional house
1499	0.126	P/631/03/CFU	The Avenue, 7, Hatch End	7	6	16-Oct-2003	Redevelopment: 2/3 storey & 2 storey buildings to provide 7 flats with parking
1526	0.02	P/435/03/DFU	Northolt Road, 384	1	1	2-Apr-2004	First floor rear extension to provide s/c flat (revised) - Appeal 3114
1539	0.074	P/2748/05/DFU	Old Church Lane, r/o 43, 45, 47	1	1	17-Jan-2006	2 Storey house with attached garage
1548	0.18	P/2437/07	St. Brides Avenue, 54	6	5	23-Nov-2007	Detached two storey building to provide 6 flats & access from Camrose Avenue
1549	0.023	P/1185/04/DFU	Rayners Lane, land adj. 540	1	1	15-Jul-2004	Two storey detached house, parking at front and access (revised)
1550	0.1	P/1606/04/CFU	Brickfields Avenue, land at 11 (vacant land r/o of Byron House)	1	1	9-Sep-2004	Construction of two storey detached house and garage.
1552	0.166	P/2739/05/CFU	Briants Close, 21, "Green Trees" - Land at Holly Grove (Plots 1, 2 & 5)	3	2	15-Dec-2006	Construction of 3 detached houses with access from Holly Grove (Plots, 1, 2 & 5)
1576	0.023	P/3180/04/DFU	Belmont Rd, 72a	2	2	31-Jan-2005	Redevelopment: detached 2 storey building with side panels to provide 2 flats with forecourt parking
1639	0.037	P/3050/05/DFU	Ovesdon Ave, 1, Harrow	1	1	24-Feb-2006	Single and two-storey side extension to form new dwelling
1641	0.14	P/29/06/CFU	London Road, 85 & 87, Stanmore	9	7	17-Mar-2006	Redevelopment to provide a detached 2/3 storey block of 9 flats, access and parking
1651	0.02	P/1521/07	The Middle Way, 6	1	1	11-Dec-2007	Two storey, 3 bedroom terraced house attached to No.6 The Middle Way
1654	0.033	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 (revised application)
1674	0.046	P/1529/05/CFU	Shaftesbury Avenue, 218	4	3	10-Apr-2006	Redevelopment to provide a detached 2 storey block of 4 flats with forecourt parking (revised)

Annual Monitoring Report 2008-09

1682	0.004	P/3284/06	Ingleby Drive, 8	1	1	28-Nov-2007	Single storey rear extension to form a self-contained staff annexe
1690	0.036	P/1068/06/DFU	Carlton Ave, 37	1	0	29-Nov-2006	Replacement two / single storey dwellinghouse (revised)
1710	0.098	P/1673/07	Uxbridge Road, 112	1	0	6-Aug-2007	Redevelopment to provide detached two-storey house with rooms in roof space (revised).
1712	0.0227	P/3572/06	Station Road, 190-194	2	2	19-Feb-2007	Roof extension to provide two flats with roof terraces; external alterations
1717	0.01	P/3190/06	Roxeth Green Avenue, land adj. 95	1	1	16-Jan-2007	Two storey side and single storey front extension to form new dwelling; bin stores and parking at front; widen vehicular access
1724	0.102	P/1421/07	Briants Close 21, Green Trees, land at Holly Grove	2	2	6-Jul-2007	Two x two storey detached houses - Plots 3 and 4 (revised)
1733	0.12	P/1526/07	Belmont Lane, 50	1	0	18-Oct-2007	Demolition of existing dwellinghouse, replacement single/two storey dwellinghouse with integral garage
1734	0.0297	P/1537/07	Doncaster Gardens, 26	1	1	22-Aug-2007	Three storey attached house and vehicular access
1741	0.217	P/0356/08	Reenglass Road, Braemont & The White House	2	0	13-May-2008	Redevelopment to provide 2 single/two storey detached houses with rooms in roofspace (revised)
1752	0.3	P/3476/06	High Street, land r/o Church Farm	5	4	11-Feb-2008	Two storey building to provide 3 dwellings; two storey detached dwelling; alterations to and refurbishment of outbuilding to form dwelling; bin store, parking (Appeal 3615)
1758	0.129	P/3505/07	Glanleam Road, 17	1	0	14-Dec-2007	Replacement three storey detached house with single storey rear projection and basement (revised)
1760	0.092	P/3056/07	The Avenue, 52, Hatch End	2	1	23-Nov-2007	Redevelopment: 2 x 3 storey (including roof level accommodation) detached dwellinghouses
1762	0.055	P/2759/07	Harrow View, adj, 2 Bolton Road	2	2	28-Jan-2008	Two, two-storey houses with accommodation in roof, access and parking
1763	0.368	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)
1770	0.031	P/2884/05/DFU	Holly Ave, 10	1	1	7-Dec-2006	Single/2-storey dwellinghouse attached to no. 10 holly avenue; vehicle crossovers
1773	0.063	P/30/08	Cranbourne Drive, 26	1	0	11-Mar-2008	Replacement single and two storey dwellinghouse; new vehicular access
1774	0.016	P/499/08DFU	Drake Road, 2	1	1	28-Mar-2008	Two storey side extension with s/s rear projection to form new dwelling; external alterations to existing house; new vehicle access; demolition of side and rear garages
1807	0.07	P/0002/07	St. Davids Drive, Prince Edward Playing Fields	1	1	8-Apr-2008	Redevelopment for enlarged football stadium & clubhouse, floodlights, games pitches, banqueting facilities, health & fitness facility, internal roads and parking & groundsman's house
1813	0.091	P/1266/08	Kenton Road, 48	9	5	9-Jun-2008	Redevelopment: three/four-storey building to provide nine flats; parking and cycle store at rear
	3.377			99	73		
Total	15.229			1726	1511		

Schedule 3: Conversions/Changes of use with planning permission and not yet being implemented (as at 31/03/09)**Large Sites (10+ units proposed)**

Site Number	Site Area (ha)	Application 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, loft conversion & rear dormer window (resident permit restricted)
	0.06			11	7		

Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
10420	0.03	P/2105/03/CLP	Argyle Road, 2	0	-1	Dec 2003	CLP: COU to children's home providing facilities for 4 children
10552	0.035	P/473/04/DFU	Formby Avenue, 76	2	1	12-May-2004	Rear dormer, two storey side, single storey side to rear and conversion to two self-contained flats (revised)
10576	0.025	P/916/04/DFU	Camrose Avenue, 18	2	1	10-Jun-2004	Single storey rear extension, front porch, side gable, rear dormer and conversion to two self contained flats with parking at front
10555	0.026	P/658/04/DFU	Pinner Road, 278	2	1	4-May-2004	Conversion of dwellinghouse to 2 s/c flats; alterations at side, bin store at rear
10556	0.022	P/672/04/DFU	Merlin Crescent, 14	2	1	30-Apr-2004	Conversion of house to 2 s/c flats; alterations to side
10561	0.04	P/746/04/DFU	Weildon Crescent, 12	2	1	12-May-2004	Side dormer & conversion of roof/first floor flat to two self-contained flats (revised)
10570	0.01	P/100/04/CFU	High Street, 49	1	1	24-May-2004	COU: Mixed use residential/office (C3/B1) to residential (C3) to provide flat
10568	0.046	P/900/04/DFU	Tudor Road, 37 & 39	1	-1	20-May-2004	Single storey rear extension (with use as a single house)
10586	0.03	P/1260/04/DFU	Binyon Crescent, 44	2	1	18-Jun-2004	Rear dormer and conversion of dwellinghouse to two self-contained flats
10589	0.01	P/1427/04/DFU	High Street, 3a	3	2	16-Jul-2004	Conversion of 1st & 2nd floor and roofspace to three self-contained flats, alterations including rooflights to front & rear
10447	0.073	P/140/04/CFU	Marlborough Hill, 78 & 80, "Civic Lodge Hotel"	7	5	26-Apr-2004	Conversion of hotel and house in 2 flats to provide 7 flats with s/s rear extension 2 rear dormers (resident permit restricted)
10612	0.043	P/1624/04/DFU	Courtenay Avenue, 157	2	1	8-Sep-2004	Single storey rear/side and front extensions and conversion to two flats

Annual Monitoring Report 2008-09

10623	0.015	P/2424/04/DFU	Kenton Road, 134a	2	2	22-Oct-2004	Single storey rear extension and two additional floors to provide 2 flats with access from rear
10627	0.031	P/2091/04/DFU	Beresford Road, 12	3	2	29-Oct-2004	Conversion of house into 3 s/c flats
10598	0.01	P/1369/04/CFU	Northolt Road, 56-60, "Scanmoor House"	2	2	8-Jul-2004	Additional floor within mansard roof to provide 2 flats with residential access on ground floor
10639	0.079	P/2567/04/DFU	Village Way, 43 & 45, Pinner	1	-1	15-Nov-2004	Conversion of two houses to one house.
10644	0.03	P/2114/04/DFU	Station Road, 303/305	6	6	30-Sep-2004	Alterations and extensions r/o second floor and conversion of second/third floors to six self-contained flats
10645	0.039	P/2019/04/DFU	Hindes Road, 76	3	2	30-Sep-2004	Conversion to provide three flats; alterations to roof to form end gable with rear dormer
10657	0.024	P/2930/04/DFU	Tregenna Ave, 43	2	1	14-Dec-2004	Alterations to front and conversion of house to two self-contained flats..
10678	0.041	P/3149/04/DFU	Cambridge Road, 95	2	1	25-Jan-2005	Front porch and conversion to two s/c flats
10688	0.034	P/12/05/DFU	Priory Way, 68	2	1	3-Mar-2005	Single storey side to rear extension; use of garage as habitable room; conversion of dwellinghouse to two self-contained flats
10689	0.043	P/23/05/DFU	Woodlands, 30	2	1	4-Mar-2005	Conversion of dwellinghouse to two self-contained flats
10690	0.037	P/2695/04/DFU	Southfield Park, 67	3	2	17-Mar-2005	Single storey side to rear extension to provide additional dwelling and first floor side, single storey rear extension and conversion to two flats
10700	0.032	P/47/05/DFU	Station Rd, 154a, Harrow	3	2	18-Apr-2005	Invalid - rear dormer and conversion to three self contained flats
10701	0.064	P/3259/04/DFU	Whitchurch Lane, 198 & 200, Edgware	4	2	22-Apr-2005	Single and two storey side and rear extension and rear dormer to both houses; conversion into four self contained flats
10702	0.03	P/386/05/DFU	St. Brides Ave, 1, Edgware	2	1	22-Apr-2005	Conversion of house into two self contained flats with alterations to front elevation and parking at front
10706	0.021	P/561/05/DFU	Wellesley Rd, 16, Harrow	2	1	27-Apr-2005	Extension of roof to form end gable and rear dormer; conversion of dwellinghouse to two self-contained flats
10707	0.028	P/719/04/DFU	Kenton Road, 8	5	5	22-Apr-2005	Change of use from guest house to five self-contained flats
10710	0.018	P/701/05/DFU	Orchard Grove, 39, Edgware	2	1	16-May-2005	Single storey front and rear extensions; conversion of house into two self - contained flats
10725	0.011	P/1204/05/DFU	High Street, 12, Pinner	1	1	29-Jul-2005	Replacement single storey rear extension to shop; alterations at rear including stairs, railings & canopy at 2nd floor; change of use of 1st & 2nd floor from shop/offices to self-contained flat.
10738	0.034	P/2969/04/DFU	Kenton Road, 258	3	2	28-Jul-2005	Single & two storey side & rear extension, rear dormer & conversion to 3 self-contained flats
10746	0.032	P/1254/05/DFU	Headstone Road, 125	1	1	18-Aug-2005	First floor rear extension to flat; conversion of ground floor shop to one self contained flat (revised).
10747	0.018	P/1807/05/DFU	Whitehall Rd, 13, Harrow	2	1	7-Sep-2005	Single storey rear extension and conversion of dwellinghouse to two self-contained flats
10754	0.021	P/1787/05/DFU	Greenhill Way, 18, Harrow	2	1	28-Sep-2005	Conversion of extended house to two self-contained flats;

10755	0.05	P/1838/05/DFU	Station Rd, 321, 323, Harrow	6	6	2-Sep-2005	Conversion of first and second floor offices (class b1) to six self-contained flats (class c3); alterations; relocation and enclosure of plant/ductwork on roof at rear
10756	0.06	P/1218/05/DFU	King Henry Mews, Plots 1, 2 & 6, 88 High St. & 19 & 25	1	-2	9-Sep-2005	Alterations and conversion of three flats to form one dwelling
10757	0.015	P/1422/05/DFU	Station Rd, 46, North Harrow	2	2	9-Sep-2005	change of use at ground floor from shop (class a1) to restaurant & cafe (class a3); conversion of first & second floor offices to two self-contained flats; external staircase and alterations at rear
10798	0.023	P/569/05/DFU	Harrow View, 147, Harrow	2	1	13-Jan-2006	Conversion of house into two self - contained flats with access ramp at front
10830	0.021	P/2275/05/DFU	Oakleigh Avenue, 88, Edgware	2	1	6-Apr-2006	2 storey side and single storey side to rear extension; rear dormer; conversion to 2 houses with parking
10831	0.03	P/3149/05/DFU	Beresford Rd, 1a, Harrow	2	1	11-Apr-2006	Alterations to roof to form end gable and rear dormer; use of roofspace as self-contained flat (p)
10836	0.017	P/1555/05/DFU	Parkfield Rd, 15 & 15a Parkfield House, South Harrow	2	2	19-Apr-2006	Replacement of existing roof with mansard and dormers at front and rear to provide two self-contained flats; alterations to elevations
10839	0.49	P/1306/05/CFU	Wood Lane, former Cloisters Wood fitness club, Stanmore	1	1	19-May-2006	Change of use: leisure to religious uses (class d2 to d1) including conversion of garages to caretakers house, increase height of squash/functions building by 1m, external alterations, additional car park
10843	0.025	P/714/06/DFU	Tithe Farm Avenue, 14, South Harrow	1	1	12-May-2006	Conversion of garage to annexe flat and alterations to front elevation
10846	0.029	P/739/06/DFU	Eastcote Lane, 176, South Harrow	2	1	25-May-2006	Single storey rear extension and conversion of dwellinghouse to two self-contained flats
10850	0.073	P/17/06/CFU	South Hill Ave, 93 (Westlands), Harrow	1	1	9-Jun-2006	Change of use: residential care home (class c2) to a single dwellinghouse (class c3)
10851	0.021	P/576/06/DFU	Carlyon Ave, 36, South Harrow	2	1	2-Jun-2006	Conversion of property into two flats, single and two storey side to rear extension & single storey rear extension (revised)
10852	0.039	P/657/06/DFU	Whitchurch Lane, 311, Edgware	2	1	22-Jun-2006	Conversion of dwellinghouse to two self-contained flats with side and rear dormers
10855	0.031	P/882/06/DFU	Torrington Drive, 34, South Harrow	2	1	15-Jun-2006	Single and two storey rear extension; alterations to roof to form end gable and rear dormer; conversion to two self-contained flats (revised)
10849	0.019	P/933/06/DFU	Toorack Road, 67, Harrow	2	1	20-Jun-2006	Conversion of house into two flats and single storey rear extension
10857	0.046	P/1147/06/DFU	Streatfield Road, 226, Harrow	2	1	30-Jun-2006	Single storey front, side and rear, and two storey side to rear extensions, conversion of house to 2 self-contained flats
10861	0.022	P/490/05/DFU	Shaftsbury Avenue, 220, South Harrow	2	1	11-Jul-2006	Alterations to front and conversion to two flats, parking and access at front
10864	0.018	P/3187/05/DFU	Orchard Grove, 43, Kenton	2	1	31-Jul-2006	Conversion of house to provide 2 self-contained flats with single storey rear extension

Annual Monitoring Report 2008-09

10865	0.034	P/929/06/DFU	Kenton Lane, 87, Harrow	2	1	5-Jul-2006	Single/two-storey side and single storey rear extension; alterations to roof to provide end gable and rear dormer; conversion of house into two self-contained flats
10874	0.038	P/1590/06	Spencer Road, 85, Wealdstone	3	2	23-Aug-2006	Conversion of dwelling house into 3 flats; single storey rear, two storey side extensions,
10869	0.023	P/1720/06	Raeburn Road, 37	2	1	22-Aug-2006	Single storey front and single/2-storey side to rear extension, conversion of house to 2 self-contained flats.
10871	0.026	P/575/06/DFU	Windsor Road, 54	2	1	8-Aug-2006	Conversion of house into two self-contained flats; with single/two storey side and rear extensions
10883	0.014	P/2058/06	Crown Street, 6, Harrow; HA2 0HR	1	1	14-Sep-2006	Change of use of lower ground floor from meeting rooms to self-contained flat; alterations at rear
10886	0.038	P/1443/06	Sandringham Crescent, 37, South Harrow	0	-1	26-Sep-2006	Single & two storey rear extension; single storey front extension, alterations at side; change of use from dwelling house (c3) to care home (c2)
10893	0.049	P/2213/06UN	Glebe Avenue, 69	2	1	9-Oct-2006	Single/two storey side and rear extensions, conversion of dwelling house to 2 self-contained flats
10896	0.022	P/2311/06	Wykeham Road, 15, Harrow	2	1	9-Oct-2006	Conversion of dwelling house to 2 self-contained flats with rear dormer
10898	0.068	P/1805/06	Avondale Road, 21	3	2	16-Nov-2006	Two storey side, single and two storey rear extensions and conversion of existing house to two self-contained flats; construction of new detached dwellinghouse (4 bedroom)
10911	0.0556	P/3185/05/DFU	Kingshill Drive, 194	0	-2	15-Dec-2006	Combining nos 192 & 194 including existing garages to provide care home with single-storey rear linking extension & external alterations
10914	0.0265	P/3208/06	Boxmoor Road, 4	2	1	21-Dec-2006	Conversion of dwellinghouse to 2 self contained flats with single storey rear extension
10925	0.0143	P/2820/06	Grove Hill Road, 11	3	2	5-Jan-2007	Conversion of dwelling house into 3 flats with two storey side to rear and single storey rear extensions; three off street parking spaces with side drive way and gate (resident permit restricted)
10275	0.01	P/3115/06	Imperial Drive, Tailbot House, 204-226	1	1	26-Feb-2007	Alterations to elevations and conversion of basement car park to offices (class b1) and change of use of part existing offices (class b1) to caretaker's flat (class c3) at lower ground floor level.
10929	0.0233	P/3339/06	Kingsley Road, 61	2	1	18-Jan-2007	Conversion of dwellinghouse into two self-contained flats
10930	0.0156	P/3369/06	Kenton Road, 150a	2	1	23-Jan-2007	Conversion of flat on upper floors to two flats with rear dormer and two front rooflights
10933	0.09	P/3048/06	Worples Close, 7	2	1	7-Mar-2007	Alterations to roof to form end gable and rear dormer; single storey rear extension; alterations at side; conversion of dwellinghouse to two self contained flats (revised)
10938	0.0182	P/3145/06	Dale Avenue, 130	2	1	6-Mar-2007	Conversion of dwellinghouse to 2 self-contained flats
10946	0.029	P/1859/06	Harrow View, 17	2	1	17-Jul-2006	Conversion of dwelling into two flats and single storey rear extension (resident permit restricted)
10758	0.102	P/1299/04/CFU	Moss Lane, 59, Pinner	1	1	9-Sep-2005	COU: Nursing home to residential (Class C2 to C3)
10952	0.013	P/1921/06/CFU	Bowen Road, 59, Harrow	2	1	8-Mar-2007	Alterations and conversion of dwelling house to two self-contained flats
10960	0.025	P/0284/07	Long Elmes, 144	2	1	8-Jun-2007	Conversion of dwellinghouse into two flats with external alterations

10963	0.025	P/0546/07	Carmelite Road, 19	2	1	8-Jun-2007	Conversion of single dwellinghouse into two flats, conversion of garage to habitable room; external alterations
10878	0.022	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 (resident permit restricted)
10948	0.014	P/0551/07	Wellidon Crescent, 40, Lower and upper flats	2	1	14-Jun-2007	Conversion of first floor and roof space into two flats; single storey rear extension to ground floor flat; roof light and external alterations to side elevation
10961	0.025	P/0281/07	Broadwalk, 22a, Pinner Road	3	2	5-Apr-2007	Conversion of first and second floor maisonette to two flats and loft to a studio flat with rear dormer window extension and front/rear velux windows; use of flat roof over ground floor accommodation as roof terrace.
10965	0.033	P/2509/06	The Meadow Way, 8	2	1	26-Apr-2007	Rear dormer, conversion of dwelling house to 2 self-contained flats
10988	0.0194	P/1809/07	Grant Road, 64	2	1	6-Aug-2007	Conversion of terrace house into 2 self contained flats (resident permit restricted)
10979	0.093	P/733/06/DFU	High Street, 116-118	2	2	4-Jul-2007	Conversion of first floor into two flats and extension at first floor
10987	0.0241	P/2299/06	Clamp Hill, Priory House	1	1	17-Aug-2007	Conversion of stable block into self-contained dwelling house, including demolition of conservatory, single-storey rear extension, external alterations; use of coach house and car port for ancillary parking
10981	0.0307	P/2057/07	Sheepcote Road, Manor Parade, 1-3	6	6	24-Aug-2007	Change of use of first and second floors to 6 flats; external alterations
10985	0.029	P/1718/07	Wykeham Road, 31	2	1	10-Aug-2007	Conversion of dwellinghouse to two self-contained flats
10991	0.037	P/2415/07	Broomgrove Gardens, 110	2	1	28-Sep-2007	Conversion of dwellinghouse into 2 dwellinghouses, external alterations
10995	0.018	P/2404/07	Greenford Road, 155a	2	1	17-Sep-2007	Conversion of flat on first and second floors to two flats, with external alterations
10999	0.044	P/2524/07	Roxborough Road, 43 - 45	2	1	27-Sep-2007	Re-conversion into two, 3 bedroom semi-detached single dwelling houses; patios on side rear elevation; ramp access with metal handrails on front elevation; external alteration.
11007	0.041	P/0208/07	Kenton Lane, 742	3	2	28-Dec-2007	Conversion of single dwelling house to 3 self-contained flats
11012	0.031	P/2629/06	Westwood Avenue, 17	2	1	13-Nov-2007	Single and two storey side and single storey rear extension; front porch; conversion to two self-contained flats.
11020	0.031	P/3297/07	Vancouver Road, 98	2	1	6-Dec-2007	Two storey side extension, rear dormer & conversion into 2 flats
11022	0.035	P/3413/07	Peel Road, 53	2	1	11-Dec-2007	Conversion of dwelling house into two flats; single/two storey side extension
11025	0.019	P/1485/07	Marsh Road, 98	2	1	28-Jan-2008	Single storey side extension; external alterations and conversion of dwellinghouse into 2 s/c flats
11029	0.01	P/3943/07	Bridge Street, 36a	2	1	5-Feb-2008	Conversion of first and second floor flat into two flats, rear dormer windows and installation of two windows on SE and external alterations
11032	0.039	P/4252/07	Spencer Road, 83	2	1	14-Feb-2008	Conversion of dwelling house into two flats; single storey rear extensions; rear dormer and four velux windows in front roof slope

Annual Monitoring Report 2008-09

11066	0.012	P/1484/08	The Broadway Parade, Pinner Road, 6	2	1	16-Jun-2008	Conversion of a three-bedroom maisonette on first and second floors into two flats; single storey rear extension to provide ancillary storage space for ground floor retail shop; first floor rear extension
11074	0.01	P/1840/08	North Parade, Mollison Way, 6a	2	1	5-Aug-2008	Conversion of first and second floor maisonettes to two, one bed flats with external alterations
11075	0.026	P/2016/08	Kenmore Avenue 100	2	1	14-Aug-2008	Single storey rear extension. Detached double garage in rear garden. Conversion to two flats
11076	0.025	P/2042/07	Winchester Road 43	2	1	27-Aug-2008	Single storey rear extension, conversion to two flats
11077	0.016	P/2071/08	North Parade, Mollison Way, 2a	2	1	18-Aug-2008	Conversion to two flats.
11068	0.0318	P/1302/08	Balmoral Road, 47	2	1	16-Jul-2008	Single storey rear extension and conversion to two flats with front ramp; external alterations and one parking space.
11070	0.031	P/1370/08	Perwell Avenue, 36	2	1	8-Jul-2008	Conversion of dwelling house to two flats; single storey front porch extension; single storey rear extension; two storey side extension and relocation of vehicle access at front.
11083	0.02772	P/2403/08	Bessborough Road, 76	2	1	3-Sep-2008	Conversion to two flats; single storey rear extension and rear patio; new vehicular access
11084	0.03039	P/2512/08	Railway Approach, 26	1	1	23-Sep-2008	Change of Use of shop (class A1) to restaurant (Class A3) and a wine bar (Class A4); use of first floor for multiple residential occupation (Resident permit restricted)
11072	0.024	P/1834/08	Blawith Road, 2	2	1	17-Jul-2008	Conversion of dwelling house to two flats; single storey rear extension; rear dormer; two garages at rear and demolition of existing garage at rear (resident permit restricted).
11086	0.03508	P/2123/08	Boxmoor Road, 9	2	1	31-Oct-2008	Single storey side to rear extension; conversion to two flats
11087	0.0176	P/2170/08	Sherwood Road, 51	2	1	20-Oct-2008	Single storey rear extension; conversion of dwellinghouse to two self-contained flats with refuse storage at the rear and external alterations (Resident Permit Restricted)
11080	0.029	P/3330/07	Weston Drive, 47	2	1	18-Aug-2008	Alterations to roof to form end gable and rear dormer; conversion to two flats. Alterations to detached garage at rear.
11088	0.022	P/2536/08	Buckingham Road, 62	2	1	22-Oct-2008	Single/two storey rear extension; front porch; alterations to roof to form end gable and rear dormer; external alterations; conversion to two flats
11089	1.251	P/2641/08	Heathbourne Road (Little Heathfield)	4	3	2-Oct-2008	Single/two storey front, two storey/first floor side and single/two storey rear extensions with external alterations and ramps; detached quadruple garage /cycle and bin stores at front, conversion to 4 flats.
11090	0.0201	P/2677/08	Locket Road, 10	2	1	30-Oct-2008	Conversion of dwelling house to two flats; two storey rear extension (Resident Permit Restricted)
11091	0.012	P/2744/08	High Street, Wealdstone, 61	2	1	2-Oct-2008	Conversion of first floor to two flats (1 x two bedroom flat and one studio)
11092	0.0407	P/2826/08	Kingsfield Avenue, 39	2	1	17-Oct-2008	Conversion of dwelling house to two flats; single/two storey side to rear and single storey front extensions; rear dormer with Juliet balcony; external alterations
11093	0.024	P/2829/08	Nibthwaite Road, 9	2	1	20-Oct-2008	Conversion of dwelling house to two flats; alterations to form end gable and rear dormer; external alterations (Resident Permit Restricted)
11094	0.0303	P/2862/08	Weston Drive, 12	2	1	20-Oct-2008	Conversion to two flats; two storey side to rear and single storey rear extension

11096	0.0171	P/2969/08	High Street, Wealdstone, 56	2	1	22-Oct-2008	Conversion of first and second floor maisonette into two self-contained flats; external staircase at rear; detached outbuilding at rear (Resident Permit Restricted)
11098	0.0284	P/3576/07	Kenton Lane, 318	2	1	13-Oct-2008	Single storey side to rear extension, conversion to two flats with new vehicular access
11099	0.0228	P/3763/07	Salisbury Road, 8	2	1	20-Oct-2008	Conversion of dwellinghouse into two flats; single storey rear side extension
11100	0.0389	P/0858/08	Westwood Avenue, 49	2	1	17-Oct-2008	Demolition of rear garage; single storey side and rear extensions; conversion of dwelling house to 2 flats with parking and refuse storage at side; external alterations
11101	0.0599	P/2950/08	Salisbury Road, 41	0	-1	21-Oct-2008	Change of use of 41 Salisbury Road to Residential Care Home (Use Class C2); Single-storey rear extension and patio to no.43 Salisbury Road
11105	0.017	P/3202/08	Station Road, 39a	2	1	19-Nov-2008	Conversion of first and second floor maisonette to two x one bedroom flats
11108	0.0476	P/3724/07	Tintagel Drive, 18	2	1	4-Nov-2008	Single storey rear extension, raised rear patio with ramped access to rear garden, conversion to two flats
11110	0.0356	P/3038/08	Whitchurch Lane, 116	2	1	18-Dec-2008	First floor side to rear extension; conversion to two flats; external alterations
11112	0.019	P/3627/08	Chantry Road, 20	1	1	22-Dec-2008	Change of use of warehouse to a three bedroom house; new two storey three bedroom detached house; parking and demolition of garage
11113	0.0362	P/3833/07	Graham Road, 39	4	3	4-Dec-2008	Conversion of dwellinghouse into four flats; single storey side to rear extension; first and second floor rear extensions; two dormers on front roof slope
11115	0.0231	P/3760/08	Headstone Drive, 152	2	1	26-Jan-2009	Conversion of dwellinghouse to two flats; roof alterations to form gable end with rear dormer, demolition of garage at rear, access ramp to front
11116	0.05188	P/2708/08	Hindes Road, 4	5	4	24-Feb-2009	Conversion of property into five self contained flats; two storey rear extension; external alterations
11118	0.0266	P/3978/08	Mead Close, 20	2	1	3-Feb-2009	Conversion of dwellinghouse into two self contained flats; front porch; access ramps to front and rear entrances; external alterations; removal of first floor rear roof terrace with associated structure
11119	0.0383	P/3984/08	Whitefriars Avenue, 48	2	1	4-Feb-2009	Conversion of dwellinghouse into two flats
11120	0.0138	P/4043/08	Northolt Road, 313a	2	1	23-Feb-2009	External alterations at rear and conversion of existing maisonette to two flats
11123	0.025	P/2810/08	Stanmore Hill, 78, stable block adj. to Abercorn Arms	1	1	27-Jan-2009	Change of use of stable block from storage to provide ancillary office and staff residential accommodation, with external alterations
11124	0.0292	P/0076/08	Nibthwaite Road, 23	2	1	31-Mar-2009	Conversion of dwellinghouse to two flats; single storey side to rear extension; roof alterations to form gable end and rear dormer (resident permit restricted)
11125	0.008	P/0077/09	South Parade Mollison Way, 50a	2	1	19-Mar-2009	Conversion of 1st and 2nd floor flat to two flats with external alterations.
11126	0.029	P/3515/08	Francis Road	2	1	2-Mar-2009	Conversion of dwellinghouse to two flats; single storey front, side & rear extension; alterations to roof to form end gable & rear dormer; access ramp at front
11127	0.046	P/4093/08	Weald Lane, 106-108	1	1	20-Mar-2009	Change of use of residential care home (class C2) to dwellinghouse (class C3)
11128	0.008	P/4232/07	High Street, 51a	4	4	31-Mar-2009	Change of use and conversion of first + second floors into 4 studio flats

Annual Monitoring Report 2008-09

11042	0.027	P/973/07	Elmsleigh Avenue, 17	2	1	28-Feb-2008	Single & two storey side to rear extension, rear dormer, conversion of dwellinghouse to two flats
11043	0.032	P/3889/07	Howberry Road, 1	2	1	29-Feb-2008	Single/two storey rear extension; external alterations; conversion to two flats; relocated vehicle access (revised).
11044	0.014	P/4076/07	St. Kildas Road, 19	2	1	7-Mar-2008	Conversion of dwellinghouse into two flats (resident permit restricted)
11045	0.032	P/4094/07	Leamington Crescent, 100	2	1	26-Mar-2008	Conversion of dwellinghouse into 2 self contained flats, vehicle access, external alterations
11054	0.027	P/0090/08	Eastcote Lane, 297	2	1	12-May-2008	Single and two storey side and rear extension; single storey front extension and conversion into two flats and bin store within the building
11057	0.018	P/0996/08	Marsh Road, 165 & 167	4	2	2-May-2008	Conversion of 1st and 2nd floor maisonettes at No's 165 and 167 to 4 self contained flats; 2 rear dormers at no's 165 and 167 to provide habitable roof space; refuse storage at rear, external alterations and (resident parking permit restricted)
11052	0.033	P/3969/07	Whitchurch Lane, 137	2	1	4-Apr-2008	Rear dormer; conversion to two flats; widening of vehicle access
11053	0.03	P/4073/07	Little Common, 23	1	-1	2-Apr-2008	Conversion from 2 s/c flats to single family dwelling with single storey and first floor rear extensions; roof extension including front & rear dormers; external alterations
11059	0.025	P/1297/07	St. Anns Road, Sheridan House, 17, 5th Floor	6	6	21-May-2008	Change of use of fifth floor office space (Class B1) to 6 flats (Class C3); alterations to external elevations from 1st to 5th floors (resident permit restricted)
11060	0.026	P/2613/07	Boxmoor Road, 21	2	1	19-May-2008	Single storey rear extension and conversion of dwelling house to two flats
11055	0.039	P/0447/08	Kenton Gardens, 26	0	-1	13-May-2008	Change of use from dwellinghouse to residential care home (Class C3 to C2)
	6.11			310	182		
Total	6.17			321	189		

Schedule 4: Conversions/Changes of use currently being implemented (as at 31/3/09)**Large Sites (10+ units proposed)**

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
10431	0.044	P/1955/03/CFU	Rayners Lane, 389, 393, 397 & 401	12	8	Feb-2004	Conversion to provide 12 self-contained flats with rear dormers, rooflights at front and external stairs at rear
	0.044			12	8		

Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
10339	0.032	E/976/02/FUL	College Avenue, 62 (formerly 85 The Meadow Way)	4	3	13-Feb-2003	Conversion to provide 4 x 1 bedroom flats with access & parking at side, extension to porch
10684	0.009	P/3080/04/DFU	Whitchurch Lane, 151	1	1	2-Feb-2005	Single storey side and rear extension to form self-contained flat
10720	0.015	P/660/05/DFU	Warwick Parade, 2a, Belmont Circle 405, Kenton Lane	2	1	8-Jun-2005	Conversion of 1st & 2nd floor maisonette to 2 self-contained flats; rear dormer
10730	0.018	P/1166/05/DFU	Balfour Rd, 4, Harrow	2	1	7-Jul-2005	Two storey side, single storey rear extension and rear dormer; conversion to two self contained flats
10741	0.0111	P/4019/08	High Street, Pinner, 14	2	2	9-Feb-2009	External alterations at rear; change of use of 1st and 2nd floor from offices to two self-contained flats and alterations to roof to form rear dormer and one rooflight on front roofslope
10799	0.021	P/1184/05/DFU	Pinner Road, 352, Harrow	2	2	12-Jan-2006	First floor extension and alterations to provide dormer terrace at rear/side and conversion of resulting first floor to two self contained flats
10888	0.056	P/262/06/DFU	Tregenna Avenue, 40, Harrow	2	1	22-Sep-2006	Single storey rear extension and conversion to two houses (revised)
10897	0.016	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. Relocation of existing extract flue and alterations.
10920	0.0141	P/2482/06	Toorack Road, 6	2	1	29-Jan-2007	Conversion of dwellinghouse into two self-contained units (a flat and a maisonette); alterations to roof to form end gable and rear dormer.
10968	0.05	P/1610/08	Pinner Road, 675	3	2	25-Jul-2008	Conversion of house into two, two bedroom flats with ground floor side and rear extensions; demolition of garage and construction of two-storey extension to form a two bedroom maisonette.

Annual Monitoring Report 2008-09

10969	0.029	P/1148/07	Vancouver Road, 36	2	1	12-Jun-2007	Single storey rear extension, external alterations and conversion of dwellinghouse to 2 self contained flats
10970	0.0107	P/0606/07	St. Anns Road, 18	0	-1	10-May-2007	Change of use of first floor flat to storage use ancillary to ground floor shop; first floor rear extension.
10973	0.043	P/1204/07	Clydesdale Avenue, 1	2	1	18-Jun-2007	Single storey side and rear extensions, external alterations, conversion to two self contained flats
10989	0.013	P/1181/07	Reynolds Drive, 55	2	1	3-Aug-2007	Single storey front and rear extensions, alterations to roof to form end gable and rear dormer, conversion to 2 self-contained flats
10994	0.0205	P/1139/07	Vancouver Road, 46	2	1	7-Sep-2007	Conversion of dwellinghouse to 2 self-contained flats
11002	0.008	P/2187/07	Camrose Avenue, 269	2	1	10-Oct-2007	Single/two storey rear extension, conversion to two flats
11008	0.0277	P/3503/08	Roxborough Road, 32	3	2	11-Dec-2008	Conversion of dwellinghouse into three flats; single/two storey side extension; loft conversion with rear dormer and two front roof lights (Resident Permit Restricted)
11009	0.008	P/2608/07	Burnt Oak Broadway, 299	1	1	23-Nov-2007	Change of use of ground floor from gymnasium (class D2) to internet café/retail (class A1) with new shopfront, and of 1st & 2nd floors to one self-contained flat; external alterations at rear
11016	0.079	P/2950/07	Kingsway Crescent, 6	2	1	23-Nov-2007	Conversion of dwellinghouse to two flats; roof alterations to form end gable and rear dormer; single storey rear extension with decking, one parking space
11028	0.02	P/3831/07	Frognaal Avenue, 24	2	1	29-Jan-2008	Conversion of dwellinghouse into two flats; single storey rear extension; rear dormer; external alterations (resident permit restricted)
11033	0.027	P/4265/07	Graham Road, 37	2	1	13-Feb-2008	Conversion of dwelling house into two flats; part single/ part two storey rear extension; external alterations (resident permit restricted)
11051	0.039	P/2000/08	Whitchurch Lane, 89	2	1	17-Apr-2008	Retention of two storey rear extension, proposed conversion to two dwellinghouses with single storey rear extension and external alterations, new crossover
11061	0.011	P/2626/07	Springfield Road, 53	2	1	23-May-2008	Conversion of dwellinghouse into 2 flats; external alterations (resident permit restricted)
11067	0.03	P/0190/08	Greenway, 4	2	1	16-Jul-2008	Conversion of dwelling house to two flats; single storey rear extension; external alterations.
11071	0.02	P/1747/08	Bishop Ken Road, 13	2	1	10-Jul-2008	Conversion of dwelling house into two flats; single storey rear extension; front porch.
11078	0.045	P/2092/08	Whitchurch Lane, 221	2	1	26-Aug-2008	Single storey side to rear extension, first floor rear bay window, conversion to two flats
11081	0.032	P/1841/08	Eastcote Lane, 341	2	1	5-Sep-2008	Two-storey side to rear extension; conversion of dwellinghouse into two flats with refuse storage at rear; new vehicle access; external alterations
11082	0.0173	P/2360/08	Burnt Oak Broadway, 59a	2	2	23-Sep-2008	Conversion of first and second floors from offices (Class B1) to provide one flat on each floor
11095	0.0219	P/2856/08	Eastcote Lane, 1	3	3	10-Oct-2008	Alterations to roof to form rear dormer; single and two storey rear extension to extend office on ground floor. Conversion of extended first floor office and loft into two flats; external alterations (Resident Permit Restricted)

11097	0.0311	P/3178/08	Hindes Road, 73	2	1	31-Oct-2008	Conversion of dwellinghouse into two self-contained flats; single storey rear extension; roof extension comprising hip to gable and rear dormer; external alterations (Resident Permit Restricted)
11102	0.0276	P/2797/07	Yeading Avenue, 65	2	1	19-Nov-2008	Single storey rear extension and conversion of dwellinghouse to two flats
11103	0.0362	P/2851/08	High Worple, 39	2	1	21-Nov-2008	Conversion to two flats; conversion of part of the garage to habitable room; external alterations
11106	0.0386	P/3211/08	Hide Road, 2a	2	1	24-Nov-2008	Conversion of dwellinghouse into two flats, single storey rear extension
11107	0.01626	P/3300/08	Northolt Road, 238a	1	1	27-Nov-2008	Change of use of first floor from office (B1 Use) to residential (Use Class C3)
11109	0.0261	P/2955/08	Rayners Lane, 11	2	1	18-Dec-2008	Conversion to two flats, resiting of vehicle access, parking at front and rear; external alterations
11114	0.0297	P/3567/08	Ovesdon Avenue	2	1	5-Jan-2009	Single storey front and rear extensions; conversion to two flats; new vehicle access; demolition of outbuilding at rear
11117	0.0159	P/3968/08	South Parade, Mollison Way, 34a	2	1	19-Feb-2009	Conversion of 1st and 2nd floor flat to two flats
	0.966			76	45		
Total	1.01			88	53		

Schedule 5: Sites where the principle of residential development has been accepted (as at 31/3/09)

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

Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1798	0.42	P/3214/07	Equitable House, Lyon Road, Harrow*	32	32	14-May-2008	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 1920sqm of B1 floorspace (resident permit restricted)
1864	22.9	P/1452/08CFU	RAF Bentley Priory, The Common, Stanmore*	103	103	23-Jul-2008	Change of use from defence establishment to provide a museum/education facility (D1 use class), 103 dwellings (C3 use class) with associated car parking, ancillary service/accommodation, energy centre, works to landscape (including open space provision, boundary fencing and removal of trees) with improved means of access to The Common, and including alterations and partial demolition of the Mansion House, alterations and extension of building 7. Relocation of entrance to the walled garden and demolition of other listed buildings.
Total	23.32			135	135		

*These developments are not likely to be completed within the next five years.

Schedule 6 - Potential Deliverable Sites (without planning permission)

Site Number	Address	Estimated Site Area (Ha)	Proposed Total Units	Net Residential Gain	Status
648	Gayton Road car park, lending library and Sonia Court	1.3	383	374	Permission subject to S106
1788	19 Pinner Road, Travis Perkins	0.65	147	147	Application refused
1780	The Case is Altered Public House and land at 16-24 Canning Road	0.5	36	36	Application
1797	Headstone Drive, former Tyneholme Nursery	0.18	15	15	Pre-application discussions
1783	201-209 Northolt Road	0.09	20	15	UDP Proposal Site
1779	17B, 19 and land rear of High Street, Wealdstone	0.23	38	26	Identified Site
1863	Wood Farm, Wood lane	1.1	11	10	Application
Total		4.05	650	623	

Detailed Air Quality Monitoring and Analysis **Appendix F**

Annual Monitoring Report 2008-09

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 2008 and not the monitoring period 2008/09.
- F.2** Monitoring of nitrogen dioxide (NO₂) concentrations across the borough is done by a network of diffusion tubes and two continuous monitoring stations. The diffusion tube network sampling sites are all background, being more than five metres from the kerb and all at least two metres above ground level. However, Site 1 is placed closest to a busy road whereas the others are more true background sites.
- F.3** Table 61 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. However, 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, 2007 and 2008 these were 1.10, 1.08, 1.18, 1.06, 1.01 and 1.12, respectively.

Table 61 Results of bias adjusted NO₂ diffusion tube results monitoring (µg/m³) 2001 - 2008

Site	2001	2002	2003	2004	2005	2006	2007	2008
Site 1	38.0	36.5	43.9	42.2	46.1	40.3	39.4	40.1
Site 3	24.2	28.9	22.4	17.7	30.6	24.4	17.6	22.6
Site 4	27.2	26.7	32.4	30.4	24.6	20.1	22.4	23.1
Site 5	30.1	26.8	33.9	32.6	31.8	22.3	27.0	26.9
Average	29.9	29.7	33.1	30.7	33.2	26.7	26.6	28.2

Source: Harrow Council, Environmental Health

- F.4** The bias adjusted results are presented in Table 61 indicate that the majority of sites meet the projected annual mean objective for 2005 (40 µg m⁻³). The sites are all locations that are considered to represent relevant public exposure. The biased results indicate that the sites 3, 4 and 5 met the annual mean concentration objective in the years from 2001 to 2007, these were all either intermittent or background locations.
- F.5** Site 1, the location closest to the roadside, was below the mean objective level for 2005 in 2001 and 2002, however the annual mean concentration since 2003 has been above the annual level, except for the annual mean in 2007. The annual concentration was 39.4 µg m⁻³ for Site 1 for 2007 this was only 0.6 µg m⁻³ less than the mean objective concentration of 40 µg m⁻³.

- F.6** However, for the first time since 2003 the annual bias adjusted concentration for Site 1 in 2007 was less than the 2005 objective limit. The annual concentration of $40.1 \mu\text{g m}^{-3}$ for 2008 was again above the 2005 annual mean objective, only by $0.1 \mu\text{g m}^{-3}$. This slight increase over the mean concentration for 2007 would not be significant and could be part of the natural variation. The last three years annual mean concentrations, from 2006 to 2008, indicate a flattening out of the roadside NO_2 concentrations. The general trend for most of the sites has been downwards over the last four years, however, Site 3 has increased by $5 \mu\text{g m}^{-3}$ between 2007 and 2008.
- F.7** The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2008 were $25.1 \mu\text{g m}^{-3}$ (100% data capture) and $40.3 \mu\text{g m}^{-3}$ (100% data capture), respectively. This was a $2.1 \mu\text{g m}^{-3}$ decrease on the annual mean concentration for 2007 for Harrow 1 and a $4 \mu\text{g m}^{-3}$ decrease on the 2007 annual mean concentration for Harrow 2. The annual mean concentration for 2008 indicates there is a possibility that some of the roadside areas within the borough could exceed the annual objective limit ($40 \mu\text{g m}^{-3}$) during 2008.
- F.8** Predicted future annual concentrations, based on the 2008 annual NO_2 concentration from the roadside continuous monitoring station, gave values of 36.7, 30.0 and $25.1 \mu\text{g m}^{-3}$ for 2010, 2015 and 2020, respectively. Again these predicted values show that even the roadside should be below the 2005 exceedence objective value.
- F.9** The PM_{10} monitoring within the borough is done at the continuous monitoring sites Harrow 1 (background) and Harrow 2 (roadside). 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** There were only two exceedences in 2008 of the $50 \mu\text{g m}^{-3}$ 24-hour mean for PM_{10} , for 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 62) seen between 2002 and 2004. However, there was a reduction of $1.6 \mu\text{g m}^{-3}$ between 2007 and 2008.

Table 62 Annual mean concentration for PM10 ($\mu\text{g}/\text{m}^3$) and number of days above exceedence limit at Harrow 1

LAQN Site	2001	2002	2003	2004	2005	2006	2007	2008
Days mean $\geq 50 \mu\text{g m}^{-3}$	6	8	16	0	1	5	6	2
Annual mean $\mu\text{g m}^{-3}$	21.0	23.0	24.0	19.7	20.0	21.2	19.8	18.2
Note: This table is for continuous monitoring at Harrow 1 (background).								
<small>Source: Harrow Council, Environmental Health</small>								

- F.11** The 2008 mean average annual concentration for the background monitoring station (Harrow 1) was $18.2 \mu\text{g m}^{-3}$ (with 99.5% data capture) and the mean annual concentration for the roadside monitoring station (Harrow 2) was $28.1 \mu\text{g m}^{-3}$ (with

99.5% data capture) after the interim default adjustment factor of 1.3 was used, as TEOM monitors are employed. Both of these values were considerably below the annual mean concentration limit for December 2004 of $40 \mu\text{g m}^{-3}$.

F.12 Harrow 2 (roadside) continuous monitoring station data showed there were only 9 exceedences during 2008, which was considerably lower than the 35 permitted (Table 62). The exceedences during 2008 was half those of 2007, and the mean annual concentration had decreased by $0.9 \mu\text{g m}^{-3}$ during the same period.

F.13 As can be seen from Table 63, 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 and 2008. These changes would not be significant and could be accounted for by the natural variation of the monitoring, effects of the weather and the amounts of data collected. There was over 99% data capture during 2007 and 2008 compared with only 94.5% data captured during 2006, 94% in 2004 and 98.6% in 2005.

Table 63 Annual mean concentration for PM_{10} ($\mu\text{g m}^{-3}$) and number of days above exceedence limit at Harrow 2

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008
Days mean $\geq 50 \mu\text{g m}^{-3}$	17	17	22	18	9
Annual mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3	29.0	28.1
Note: This table is for continuous monitoring site (roadside).					
<small>Source: Harrow Council, Environmental Health</small>					

F.14 The Department of Environment Farming and Rural Affairs (DEFRA) released provisional statistics for 2008 related to the air quality indicators for sustainable development. These data showed an annual national average urban background particulate (PM_{10}) level of $20 \mu\text{g m}^{-3}$ this compared to $22 \mu\text{g m}^{-3}$ in 2006. Compared to the Harrow background continuous monitoring data of $18.2 \mu\text{g m}^{-3}$, Harrow is below the national average. The national concentrations have decreased slightly in each of the last two years after rise in 2003 and 2005, 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 summers and the re-suspension of particulates.

F.15 The provisional statistics for 2008 from DEFRA also give a roadside particulate mean value of $28 \mu\text{g m}^{-3}$ this was very similar to the Harrow roadside concentration of $28.1 \mu\text{g m}^{-3}$.

F.16 Overall, both monitoring sites indicate the concentrations of particulate PM_{10} would be below the current 24-hour mean and annual mean objective limits for the UK.

Glossary Appendix G

Annual Monitoring Report 2008-09

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 year 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 are a total of 28 Conservation Areas in Harrow of varying size and character. Conservation Areas are usually designated by the council, although the Secretary of State can also designate them.

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.

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

Micrograms (μm): A measurement of weight equivalent to one millionth of a gram.

Microgram per Cubic Metre of Air ($\mu\text{g}/\text{m}^3$ or $\mu\text{g m}^{-3}$): A measure of the weight of particles in the air. These particles are so small that they are measured in micrograms per cubic metre of air. This is used to define the concentration of air pollutants in the atmosphere, as a mass of pollutant per unit volume of air. A concentration of $1 \mu\text{g m}^{-3}$ means that one cubic metre of air contains one microgram of pollutant.

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

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.

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

Use Classes Order (UCO): This is an official schedule which classifies uses of land and buildings in various categories, as defined by the '*Town and Country Planning (Use Classes) (Amendment) (England) Order 2005*'.